

**CITY OF COATESVILLE  
COUNTY OF CHESTER**

**AN ORDINANCE AMENDING THE CODE OF THE CITY OF COATESVILLE, CHESTER COUNTY, CHAPTER 224, ZONING, BY DELETING AND REMOVING ALL REFERENCES TO RESIDENTIAL CONVERSION AND §224-61.A (CONVERSION OF USES) FROM ARTICLE IV, RESIDENTIAL DISTRICTS; ARTICLE V, INSTITUTIONAL DISTRICTS; ARTICLE VI, COMMERCIAL DISTRICTS; ARTICLE XII, SUPPLEMENTAL USE REGULATIONS; ARTICLE XIII, OFF-STREET PARKING AND LOADING; AND ARTICLE XXIII, MIXED USE DEVELOPMENT OVERLAY DISTRICT; OF THE COATESVILLE ZONING ORDINANCE OF 1995, AS AMENDED.**

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, the City enacted Ordinance No. 1350-2011 in order to remove all provisions governing the conversion of single-family detached and semi-detached dwellings into a form of multifamily residential use from the Coatesville Zoning Ordinance of 1995, as amended (“Zoning Ordinance”); and

WHEREAS, consistent with Ordinance No. 1350-2011, the City desires to more fully remove all references to residential conversion and §224-61.A (Conversion of uses) from the Zoning Ordinance.

**THEREFORE, BE IT HEREBY ENACTED AND ORDAINED** by the City Council of the City of Coatesville, Chester County, Commonwealth of Pennsylvania, that Chapter 224 of the Code of City of Coatesville, as amended, shall be amended as follows:

**SECTION I.** Article IV, Residential Districts, §224-12, Residential neighborhood (RN) districts, Part B, Description of residential neighborhood districts, Subsection (4), is hereby amended by deleting the subsection in its entirety and replacing it as follows:

RN-4 Residential Neighborhood District. The RN-4 District includes the neighborhoods that contain a mix of dwelling types, including single-family detached, semidetached (twins) and attached (rowhouse). These neighborhoods also contain multifamily dwellings consisting of apartment buildings. Provisions of this district are designed to provide for a variety of housing types while maintaining the existing character of the neighborhoods. Certain nonresidential uses are also permitted under defined guidelines. The provisions of this district correspond to the criteria for Planning Districts Nos. 2, 6, 8, 12 and 20 from the City of Coatesville Comprehensive Plan.

**SECTION II.** Article IV, Residential Districts, §224-13, Residential Conservation (RC) District, Part C, Uses permitted in the Residential Conservation District, Part (1), Uses permitted by right, Subsection (h), is hereby amended by deleting the subsection in its entirety.

**SECTION III.** Article IV, Residential Districts, §224-13, Residential Conservation (RC) District, Part C, Uses permitted in the Residential Conservation District, Part (2), Uses permitted by special exception, Subsection (c), is hereby amended by deleting the subsection in its entirety and replacing it as follows:

*(c) reserved.*

**SECTION IV.** Article V, Institutional Districts, §224-14, Public Service (PS) District, Part B, Permitted uses and structures, Part (1), Uses permitted by right, Subsection (p), is hereby amended by deleting the subsection in its entirety.

**SECTION V.** Article V, Institutional Districts, §224-14, Public Service (PS) District, Part B, Permitted uses and structures, Part (2), Uses permitted by special exception, Subsection (a), is hereby amended by deleting the subsection in its entirety and replacing it as follows:

*(a) reserved.*

**SECTION VI.** Article VI, Commercial Districts, §224-16, Neighborhood Commercial (C-1) District, Part B, Permitted uses and structures, Part (1), Use permitted by right, Subsection (h), is hereby amended by deleting the subsection in its entirety.

**SECTION VII.** Article VI, Commercial Districts, §224-16, Neighborhood Commercial (C-1) District, Part B, Permitted uses and structures, Part (2), Use permitted by special exception, Subsection (d), is hereby amended by deleting the subsection in its entirety.

*(d) reserved.*

**SECTION VIII.** Article VI, Commercial Districts, §224-17, Central Business (C-2) District, Part B, Permitted uses and structures, Part (1), Uses permitted by right, Subsection (c), is hereby amended by deleting the subsection in its entirety and replacing it as follows:

*(c) reserved.*

**SECTION IX.** Article VI, Commercial Districts, §224-17, Central Business (C-2) District, Subsection B, Permitted uses and structures, Part (2), Uses permitted by special exception, Subsection (a), is hereby amended by deleting the subsection in its entirety and replacing it as follows:

*(a) reserved.*

**SECTION X.** Article VI, Commercial Districts, §224-18, Highway Commercial (C-3) District, Part B, Permitted uses and structures, Part (1), Uses permitted by right, Subsection (w), is hereby amended by deleting the subsection in its entirety.

**SECTION XI.** Article VI, Commercial Districts, §224-18, Highway Commercial (C-3) District, Part B, Permitted uses and structures, Part (2), Uses permitted by special exception, Subsection (a), is hereby amended by deleting the subsection in its entirety and replacing it as follows:

*(a) reserved.*

**SECTION XII.** Article XII, Supplemental Use Regulations, §224-57, Applicability, Subsection B, is hereby amended by solely deleting “§ 224-61A, Residential conversions” from the chart contained Subsection B.

**SECTION XIII.** Article XII, Supplemental Use Regulations, §224-59, Accessory uses and structures, Part (e), Bed-and-breakfast inn, Subsection [1], is hereby amended by deleting the subsection in its entirety and replacing it as follows:

[1] A bed-and-breakfast shall only be permitted in a single-family detached dwelling as an adaptive reuse in accordance with § 224-61B of this chapter.

**SECTION XIV.** Article XIII, Off-Street Parking and Loading, §224-64, Off-street parking, Part C, Number of parking spaces required, Subsection (6), is hereby amended by solely deleting “Residential conversion” and “As required by § 224-61” from the chart contained in Subsection 6.

**SECTION XIV.** Article XXIII, Mixed Use Development (MU) Overlay District, §224-103, Mixed Use Development Overlay District, Part C, Uses, Subsection (1)(o), is hereby amended by deleting the subsection in its entirety and replacing it as follows:

*(o) reserved.*


**SECTION XV.** 224 Attachment 1, City of Coatesville Table of Residential Neighborhood District Uses, as amended, is hereby amended by solely deleting “[See § 224-60A(1).]” from the aforementioned Table.

**SECTION XVI.** Any and all provisions of any other ordinance which are inconsistent with the provisions of this ordinance are hereby repealed.

**SECTION XVII.** If any 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 parts of this ordinance which shall continue to be fully operative as if the unconstitutional, illegal or invalid part had not been enacted.

**SECTION XVIII.** This Ordinance shall take effect 30 days after publication following final adoption.

ENACTED AND ORDAINED this 28<sup>th</sup> day of November, 2022.

  
Linda Lavender-Norris, President City Council

ATTEST:

  
James Logan, City Manager

CERTIFICATION

I HEREBY CERTIFY that the foregoing Ordinance was introduced on the 24<sup>th</sup> day of October, 2022, was duly enacted by the Council of the City of Coatesville, Chester County, Pennsylvania, on the 28<sup>th</sup> day of November, 2022, 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.