

**CITY OF COATESVILLE
CHESTER COUNTY, PENNSYLVANIA**

ORDINANCE NO. 1586-2024

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, REGARDING ARTICLE II, TERMINOLOGY; ARTICLE XIV, SIGNS; ARTICLE XV, ADMINISTRATION AND ENFORCEMENT; ARTICLE XVIII, TRADITIONAL NEIGHBORHOOD DEVELOPMENT OVERLAY DISTRICT; ARTICLE XX, STEEL MUSEUM DISTRICT; ARTICLE XXI, SPECIALLY PLANNED DISTRICT; ARTICLE XXIII, MIXED USE DEVELOPMENT (MU) OVERLAY DISTRICT; BY DELETING THE AFOREMENTIONED ARTICLES IN THEIR ENTIRETY AND REPLACING THEM IN THEIR ENTIRETY; AND REGARDING ARTICLE XVII, NONCONFORMITIES, §224-97, NONCONFORMING SIGNS, BY DELETING THE AFOREMENTIONED SECTION IN ITS ENTIRETY AND REPLACING IT IN ITS ENTIRETY; AND REGARDING ATTACHMENT EXHIBIT "B," GENERAL DESIGN PRINCIPLES FOR THE TND OVERLAY DISTRICT, BY DELETING THE REFERENCED EXHIBIT IN ITS ENTIRETY AND REPLACING IT IN ITS ENTIRETY WITH ATTACHMENT EXHIBIT "B," MANUAL OF DESIGN GUIDELINES; AND AMENDING AND ADOPTING THE ZONING MAP OF THE CITY OF COATESVILLE.

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 1. Part II: General Legislation; Chapter 224, Zoning; Article II, Terminology of the City of Coatesville Code of Ordinances is hereby amended by the deletion of the entirety of Article II, Terminology, and the insertion of the following in its place and stead:

**ARTICLE II
Terminology**

§224-7. Word usage.

Unless otherwise expressly stated, the following words and phrases shall be construed throughout this chapter to have the meanings herein indicated.

- A. The singular shall include the plural, and the plural shall include the singular.
- B. The words "shall" and "must" means mandatory, while the word "may" means optional.
- C. The words "district" and "zone" shall be synonymous; The word "used" shall include the words "arranged," "designed" or "intended to be used."
- D. The present tense shall include the future tense. The word "person" shall include the words "individual," "organization," "partnership" or "corporation."

- E. The masculine gender includes all genders. Where terms, phrases, or words are not defined, they shall have their ordinarily accepted meaning, the meaning from the dictionary, or such as the context may imply.

§224-8. Definitions.

Unless otherwise expressly stated, the following words and phrases shall be construed throughout this chapter to have the meanings indicated in this article. The present tense includes the future, the singular number includes the plural and the plural the singular, and the masculine gender includes all genders.

ABANDONED VEHICLE — A vehicle that is unregistered and unlicensed in this commonwealth or any other state, or a vehicle that does not appear to be owned by the owner of the property it sits on.

ABANDONMENT — The relinquishment of property or a cessation of the use of the property by the owner or lessee without any intention of transferring rights to the property to another owner or of resuming use of the property. In regard to nonconforming uses, such use shall only be considered "abandoned" when known to be intentional and voluntary on the part of the owner and lessee.

ACCESSORY APARTMENT — A self-contained residential dwelling unit subordinate to and within or on the same lot as the principal residential dwelling.

ACCESSORY BUILDING — See "structure."

ACCESSORY STRUCTURE — See "structure."

ACCESSORY USE — See "use."

ADAPTIVE REUSE — The conversion of the use of an existing building, structure, or use into some other form of permitted use in accordance with §224-61, Conversion of Uses. **[Amended 4-11-2005 by Ord. No. 1247-2005]**

ADULT ENTERTAINMENT USES — Uses regulated in §§224-60C(7) [Principal] Adult Entertainment Uses and 224-18.G. Definition of Terms, [Added 4-28-1997 by Ord. No. 1047-97] [1]

ALLEY — Land over which there is a right-of-way, municipally or privately owned, typically serving as a secondary means of access to two or more lots and is paved or laid with gravel to allow vehicular access. Pavement or gravel shall be compliant with §197-40, Streets and Alleys. **[Added 4-11-2005 by Ord. No. 1247-2005]**

ALTERATION — Work that is done to a structure that is not a repair, a replacement, nor an addition. An alteration is an addition or subtraction in structural support members of a building or structure.

AMUSEMENT HALL/ARCADE — A facility operated as a gainful business within a building or structure providing three or more automatic amusement devices or games, including pool or billiard rooms, but shall not involve the sale of food and beverages except for vending machines. **[Amended 4-28-1997 by Ord. No. 1047-97]**

ANCILLARY ACCESSORY STRUCTURE — See "structure."

ANCILLARY ACCESSORY USE — See "use."

ANTIQUÉ SHOP — A retail establishment where goods of an antiquarian nature are sold. Such shop typically offers items for sale that are considered to be of collectible, heirloom or heritage value due to their age, scarcity, significance, or artistic quality. Antique shops are typically owned and operated by persons who are members of the state or local antique dealers' association. **[Added 4-11-2005 by Ord. No. 1247-2005]**

AUTO SERVICE — A commercial establishment involving the retail sales of vehicular fuel, automotive repair or service or a car wash facility.

BASEMENT — A space having 1/2 or more of its floor-to-ceiling height above the average level of the adjoining ground and with a floor-to-ceiling height of not less than 6 1/2 feet.

BED-AND-BREAKFAST INN — A building or group of buildings occupied by a resident innkeeper containing guest rooms for the temporary lodging of guests for compensation and providing to the occupants such lodging services as maid service and accessory eating and drinking facilities limited to the serving of breakfast.

BUILDING — Any combination of materials to form a permanent structure having enclosed walls and a roof, whether assembled on the premises or not. For temporary buildings, see **STRUCTURE**.

BUILDING COVERAGE — The ratio of the aggregate building area of all buildings on a lot to the gross acreage of that lot.

BUILDING HEIGHT — The height of a building measured from the average grade at the base of the building to the top of a parapet of a building with a flat roof, or to the midpoint of any building with a sloped roof. **[Added 4-11-2005 by Ord. No. 1247-2005]**

BUILD-TO LINE — The line which defines the placement of the building from the sidewalk or street on which the building fronts. The build-to line of the building typically forms the street wall line. On a corner lot, the build-to line is located on each side of a lot abutting a street. Facade articulation, such as window or wall recesses and projections are not counted as the building facade line, which begins at the applicable facade wall. **[Added 4-11-2005 by Ord. No. 1247-2005]**

CAFE — A commercial establishment like a coffee shop or tearoom at which food and beverages are sold. Such facility is typically smaller than a restaurant and has seating for less than 40 persons. **[Added 4-11-2005 by Ord. No. 1247-2005]**

CELLAR — A space with less than 1/2 of its floor-to-ceiling height above the average finished grade of the adjoining ground or with a floor-to-ceiling height of less than 6 1/2 feet.

