

**CITY OF COATESVILLE
CHESTER COUNTY, PENNSYLVANIA**

ORDINANCE NO. 1601-2026

AN ORDINANCE OF THE CITY OF COATESVILLE, CHESTER COUNTY, PENNSYLVANIA PROVIDING FOR THE AMENDMENT OF THE COATESVILLE ZONING ORDINANCE OF 1995, AS AMENDED, AND AS CODIFIED AT CHAPTER 224 OF THE CITY OF COATESVILLE CODE, BY AMENDING THE DEFINITION OF CONVENIENCE STORE IN §224-8; BY ADDING THE DEFINITIONS OF CANNABINOID; CONVENIENCE STORE, SMALL; DEPARTMENT OF HEALTH; DISPENSARY; DISPENSARY FACILITY; GROWER/PROCESSOR; GROWER/PROCESSOR FACILITY; HOOKAH; HOOKAH BAR/LOUNGE; MEDICAL MARIJUANA; RETAIL USE; AND TOBACCO STORE/SMOKE SHOP TO §224-8; BY ADDING THE FOLLOWING USES BY RIGHT TO THE C-4 DISTRICT: HOOKAH BAR/LOUNGE, TOBACCO STORE/SMOKE SHOP, DISPENSARY FACILITY, AND GROWER/PROCESS FACILITY; BY ADDING NEW SECTIONS: §224-63 ENTITLED “DISPENSARY FACILITY REGULATIONS,” §224-64 ENTITLED “HOOKAH BAR/LOUNGE REGULATIONS,” §224-65 ENTITLED “TOBACCO STORE/SMOKE SHOP REGULATIONS;” BY ADDING THE FOLLOWING USES BY RIGHT TO C-1 DISTRICT: INDOOR COMMERCIAL RECREATION; OFFICE; PARKING LOT/GARAGE; RECREATION, ACTIVE; RECREATION AREA; RESTAURANT, DRIVE THROUGH; RETAIL STORE; AND TAVERN; BY DELETING THE DEFINITION OF CORNER STORE FROM §224-8; BY ADDING THE FOLLOWING USE BY RIGHT TO THE LIGHT INDUSTRY (I-1) DISTRICT: GROWER/PROCESSOR FACILITY; BY ADDING THE FOLLOWING USE BY RIGHT TO THE HEAVY INDUSTRY (I-2) DISTRICT: GROWER/PROCESSOR FACILITY; AND ADDING BULK AND AREA STANDARDS FOR A SMALL CONVENIENCE STORE; AND PROVIDING A REPEALER PROVISION, SEVERABILITY PROVISION, AND EFFECTIVE DATE PROVISION.

WHEREAS, the City of Coatesville (hereinafter the “City”) is a Home Rule Municipality operating by means of a home rule charter and the laws of the Commonwealth of Pennsylvania; and

WHEREAS, §2-301.I of the City Charter requires that the City pass an ordinance to amend or repeal any ordinance previously adopted; and

WHEREAS, the City Council of the City of Coatesville desires to amend certain sections of the Coatesville Zoning Ordinance of 1995, as amended, and add new sections.

BE IT HEREBY ENACTED AND ORDAINED by the City Council of the City of Coatesville, Chester County, Commonwealth of Pennsylvania, that the Coatesville Zoning Ordinance of 1995, as amended, which is codified in Chapter 224 of the City of Coatesville Code, shall be further amended as follows:

SECTION 1. The definition of “convenience store” in §224-8 (Definitions) of the Zoning Ordinance shall be amended to read as follows:

CONVENIENCE STORE - An area of land, together with a building of not less than 1,500 square feet nor more than 10,000 square feet in gross floor area, which is opened to the general public for up to 24 hours per day, owned and operated by one entity, and designed and intended to be utilized for the retail sale within the building of limited food items, beverages, newspapers, magazines and incidental personal care items (but excluding the sale of prescription drugs and clothing). A convenience store may have ATM banking machines inside it and may have a retail sale of fuel component outside of the building when dispensed from fueling positions located under a canopy. A convenience store which maintains 5% or more of its total display area for the sale of tobacco, tobacco products, vaping products, cannabinoid products of any kind whatsoever, or any combination thereof shall be considered a tobacco store/smoke shop for the purposes of this chapter.

SECTION 2. The following definitions shall be added to §224-8 (Definitions) of the Zoning Ordinance:

CANNABINOID - All parts of the plant Cannabis sativa L., whether growing or not; the seeds thereof; the resin extracted from any part of such plant; and every compound, manufacture, salt, derivative, mixture, or preparation of such plant, its seeds or resin. The term includes, without limitation, Tetrahydrocannabinol (THC), Delta-9-Tetrahydrocannabinol (Δ^9 -THC), Cannabidiol (CBD), Cannabinol (CBN), Cannabichromene (CBC), Cannabigerol (CBG), and Dronabinol, as well as natural and synthetic compounds which are isolated or intended to mimic the effects of marijuana.