CEMETERY — Land used or intended to be used for the burial of the deceased, including columbaria, crematoria, mausoleums, and mortuaries when operated in conjunction with the cemetery and within the boundaries.

CERTIFICATE OF APPROPRIATENESS — A document, issued by the City Council, which assures that the reconstruction, alteration, or restoration proposed for a historic resource meets the design criteria set forth in Article X of this chapter and authorizes the Zoning Officer to issue a building permit.

CERTIFICATE OF OCCUPANCY — A certificate issued and enforced by the Zoning Officer upon completion of the construction of a new building or upon a change or conversion of the structure or use of a building, which certifies that all requirements and regulations as provided herein and within all other applicable requirements have been complied with.

CERTIFIED REHABILITATION — Rehabilitation/construction plans and work which has been approved by the National Park Service in order to qualify for federal historic preservation tax incentives.

CHURCH/RELIGIOUS USE — A building or structure used for public worship by a congregation, including buildings used for associated purposes, such as rectories, convents, retreats or schools when located on the same property as the church or place of worship.

COMMUNITY CENTER — A place, structure, area or other facility used for providing religious, fraternal, social and/or recreational programs generally open to the public and designed to accommodate and serve significant segments of the community.

COMMUNITY UTILITY — A building, structure or use or extension thereof which is operated, owned, or maintained by a public utility corporation, municipality or municipal authority or which is privately owned and approved by the Pennsylvania Public Utility Commission for the purpose of providing public sewage disposal and/or treatment; public water supply, storage and/or treatment; or the transmission of energy or telephone service.

CONDITIONAL USE — See "use."

CONDOMINIUM — Any dwelling unit, regardless of dwelling type, which has all of the following characteristics:

- A. The unit (the interior and associated exterior areas designated for private use in the development plan) is owned by the occupant.
- B. All or a portion of the exterior open space and any community interior spaces are owned and maintained in accordance with the Pennsylvania Uniform Condominium Act of 1980, as amended, [2] and in accordance with the provisions of open space, streets or other development features in this chapter and other applicable ordinances.

CONVENIENCE STORE — A retail activity designed to serve a regional market (Convenience stores typical to Coatesville include such stores as Turkey Hill or could include such stores as Wawa, 7-11 or like- type stores.) **[Amended 4-28-1997 by Ord. No. 1047-97]**

CORNER STORE — A small commercial building that is typically located on the corner of two intersecting streets, which is less than 1,500 square feet in gross floor area but typically in the range of 600 to 800 square feet, in which the sale of retail items is offered for the convenience of the neighborhood. The corner store typically serves persons within a ten-minute walk of the facility. **[Added 4-11-2005 by Ord. No. 1247-2005]**

CUSTOMARY STRUCTURE — See "structure."

CUSTOMARY USE — See "use."

DAY-CARE FACILITIES —

- A. DAY-CARE CENTER — A facility which, on a daily basis, exclusively provides supplemental parental care and supervision and/or instruction to children who are not related to the caregiver or operator, where tuition, fees or other forms of compensation are charged, whether governmentally subsidized or not, and which is licensed or approved to dispense childcare by the Commonwealth of Pennsylvania, and whether operated for profit or not for profit.
- B. GROUP DAY CARE — A facility in which care, protection and supervision is provided for more than six but less than 12 children at any one time, where the child-care areas are being used as a family residence.
- C. FAMILY DAY CARE — A private residence where care, protection and supervision are provided, for profit or not for profit, at least twice a week to no more than six children at any one time, including any children of the adult provider living within the residence.

DEMOLITION — The dismantling or tearing down, entirely, or partially, of a structure or use.

DEPARTMENT STORE — A retail establishment of 5,000 square feet or more in gross floor area. **[Added 4-28-1997 by Ord. No. 1047-97]**

DOWNTOWN — The area in the City within the TND Overlay District comprised of the C-1 and C-2 Zoning Districts. [Added 4-11-2005 by Ord. No. 1247-2005]

DWELLING — A building designed or used as the living quarters for one or more families.

DWELLING UNIT — A room or rooms within a building connected together, constituting a separate, independent housekeeping establishment for one family only, for owner occupancy or for rental, lease or other occupancy on a weekly or longer basis, physically separated from any other rooms or dwelling units and containing independent cooking and sleeping facilities.

DWELLING TYPES —

- A. **ACCESSORY DWELLING UNIT** see “Accessory Dwelling Unit” above.
- B. **MULTI- OR MULTIPLE-FAMILY DWELLING (APARTMENTS)** — Three or more dwellings each accommodating one family with one or more families living wholly or partly in any configuration in the same building.
- C. **MULTIPLEX DWELLING (OVER AND UNDER DWELLING UNITS)** — An attached single-family dwelling on a lot consisting of first- and second-floor dwelling units in an over and under arrangement and forming at least six but not more than 16 total dwelling units.
- D. **SINGLE-FAMILY ATTACHED (ROWHOUSE or TOWNHOUSE)** — Three but not more than eight dwelling units each accommodating one family, which are attached side by side through the use of common party walls and which shall have side yards adjacent to each end unit.
- E. **SINGLE-FAMILY DETACHED** — A dwelling unit accommodating a single family and having two side yards.
- F. **SINGLE-FAMILY SEMIDETACHED (TWIN)** — Two dwelling units each accommodating one family which are attached through the use of a party wall.

EDUCATIONAL USE — Land and/or buildings specifically designed, arranged, and intended for the primary purpose of instruction and learning, including preschool, elementary schools and secondary schools owned and operated by the local school district or other public education authority.

ELEMENT OF SPECIAL CONCERN — A natural feature identified in the Pennsylvania Natural Diversity Inventory which is of particular interest because it is exemplary, unique, rare or endangered on a global or statewide basis. Such elements may include plants, animals, geologic landmarks, natural communities, and other natural features.

FAMILY —

- A. A single person occupying a dwelling unit;
- B. Two or more persons related by blood or marriage occupying a dwelling unit, including not more than one boarder, roomer or lodger;
- C. A group home; or not more than three unrelated persons occupying a dwelling unit, living together, excluding a rooming/boarding house or group quarters.

FARMERS MARKET — A retail establishment at which fruits, vegetables, breads, eggs, milk, cheese, meat, flowers, and the like are sold by persons who typically grow, harvest, or process such items from their farm or agricultural operation. [Added 4-11-2005 by Ord. No. 1247-2005]

FINANCIAL INSTITUTION — Any building wherein the primary occupation or use is concerned with such government regulated businesses as banking, savings and loans, loan companies, mortgage companies or investment companies.

FIRST FLOOR/GROUND FLOOR — The place where a building is accessed at grade, typically constituting the first story. In the C-1 and C-2 Districts in the City of Coatesville, the first floor/ground floor is typically where patrons enter a store or shop from the sidewalk frontage. **[Added 4-11-2005 by Ord. No. 1247-2005]**

FLOODPLAIN — A relatively flat or low land area which is subject to partial or complete flooding from an adjoining or nearby stream, river, or watercourse; or any area subject to the unusual accumulation of surface waters from any source. For the purpose of this chapter, the "floodplain" shall include, but is not limited to, the area included in the Floodplain Conservation Overlay District as defined in Article VIII of this chapter.

FLOODPLAIN SOILS — Areas subject to periodic flooding and listed in the Soil Survey of Chester and Delaware Counties, Pennsylvania, United States Department of Agriculture, Soil Conservation Service, May 1963, as being on the floodplain or subject to flooding. "Floodplain soils" include, but are not limited to, the following soil types:

A. Hatboro

GARAGE, PRIVATE — A room for the storage of one or more automobiles and/or other vehicles accessory and incidental to the primary use of the premises, such room can be attached to the primary building on the property or in a detached accessory building on the property.

GARAGE, PUBLIC — A building where motor vehicles are stored for compensation or as a community facility.

GLARE - Excessive brightness in the field of view that causes loss in visual performance, so as to jeopardize health, safety or welfare. Light caused by either the direct visibility of an exposed light source or by the reflection of a light source that is sufficient to cause discomfort or loss in visual performance or visibility.

GOVERNMENT BUILDING/FACILITY — A use, structure or activity carried out or maintained by any county, commonwealth, or federal agency.

GREEN AREA — A plaza, square, courtyard, pocket park, walkway, promenade, riverwalk, alley, or other outdoor space in which features such as pavers, benches, gazebos, pergolas, trellises, planters, plantings, lighting, sculpture, and the like are installed and maintained, and in which public seating, outdoor dining, and the like take place. **[Added 4-11-2005 by Ord. No. 1247-2005]**

GROSS LEASABLE AREA (GLA) — The total floor area designed for tenant occupancy and exclusive use, including basements, mezzanines, and upper floors, if any, expressed in square feet.

GROUP HOME — A licensed, community-based living arrangement, functioning as a single household and providing habilitative services, in accordance with Chapter 5310, Community Residential Rehabilitative Services for the Mentally Ill, as defined in the Pennsylvania Code or any other state or federal program pertaining to housing for developmentally disabled individuals as regulated by the Federal Fair Housing Amendments Act. Group homes shall also include alcoholism or drug treatment centers, provided that those involved in such programs, as a condition of participation, are not using alcohol or drugs. Group homes shall not include work-release facilities for convicts or ex-convicts or other housing facilities serving as an alternative to incarceration. Also included in the definition of "group homes" shall be any use determined to comply with the nondiscriminatory requirements of the latest interpretation of the Fair Housing Act, 42 U.S.C. §3601 et seq., by the United States Supreme Court or other controlling jurisdiction. **[Amended 2-23-2015 by Ord. No. 1444-2015]**

GROUP QUARTERS — A living arrangement for any group of up to five individuals that do not meet the definition of "family" but reside together as a household. This may include a licensed community-based facility which provides lodging, habilitative services or meals to clients where supervision is provided seven days a week, 24 hours a day, or is staffed continuously by the provider whenever the structure is occupied.

HEALTH/RECREATION SPA — A health and recreation facility which may include uses such as game courts, exercise equipment, locker facilities and gymnasiums but shall not involve the sale of food and beverages except for vending machines. [Amended 4-28-1997 by Ord. No. 1047-97]

HISTORIC AND ARCHITECTURAL REVIEW BOARD (HARB) — A Board of the City that reviews applications for a certificate of appropriateness for Class I, II and III resources in the Historic Overlay District.

HISTORICAL COMMISSION — The Historical Commission of the City of Coatesville.

HISTORIC DISTRICT — The area within the City of Coatesville which contains Class I, Class II and Class III historic resources, in accordance with §224-34 of this chapter.

HISTORIC DISTRICT, CITY OF COATESVILLE — The Historic District placed on the National Register of Historic Places on May 14, 1987, bounded roughly by Chestnut Street on the north; Sixth Avenue on the east; and Oak Street between Sixth Avenue and Fifth Avenue, Fifth Avenue between Oak Street and Harmony Street and Harmony Street between Fifth Avenue and First Avenue on the south and First Avenue between Maple Avenue and Chestnut Street on the west.

HISTORIC DISTRICT MAP — A map, adopted as part of this chapter which identifies the City of Coatesville Historic District. [3]

HISTORIC RESOURCE(S) — All structures and uses which are designated as Class I, Class II or Class III, in accordance with §224-34 of this chapter.

HISTORIC RESOURCE, CLASS I. — Any structure on the list of National Landmarks or the National Register of Historic Places.

HISTORIC RESOURCE, CLASS II — A structure or use which is within a historic district listed on the National Register of Historic Places.

HISTORIC RESOURCE, CLASS III — A structure or use which is not on the National Register of Historic Places but is determined to be of significance to the City of Coatesville and appropriately documented to that effect by the Historical Commission.

HOSPITAL — An accredited general medical facility or institution within which the diagnosis, treatment and care of human ailments is performed primarily on an inpatient basis.

HOTEL — An establishment which is open to transient guests and in which lodging with or without meals is offered for compensation and in which there are sleeping accommodations for more than 10 individuals.

HYDRIC SOILS — A soil that is saturated, flooded, or ponded, long enough during the growing season to develop anaerobic conditions that favor the growth and regeneration of wetlands vegetation. Wetlands vegetation are those plant species that have adapted to saturated soils and periodic inundations occurring in wetlands. "Hydric soils" or soils containing portions of hydric soils include but are not limited to the following soils, as classified by the United States Department of Agriculture, Soil Conservation Service for Delaware and Chester Counties:

A. Hatboro

INDOOR COMMERCIAL RECREATION — A use which may involve a health/ recreation spa and/or may involve indoor tennis, racquetball, handball, basketball, batting cages, and/or rides and play areas for children., or any combination of those uses therein. [**Added 4-28-1997 by Ord. No. 1047-97**]

INDOOR RECREATION - A use which may involve a health/recreation spa or may involve indoor athletic and/or mind/body activities and/or play areas for children.