CONVENIENCE STORE, SMALL - An area of land, together with a building of not more than 1,500 square feet in gross floor area, which is opened to the general public for up to 24 hours per day, owned and operated by one entity, and designed and intended to be utilized for the retail sale within the building of limited food items, beverages, newspapers, magazines and incidental personal care items (but excluding the sale of prescription drugs and clothing). A small convenience store may have ATM banking machines inside it.

DEPARTMENT OF HEALTH - The Department of Health of the Commonwealth of Pennsylvania.

DISPENSARY - A person, including a natural person, corporation, partnership, association, trust or other entity, or any combination thereof, which holds a permit issued by the Department of Health to dispense medical marijuana.

DISPENSARY FACILITY – The land and physical structure that is owned or operated by a dispensary.

GROWER/PROCESSOR – A person, including a natural person, corporation, partnership, association, trust or other entity, or any combination thereof, which holds a permit from the Department of Health under the Medical Marijuana Act to grow and process medical marijuana.

GROWER/PROCESSOR FACILITY - The land and physical structure that is owned or operated by a grower/processor.

HOOKAH - A pipe or other device with a flexible tube that draws smoke through water.

HOOKAH BAR/LOUNGE - Any establishment that is dedicated, in whole or in part, to the utilization of a hookah.

MEDICAL MARIJUANA – Marijuana for certified medical use as set forth in the Medical Marijuana Act.

RETAIL USE - A commercial establishment devoted to the sale of products and services to patrons within an enclosed building. Retail uses may include, but are not limited to, establishments selling food, groceries, beverages, clothing, business or office supplies, entertainment items, furniture, home improvement supplies, household products, personal care supplies, building supplies, sporting goods,

equipment, machines, computers, electronics, pet supplies, medical supplies, agricultural supplies, automobile supplies, custom-made products and firearms. Such use may include as an accessory use an area used for manufacturing or assembly of the products sold on the premises, provided that such area is no greater than 35% of the gross floor area of the building. This use does not include a tobacco store/smoke shop.

TOBACCO STORE/SMOKE SHOP - A retail establishment or wholesale establishment primarily engaged in selling tobacco and/or tobacco products and/or vaping products. A retail business establishment or retail use which maintains 5% or more of its total display area for the sale of tobacco and/or tobacco products and vaping products shall be considered a tobacco store/smoke shop for the purposes of this chapter. A retail or wholesale establishment which holds itself out as a "tobacco store", a "smoke shop", a "vape shop" or similar establishment, shall also be considered a "tobacco store/smoke shop" for the purposes of this Chapter. Examples of vaping products referred to in this Chapter include, without limitation, vaporizers, vape pens, vapor products, hookah pens, electronic cigarettes, e-cigarettes, e-cigs, e-pipes and any other electronic nicotine delivery systems ("ENDS"). ENDS shall be deemed noncombustible tobacco products. Tobacco products as referred to in this Chapter shall include, without limitation, matches, lighters, hookahs, pipes, chewing tobacco, cigarette rolling machines, pipe tools, pipe supplies, pipe accessories, and CBD.

SECTION 3. Section 224-18.1.B(1) (Special Commercial Use (C-4) District – Use permitted by right) of the Zoning Ordinance shall be amended to include the following entries:

- v) Hookah bar/lounge.
- w) Tobacco store/smoke shop.
- x) Dispensary Facility.
- y) Grower/Processor Facility.

SECTION 4. Within Article XII (Supplement Use Regulations) of the Zoning Ordinance, a new §224-63 entitled “Dispensary Facility Regulations” shall be added and provide as follows:

§224-63. Dispensary Facility Regulations.

- A. A dispensary facility, as defined in §224-8 (Definitions) of the Zoning Ordinance, is permitted in a building with 5,000 square feet of gross floor area or less.
- B. The following standards and specifications shall apply to a medical marijuana dispensary:
 - 1) A medical marijuana dispensary shall be owned and operated in accordance with all applicable laws and regulations including the Medical Marijuana Act.

- 2) A medical marijuana dispensary shall not be located within 1,000 feet of the property line of a lot that has a public, private or parochial school or family day-care home, child group day-care home or child day-care center. The measurement shall be made from the nearest point of the building or structure used as part of the premises where a medical marijuana dispensary is conducted to the nearest property line of the premises of the public, private or parochial school or family day-care home, child group day-care home or child day-care center.
- 3) A medical marijuana dispensary may only dispense medical marijuana in an indoor, enclosed permanent secure facility located within the Commonwealth and as approved by the Pennsylvania Department of Health or in accordance with a curbside delivery protocol as approved by the Pennsylvania Department of Health.
- 4) A medical marijuana dispensary may not operate on the same site as a facility used for growing and processing marijuana.
- 5) A medical marijuana dispensary may not operate without a permit issued by the Pennsylvania Department of Health pursuant to the Medical Marijuana Act.
- 6) The consumption of medical marijuana on the premises shall not be permitted.

SECTION 5. Within Article XII (Supplement Use Regulations) of the Zoning Ordinance, a new §224-64, entitled “Hookah Bar/Lounge Regulations” shall be added and provide as follows:

§224-64. Hookah Bar/Lounge Regulations.

- A. A hookah bar/lounge, as further defined in §224-8 (Definitions) of the Zoning Ordinance, shall be permitted by right subject to the appropriate provisions specified within this section.
- B. The following standards and specifications shall apply to a hookah bar/lounge:
 - 1) A hookah bar/lounge shall not be located within 500 feet of the property line of a lot with a public, private or parochial school or family day-care home, child group day-care home or child day-care center. The measurement shall be made from the nearest point of the building or structure used as part of the premises where a hookah bar/lounge is conducted to the nearest property line of the premises of a public, private or parochial school or family day-care home, child group day-care home or child day-care center.
 - 2) Alcoholic beverages shall not be permitted to be brought onto the premises for on-premises consumption. The sale and service of alcohol shall comply with all federal, commonwealth and local laws.
 - 3) No person under the age of 21 years old shall be permitted to be on the premises of any hookah bar/lounge. Businesses shall be responsible for verifying the age of consumers.
 - 4) A hookah bar/lounge shall not be permitted to operate between the hours of 11:00 p.m. to 8:00 a.m.

- 5) Ventilation. Any establishment that will allow smoking on site shall provide adequate ventilation. The ventilation shall, at a minimum, prevent smoke and vapors from migrating into adjacent buildings and/or suites and to outdoor public areas. A mechanical exhaust hood system shall be required if an establishment heats coals indoors.

SECTION 6. Within Article XII (Supplement Use Regulations) of the Zoning Ordinance, a new §224-65 entitled “Tobacco Store/Smoke Shop Regulations” shall be added and provide as follows:

§224-65. Tobacco Store/Smoke Shop Regulations.

- A. A Tobacco store/smoke shop, as defined in §224-8 (Definitions) of the Zoning Ordinance, shall be permitted by right subject to the appropriate provisions specified within appropriate sections of the Zoning Ordinance.
- B. The following standards and specifications shall apply to a tobacco store/smoke shop:
 - 1) Each tobacco store/smoke shop shall be located no closer than 500 feet from any other tobacco store/smoke shop, as measured from the property line. The measurement should be made from the nearest point of the building or structure used as part of the premises where a tobacco store/smoke shop is conducted to the nearest property line of another tobacco store/smoke shop.
 - 2) Each tobacco store/smoke shop shall be located at least 500 feet from an existing residential use or residential zoning district, as measured from the property line. The measurement should be made from the nearest point of the building or structure used as part of the premises where a tobacco store/smoke shop is conducted to the nearest property line of a residential use or a lot in a residential zoning district.
 - 3) There shall be one off-street parking space required for each 150 feet of gross floor area or fraction thereof.
 - 4) Tobacco stores/smoke shops shall not be permitted to operate between the hours of 11:00 p.m. to 8:00 a.m.
 - 5) Ventilation. Any establishment that will allow smoking on site shall provide adequate ventilation. The ventilation shall, at a minimum, prevent smoke and vapors from migrating into adjacent buildings and/or suites and to outdoor public areas. A mechanical exhaust hood system shall be required if an establishment heats coals indoors.
 - 6) Persons under the age of 21 shall not be permitted to enter the facility. Businesses shall be responsible for verifying the age of consumers.

SECTION 7. Section 224-16.B(1) (Neighborhood Commercial (C-1) District) of the Zoning Ordinance shall be amended to include the following entries:

- h) Indoor commercial recreation.
- i) Office.

- j) Parking lot/garage.
- k) Recreation, active.
- l) Recreation area.
- m) Restaurant, drive through.
- n) Retail store.
- o) Tavern.

SECTION 8. Section 224-8 (Definitions) of the Zoning Ordinance shall be amended by deleting the following term and its definition in its entirety:

- Corner store.

SECTION 9. Section 224-19.C(1) (Light Industry (I-1) District) of the Zoning Ordinance shall be amended to include the following entry:

- n) Grower/Processor Facility.

SECTION 10. Section 224-20.C(1) (Heavy Industry (I-2) District) of the Zoning Ordinance shall be amended to include the following entry:

- c) Grower/Processor Facility.

SECTION 11. Attachment 5 entitled “City of Coatesville Table of Commercial Use Lot Area, Setback and Bulk Standards” of the Zoning Ordinance shall be amended to include the following entry:

Small convenience store (C-2, C-3)	3,000	30	50%	80%
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SECTION 12. Repealer. All ordinances or parts of ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

SECTION 13. Severability. If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts hereof.

SECTION 14. Effective Date. This Ordinance shall take effect 30 days after publication following final adoption.

ENACTED AND ORDAINED this 12th day of January, 2026.

Linda Lavender Norris

Linda Lavender Norris, President City Council

ATTEST:

Logan

James Logan, City Manager

CERTIFICATION

I HEREBY CERTIFY that the foregoing Ordinance was introduced on the 24th day of November, ²⁰²⁵~~2026~~, was duly enacted by the Council of the City of Coatesville, Chester County, Pennsylvania, on the 12th day of January, 2026, and that the vote upon the said Ordinance has been recorded in the Minutes of the City Council and that the Ordinance has been fully recorded.