INDUSTRIAL CENTER — A structure or building which contains two or more industrial uses that share common facilities, such as parking, signs or entryways.

INDUSTRIAL PARK — A grouping of two or more industrial establishments in separate buildings, developed according to a single, unified plan, involving the layout of several lots, buildings, access streets, utilities, landscaping, and other improvements.

JUNKYARD — An area of land, with or without buildings, used for the storage of used or discarded materials, including but not limited to wastepaper, rags, metal, building materials, house furnishings, machinery, vehicles, or parts thereof, with or without the dismantling, processing, salvage, sale or other use or disposition of the same.

LAKES and PONDS — Natural or artificial bodies of water which retain water year- round. Artificial "ponds" may be created by dams, or result from excavation. "Lakes" are bodies of water two or more acres in extent. "Ponds" are bodies of water less than two acres in extent.

LAKE AND POND SHORELINES — The landside edges of lakes and ponds from the established shoreline to an upland boundary. "Lake and pond shorelines" shall be measured 100 feet from the spillway crest elevation.

LAND DEVELOPMENT — Includes any of the following activities:

- A. The improvement of one lot or two or more contiguous lots, tracts, or parcels of land for any purpose involving:
 - (1) A group of two or more residential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot regardless of the number of occupants or tenure; or
 - (2) The division or allocation of space, whether initially or cumulatively, between or among two or more existing or prospective occupants, by means or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.
- B. A subdivision of land as defined in Chapter 197, Subdivision and Land Development.

LIFE-CARE FACILITY — A facility for the transitional residency of elderly and/ or disabled persons, progressing from independent living in single-family units to congregate apartment living where residents share common meals and culminating in a full health and continuing care nursing home facility.

LINER SHOPS — A small shop, typically less than 600 square feet in gross floor area, which is in front of or wraps around a larger store or building. Liner shops are typically specialty shops, incubator businesses, or small kiosks that are supplemental to a larger business found beyond the front line. [**Added 4-11-2005 by Ord. No. 1247-2005**]

LIVE-WORK UNIT — A shop, studio, office, or other place of business in combination with a dwelling unit located above such place of business. A person or persons other than the proprietor of the business may occupy a live-work unit. [**Added 4-11-2005 by Ord. No. 1247-2005**]

LOT — A contiguous area of land held or to be held in one ownership separately described by metes and bounds and not divided by a street, not including any land within the limits of a street right-of-way upon which said lot abuts, even if such right-of-way is maintained by the owner of the lot; a designated parcel, tract or area of land established by a plat or otherwise as permitted by law and recorded in the office of the Recorder of Deeds of Chester County by deed description.

- A. LOT AREA — The area enclosed by the property lines of a lot as herein defined, exclusive of rights-of-way of dedicated streets, fire lanes, rights-of-way or easements proposed for dedication or public utility easements other than those directly servicing the lot; provided, however, that the area of land comprised by any additional road rights-of-way which the City Council may require shall not be subtracted when computing a minimum "lot area."
- B. LOT COVERAGE — The ratio of the total building area, plus any impervious surfaces and pervious surfaces used for parking, to the gross acreage of that lot.
- C. LOT, MOBILE HOME — A parcel of land in a mobile home park, improved with the necessary utility connections and other appurtenances necessary for the erection thereon of a single mobile home.
- D. LOT, NONCONFORMING — A lot held in single and separate ownership which does not conform to one or more of the applicable area regulations in the district in which it is located.
- E. LOT WIDTH — The horizontal distance between side lot lines at the building setback line and measured parallel to the street line. Where the street line is curved or angled, the "lot width" shall be measured as a straight line. When there is only one side lot line, as in the case of two-family or single-family attached dwellings, the "lot width" shall be measured between the side lot line and the center line of the party wall of the end dwelling unit. In the case of a corner lot, the "lot width" shall be measured between the side lot line and the front lot line opposite.

MANUAL OF DESIGN GUIDELINES — A document that is intended to guide the design of the buildings, structures, and related improvements.

MASS TRANSIT STATION — An area and supporting structures and facilities where formal public mass transit opportunities are provided. Facilities provided generally include a parking area, a ticket booth or counter and a loading and unloading area. A "mass transit station" could involve a bus depot, a train station, a park and ride facility or other similar transit facilities.

MEDICAL CLINIC — A building and lot for the practice of medical or dental arts or similar examination and treatment of persons as outpatients by three or more physicians or licensed medical specialists practicing medicine as a group during normal office hours. Medical practices with two or fewer physicians are considered offices. Clinics providing twenty-four-hour emergency services or overnight lodging of patients shall be considered hospitals.

MICROWAVE SATELLITE DISH — A roof- or ground-mounted structure used to receive satellite transmissions and which is greater than 24 inches in diameter. [Added 4-28-1997 by Ord. No. 1047-97]

MINOR REPAIR — The replacement of existing work with equivalent materials for the purpose of its routine maintenance and upkeep, but not including the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or bearing support or the removal or change of any required means of egress or rearrangement of parts of a structure affecting the exit way requirements; nor shall "minor repairs" include addition to, alteration of, replacement of or relocation of any standpipe, water supply sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

MINIWAREHOUSES/PUBLIC WAREHOUSES — Storage units provided for lease to the public for the purpose of storage of personal property generally stored in residential structures.

MIXED-USE — A combination of two or more uses in a building or on a lot. **[Added 4-11-2005 by Ord. No. 1247-2005]**

MOBILE HOME — A transportable single-family dwelling intended for permanent occupancy, contained in one unit or in two units, each having separate and individual sets of axles, designed to be joined into one integral unit capable of again being separated for repeated towing which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations and constructed so that it may be used without a permanent foundation, i.e., a double-wide "mobile home" not a modular home.

MOBILE HOME LOT — A parcel of land in a mobile home park, improved with the necessary utility connections and other appurtenances necessary for the erection thereon of a single mobile home.

MOBILE HOME PARK — A parcel of land under single ownership which has been planned and improved for the placement of mobile homes for non-transient use, consisting of two or more mobile home lots.

MOTEL — A hotel primarily for transients traveling by motor vehicles with a parking space for each guest facility and access directly from the outside.

MOVIE THEATER — A building or part of a building devoted to the showing of moving pictures on a paid-admission or nonprofit basis.

MUNICIPAL USE — A use, structure or activity carried out or maintained by the City of Coatesville.

MUSEUM/GALLERY — Any establishment that displays art or artifacts for public exhibition. Retail sales are limited to accessory use only.

NATIONAL REGISTER OF HISTORIC PLACES — A list maintained by the Secretary of the Interior composed of buildings, sites, structures, objects and districts of national, state or local significance in American history, architecture, archaeology, engineering and culture.

NATURAL RESOURCE AREAS — Those areas of land for which disturbance would contribute significantly to the degradation of environmental conditions or amenities. Environmentally sensitive areas shall include, but are not limited to, floodplains, floodplain soils, lakes or ponds, lake or pond shorelines, Pennsylvania Natural Diversity Inventory sites, steep slopes, tree protection zones, watercourses, wetlands, wetland margins and woodlands.

NIGHTCLUB — A commercial establishment dispensing alcoholic or nonalcoholic beverages for consumption on the premises and in which dancing or other entertainment is provided on a regular basis. **[Amended 4-28-1997 by Ord. No. 1047-97]**

NONCONFORMING LOT — See "lot."

NONCONFORMING SIGN — A sign which does not conform to one or more of the applicable regulations in the district in which it is located. **NONCONFORMING STRUCTURE** — See "structure." **NONCONFORMING USE** — See "use."

OFFICE — A building or portion of a building wherein services are performed involving predominantly administrative, professional, or clerical operations. Retail sales from an "office" are limited to the provision of medical, legal, or social services.

OFFICE CENTER — A structure or building which contains two or more offices that share common facilities, such as parking, signs or entryways.

OFFICE PARK — A tract of land designed and developed from a single, unified plan involving the layout of several lots, buildings, access streets, landscaping, and other improvements typically in a campus-like setting.

ON-STREET PARKING — Parking that is adjoining the curb line of a street and that is either parallel to or at an angle from the curb line. **[Added 4-11-2005 by Ord. No. 1247-2005]**

PARKING LOT — An off-street area designed solely for the parking of five or more vehicles in accordance with Article XIII.

PENNSYLVANIA NATURAL DIVERSITY INVENTORY (PNDI) SITE — A site

listed on the Pennsylvania Natural Diversity Inventory (PNDI) due to its biological resource value. PNDI is a comprehensive computerized inventory of Pennsylvania's most significant natural areas. The database, which is maintained by the Pennsylvania Department of Conservation and Natural Resources (PA DCNR), contains the status and location of plants, animals, geologic landmarks, natural communities, and other natural features which are considered exemplary, unique, rare or endangered in the state.

PERFORMING ARTS CENTER — A venue at which audiences or patrons gather to observe forms of performing art in which artists use their bodies, voices, and/or instruments to convey artistic expression.

PERMITTED (BY-RIGHT) USE — See "use."

PERSONAL SERVICE — Services of skill applied to the person, and not the salable product of skills, i.e., hair, nail, make-up stylist, massage therapist when not an accessory use to a medical practitioner, photographer, etc.

PLAYHOUSE — A building or portion of a structure devoted to the performance of theatrical productions on a paid-admission or nonprofit basis, excluding motion-picture productions.

PRIMARY FACADE — The facade of a building where the front entrance door is located. On a corner lot, there shall be two primary facades. **[Added 4-11-2005 by Ord. No. 1247-2005]**

PRINCIPAL USE — See "use."

PRIVATE CLUB — A use related to a social or fraternal organization where the facilities and services, including restaurant and bar facilities, for the use of members and guests exclusively. **[Amended 4-28-1997 by Ord. No. 1047-97]**

PROJECT DESIGN MANUAL — A document composed by the land development applicant, which shows all aspects of design in the development, that shall be generally consistent with the Manual of Design Guidelines provided by the City.

PUBLIC HEARING — A formal meeting held pursuant to public notice by the City Council or Planning Commission, intended to inform and obtain public comment, prior to taking action in accordance with this chapter and the Pennsylvania Municipalities Planning Code (MPC), Act 247, as amended. **[4]**

PUBLIC NOTICE — In accordance with the PA MPC, notice published once a week for two successive weeks in a newspaper of general circulation in the City. Such notice shall state the time and place of the hearing and the particular nature of the matter to be considered. The first publication shall not be more than 30 days and the second publication shall not be less than seven days from the date of the hearing. If this definition conflicts with the PA MPC, then the PA MPC shall take precedence.

PUBLIC STREET OR WAY — Any land dedicated to public use or passage, including, but not limited to, streets, avenues, boulevards, highways, sidewalks, alleys, parks, or pedestrian rights-of-way, whether constructed, dedicated, or proposed, and which is controlled by a governmental entity.

RAZING — The destruction or tearing down, entirely, or partially, of a structure or use.

REASONABLE ACCOMMODATION — Such accommodations that are necessary to afford persons or groups of persons with disabilities, as defined by the Fair Housing Act, an equal opportunity to use and enjoy housing. Accommodations which impose an undue financial or administrative burden on a local government and create a fundamental alteration in a local government's zoning scheme shall not constitute "reasonable accommodation." **[Added 2-23-2015 by Ord. No. 1444-2015]**

REASONABLE MODIFICATION — Such modification of rules or policies as is necessary to afford persons or groups of persons with disabilities, as defined by the Fair Housing Act, an equal opportunity to use and enjoy housing. Modifications which impose an undue financial or administrative burden on a local government and create a fundamental alteration in a local government's zoning scheme are not "reasonable modification." **[Added 2-23-2015 by Ord. No. 1444-2015]**

RECREATION, ACTIVE — Outdoor recreation activities which are intensive in nature, both in terms of participation and in use of the land or facility where such activities take place. "Active recreation" usually involves a group or groups of participants and requires some knowledge or skill for adequate participation.

RECREATION AREA — A place designed and equipped for the conduct of sports, leisure activities and other customary and usual recreation activities, excluding facilities which customarily charge a fee for use such as an indoor commercial recreational facility. **[Amended 4-28-1997 by Ord. No. 1047-97]**

RECREATION, INDOOR — Activities which are or can be performed within a structure and may be either active or passive in nature.

RECREATION, PASSIVE — Outdoor low-intensity activities for individuals or small groups which are usually performed in natural or seminatural surroundings. Minimal site preparation and little, if any, structural facilities are required to accommodate most passive activities.

RECYCLING CENTER — A business that accumulates material, such as paper, glass, aluminum, and plastic that is no longer useful for its intended purpose. The materials are then used or sold to another business as a raw material which can be used to manufacture a new product.

REHABILITATION — The process of returning a property to a state of utility through repair or alteration, which provides for a contemporary use while preserving those portions and features of the property which are significant to its historical, architectural, and cultural values.

REPAIR — The replacement of existing construction with the same material for the purpose of maintenance only, but not including any addition, removal, or modification in construction. [5]

RESTAURANT — A commercial establishment whose principal business is the selling of unpackaged food ready for consumption by the customer, in individual servings or in non-disposable containers, where the customer consumes these foods while seated at tables or counters within the building.

RESTAURANT, DRIVE-THROUGH — A commercial establishment which delivers prepared food and/or beverages to customers in motor vehicles, regardless of whether it also serves prepared food and/or beverages to customers who are not in motor vehicles, for consumption on or off the premises.

RESTAURANT, FAST-FOOD — A commercial establishment that offers quick food service, which is accomplished through a limited menu of items prepared and held for service or prepared quickly or heated exclusively in a device, such as a microwave oven. Orders are not generally taken at the customer's table, and food is generally served in disposable wrapping or containers.

RESTAURANT-SIDEWALK CAFE — An eating and drinking establishment that is an accessory use located outdoors in the TND Overlay District and regulated in Article XVIII. **[Added 4-11-2005 by Ord. No. 1247-2005]**

RESTORATION — The act of bringing a structure or use back to its original state.

RETAIL CENTER — Two or more retail or service uses located in one building.

RETAIL COMPLEX — Two or more retail or service uses located in two or more buildings.

RETAIL SERVICE — A building or portion of a building in which the services of a person permitted to practice a specific profession are offered to the general public. Examples of such uses include agents, barbers, beauticians, cleaners, photographers, appliance repair persons, tailors, and caterers.

RETAIL STORE — Any commercial establishment involved with the sale of commodities or products directly to the customer on the premises, excluding convenience stores, variety stores and department stores. **[Amended 4-28-1997 by Ord. No. 1047-97]**

ROOMING/BOARDING HOUSE — A private dwelling which provides sleeping accommodations for valuable consideration for four or more roomers and/or boarders on a weekly or monthly basis, whether or not the serving of meals is included.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION —

Standards used by the Secretary of the Interior, as administered by the National Park Service, when determining if a rehabilitation project qualifies as a certified rehabilitation pursuant to the Tax Reform Act of 1986.

SIGN — Any permanent or temporary structure or part thereof or any device attached, painted or represented, directly or indirectly, on a structure or other outdoor surface that shall display or include any letter, word, insignia, flag or representation used as or which is in the nature of an advertisement, announcement, visual communication or direction or which is designed to attract the eye or bring the subject to the attention of the public. (See Article XIV for definitions of individual sign types and classification.)

SLOPE — The deviation of a surface from the horizontal, expressed as a percent. "Slope" percent is computed by dividing the vertical distance by the horizontal distance and, for purposes of this chapter, shall be measured over three or more two-foot contour intervals (six cumulative vertical feet of slope).

SOLID WASTE LANDFILL — A land site on which engineering principles are used to bury deposits of solid waste without creating public health or safety hazards, nuisances, pollution, or environmental degradation.

STEEP SLOPES — Those areas of land where the slope is 15% or greater and which, because of this slope, are subject to high rates of stormwater runoff and susceptible to erosion.

STREETSCAPE — The space formed by buildings located close to the street, which is embellished with sidewalks, street trees, streetlights, curbs, on-street parking, and cartways. The streetscape is framed by buildings which create the "outdoor room" character of a traditional neighborhood. In Coatesville, the traditional streetscape dimension, from street wall to street wall, is in the range of 60 to 80 feet in width. **[Added 4-11-2005 by Ord. No. 1247-2005]**

STREET WALL — The wall of a building adjoining a sidewalk at the edge of the street right-of-way; or architectural and landscape architectural elements such as walls, pillars, colonnades, and street trees in lieu of a building wall when an existing building is already set back from the street wall line. **[Added 4-11-2005 by Ord. No. 1247-2005]**

STRUCTURE — Any man-made object having an ascertainable stationary location on or in land or water, whether or not affixed to the land.

- A. **ACCESSORY STRUCTURE** — A building subordinate to the principal building on a lot and used for purposes customarily incidental to those of the principal building.
- B. **ANCILLARY ACCESSORY STRUCTURE** — A noncustomary supplemental building or structure which, provided that there is approval of a subdivision plan, may be permitted as an accessory structure.
- C. **CUSTOMARY STRUCTURE** — A building commonly used, required, or provided in relation to a specific and established land use.
- D. **NONCONFORMING STRUCTURE** — A structure or part of a structure manifestly not designed to comply with the applicable use provisions in the zoning ordinance or amendment heretofore or hereafter enacted, where such structure lawfully existed prior to the enactment of such ordinance or prior to the application of such ordinance or amendment to its location by reason of annexation.
- E. **TEMPORARY STRUCTURE** — A structure without any foundation or footings and which is removed when the designated time-period, activity or use for which the temporary structure was erected has ceased.

SUBDIVISION — The division or redivision of a lot, tract or parcel of land, by any means, into two or more lots, tracts, parcels or other divisions of land, including changes in existing lot lines, for the purpose, whether immediate or future, of lease, partition by the court for lot development, transfer of ownership or building lot development; provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than 10 acres, not involving any new street or easement or access or any residential dwelling shall be exempted.

- A. **MAJOR** — A major subdivision shall be as defined in §197-10 of Chapter 197, Subdivision and Land Development.
- B. **MINOR** — A minor subdivision shall be as defined in §197-10 of Chapter 197, Subdivision and Land Development.

TAVERN — An establishment which primarily serves alcoholic beverages for on- premises consumption and which is licensed by the Pennsylvania Liquor Control Board, where at least 75% of the total gross receipts is directly from the sale of such beverages.

TEMPORARY STRUCTURE — See "structure."

TEMPORARY USE — See "use."

TOWER — Any single- or multipurpose, nonresidential, and uninhabitable, private or commercial structure terminating over 35 feet from the original grade (height to include any apparatus mounted thereon), whether secured to another structure or mounted on its own in-ground foundation. "Towers" or structures specifically designed to receive or transmit satellite television or other transmissions are included in this definition even if they do not exceed 35 feet in height.

TRADITIONAL NEIGHBORHOOD DEVELOPMENT — A form of land development in accordance with Article XVIII. **[Added 4-11-2005 by Ord. No. 1247-2005]**

TRANSFER STATION — A facility where municipal solid waste is delivered for the purpose of compacting the material into larger vehicles for transport to a final disposal site or processing facility.

TREE DRIPLINE — a generally circular line marked on the ground below a tree, marking the outer edges of the branches of the tree, the circumference of which is determined by the outer reaches of a tree's widest branching points."

TREE PROTECTION ZONE — An area that is radial to the trunk of a tree in which no construction activity shall occur. The "tree protection zone" shall be 15 feet from the trunk of the tree to be retained or the distance from the trunk to the dripline, whichever is greater. Where there is a group of trees or woodlands, the "tree protection zone" shall be the aggregate of the protection zones for the individual trees.

UNDERTAKER/MORTUARY — A building or part thereof used exclusively for human burial services. Such building may contain space and facilities for embalming and the performance of other services used in preparation of the dead for burial, the performance of autopsies and other surgical procedures, the storage of caskets, funeral urns and other related funeral supplies and the storage of funeral vehicles but shall not include facilities for cremation.

USE — The specific purpose for which land or a building is proposed to be subdivided and/or developed or is otherwise designed, arranged, intended or for which it is proposed or may be occupied, maintained, or converted. **[Amended 4-11-2005 by Ord. No. 1247-2005]**

- A. **ACCESSORY USE** — A use conducted on the same lot as and subordinate to a principal permitted use to which it is related and which is located either within the same structure(s) or in an accessory building or structure; a use which is clearly incidental to and customarily found in connection with a particular principal permitted use.
- B. **ADAPTIVE REUSE** — See "adaptive reuse."
- C. **ANCILLARY ACCESSORY USE** — A noncustomary supplemental use which, provided that there is approval of a subdivision plan, may be permitted as an accessory use.
- D. **ASSOCIATED USE** — a use which is allowable in the zoning district and which accompanies another use as an accessory use, i.e., a hardware store that hosts a small gift shop.
- E. **COMPLEMENTARY USE** — a use which is not the primary use of a building or property but serves as an additional use which supports the primary use, i.e., a seamstress or tailoring use would complement a bridal shop use.
- F. **CONDITIONAL USE** — A use which may not be appropriate to a particular zoning district as a whole but which may be suitable on certain lots only when specific standards and criteria are met. The applicant shall have the burden of proving the standards and criteria can be met. Conditional uses are allowed or denied by the City Council after recommendations by the Planning Commission in accordance with §224-79B(3).
- G. **CUSTOMARY USE** — A use typically or commonly associated with the function of a specific and established land use.
- H. **MIXED-USE** — See "mixed-use."
- I. **NONCONFORMING USE** — A use, whether of land or of structure, which does not comply with the applicable use provisions in the Zoning Ordinance or amendment heretofore or hereafter enacted, where such use was lawfully in existence prior to the enactment of such ordinance or prior to the application of such ordinance or amendment to its location by reason of annexation.

- J. PERMITTED (BY-RIGHT) USE — A use generally judged to be most compatible within a particular zoning district as a whole.
- K. PRINCIPAL USE — The dominant use or main use on a lot.
- L. SIMILAR USE — a use that is like another use, i.e., a dental office is a similar use as a doctor's office.
- M. SPECIAL EXCEPTION USE — A use of potentially greater impact than a by-right use and requiring the review and approval of the Zoning Hearing Board in accordance with Article XVI.

TEMPORARY USE — A use established for a fixed period of time with the intent to discontinue such use upon the expiration of the time period.

VARIETY STORE — A retail establishment of less than 5,000 square feet in gross floor area in which dry goods are sold, as would be the case in what traditionally has been or is known as a general store or five and dime store. **[Added 4-28-1997 by Ord. No. 1047-97]**

VETERINARY/ANIMAL HOSPITAL — A medical facility specializing in the treatment of injury and disease afflicting animals, especially domestic animals, and household pets.

WAGERING AND GAMBLING ESTABLISHMENT — A commercial use which provides facilities or at which persons assemble for the purpose of any activity which involves lawful gambling or wagering, including, without limitation, those facilities and activities for par-mutual wagering or thoroughbred and/or harness horse races remote from the Race Horse Industry Reform Act, the Act of December 17, 1981, P.L. 435, as it shall be from time to time amended, 4 P.S. §325.101 et seq. Gambling and wagering shall include any activity, game or device at which money or other valuable things may be played for or staked or betted upon and in which, by the rules of the activity, game or device, a consideration is paid by the player or participant and a reward is paid to players or participants as a consequence of some element of chance. A commercial use otherwise permitted shall not constitute a gambling or wagering use solely on account of the installation of facilities and devices pursuant to the State Lottery, the Act of August 26, 1971, P.L. 351, as amended, 72 P.S. §3761-1 et seq.

WATERCOURSE — A stream, such as a creek, run or other body of running water; any stream in which water flows in a definite direction or course, either continuously or intermittently.

WETLANDS — Those areas that are inundated and saturated by surface or ground water at a frequency and duration sufficient to support and that, under normal circumstances, do support a prevalence of vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs and similar areas, such areas being regulated by the United States Army Corps of Engineers and/or the Pennsylvania Department of Environmental Protection. **[Amended 3-25-1996 by Ord. No. 1012-96]**

WETLANDS MARGIN — The transitional area extending from the outer limit of the wetland. For the purposes of this chapter, the "wetlands margin" shall extend 100 feet from the wetland boundary or to the limit of the hydric soils, whichever is less. The limit of the hydric soils shall be as defined in this chapter unless reclassified by a certified soil scientist.

WOODLANDS — One-fourth acre or more of contiguous wooded land where the largest trees measure at least six inches diameter at 4 1/2 feet above the average grade at the base of the tree. The "woodland" shall be measured from the dripline of the outer trees. "Woodlands" are also a grove of trees forming one canopy where 10 or more trees measure at least six inches at 4 1/2 feet above the average grade at the base of the tree.

YARD — The unobstructed open space around a building or structure on the same lot.

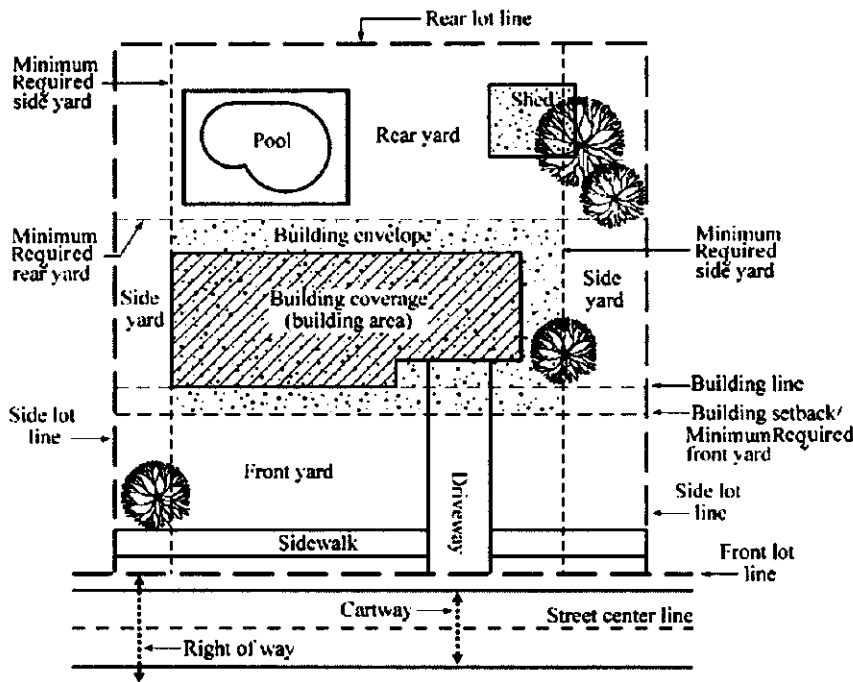
- A. **YARD, FRONT** — An open unoccupied space extending the full width of the front property line and projected to both side lines of the lot. The depth of the "front yard" shall be measured from the street right-of-way line to the required setback line or to the nearest portion of the primary building or structure, whichever is lesser.
- B. **YARD, REAR** — An open unoccupied space extending the full width of the rear lot line and projected to both side lines of the lot. The depth of the "rear yard" shall be measured from the rear lot line to the required setback line or to the nearest portion of the primary building or structure, whichever is lesser.
- C. **YARD, SIDE** — An open unoccupied space extending the length of the side lot line and projected to the front and rear lot lines of the lot. The depth of the "side yard" shall be measured from the corresponding side lot line to the required setback line or to the nearest portion of the primary building or structure, whichever is lesser.

YARD SETBACK - The required distance between every structure and any lot line on the lot on which it is located. Designated as front, rear, or side yard setback.

ZONING — The designation of specified districts within a community or municipality, reserving them for certain uses, together with limitations on lot size, heights of structures and other stipulated requirements.

ZONING PERMIT — A permit stating that the purpose for which a building or land is to be used is in conformity with the uses permitted and all other requirements under this chapter for the zone in which it is located or is to be located.

ZONING OFFICER — The duly constituted municipal official designated to administer and enforce this chapter in accordance with its literal terms.



[1] *Editor's Note: This ordinance repeals the former definition of "adult commercial use."*

[2] *Editor's Note: See 68 Pa.C.S.A. §3101 et seq.*

[3] *Editor's Note: The Historic District Map is on file and available for inspection in the City offices and is also include at the end of Ch. 197, Subdivision and Land Development.*

[4] *Editor's Note: See 53 P.S. §10101 et seq.*

[5] *Editor's Note: The former definition of "residential conversion," which immediately followed this definition, was repealed 6-27-2011 by Ord. No. 1350-2011.*

SECTION 2. Part II: General Legislation; Chapter 224, Zoning; Article XIV, Signs of the City of Coatesville Code of Ordinances is hereby amended by the deletion of the entirety of Article XIV, Signs, and the insertion of the following in its place and stead:

ARTICLE XIV Signs

§ 224-66. Purpose.

Regulations established under this article serve the following purposes:

- A. Provide general standards for all signs within the City and specific standards for signs in each zoning district.
- B. Establish procedures for the review and approval of sign permit applications.
- C. Regulate the location, size, construction, erection, alteration, use and maintenance of signs.
- D. Protect the safety and general welfare of the community through the proper use and design of structures for signs.
- E. Promote the use of well-crafted signs in harmony with the architectural and historical character of the City and consistent with current urban streetscape design guide.

§ 224-67. Scope and applicability.

- A. In all zoning districts, signs may be erected, altered, maintained, used or removed only when in compliance with the provisions of this chapter and any other applicable ordinances and regulations.

§ 224-68. Sign types and classifications.

As used in this article, the following terms shall have the meanings indicated:

ABANDONED SIGN — A sign erected on or related to the use of a property which becomes vacant and unoccupied for a period of twelve months or more or any sign which relates to a time, event or purpose which is past.

BANNER — A sign which is installed across a road or street in the City of Coatesville, and is approved and installed by the City Public Works Department or Fire Department and according to Section 224-71.Q., Banners across streets, alleys, and other public rights-of-way. **[Added 4-28-1997 by Ord. No. 1047-97]**

BILLBOARD — A large sign placed off the premises of the event/location/business/service that it is advertising.

CANOPY OR AWNING SIGN — Any sign that is a part of, made from, or attached to an awning, canopy or other fabric, plastic or structural protective cover over a door, entrance, window, or outdoor

service area.

COMMUNITY SPECIAL EVENT SIGN — A type of temporary sign which is intended to advertise a community event.

CONSTRUCTION/DEVELOPMENT SIGN — A type of temporary sign which is intended to advertise the name of a project and/or the contractor, architect, engineer, financier, or similar information.

DOUBLE-FACED SIGN — A sign which displays a message, information, or advertising on both sides of the sign. Permitted size calculated based on size of sign faces, interior angle of sign faces, and the identicalness of the sign faces.

FREESTANDING SIGN — A sign that is permanently supported in a fixed location by a structure of one or more poles, posts, uprights, or braces from the ground and not supported by a building or a base structure. The height of a "freestanding sign" shall be measured from the proposed finished grade to the highest point of the sign structure.

GROUND SIGN — A sign permanently affixed to the ground at its base, supported entirely by a base structure, and not mounted on a pole or attached to any part of a building (also known as "monument sign").

NONCONFORMING SIGN — All signs erected prior to the enactment of this chapter or subsequent amendments, which are not in conformity with the dimensional, setback or lighting provisions thereof, shall be deemed legally nonconforming signs.

POLITICAL SIGN — Any temporary sign used in connection with a local, county, commonwealth or national election or referendum.

PORTABLE SIGN. A sign that is not fixed, attached, or anchored in a permanent position, that is capable of being readily moved or relocated, remains on the property with the business which owns the sign, and includes but is not limited to: sandwich boards, placards, or other similar signs mounted on a frame or chassis on wheels or supported by legs but not pressed or extended into the ground or other surface.

PREMISES — A separate lot or tax parcel with individual frontage abutting the street line. "Premises" may include more than one occupant on a lot or parcel, such as an office or retail complex.

PROJECTING SIGN — A sign affixed to a wall or other vertical building surface in such a manner that its leading edge extends more than six inches perpendicularly out from the surface of such building or wall.

REAL ESTATE SIGN — A sign pertaining to the sale, lease or rental of the property upon which it is located.

SIGN — Any permanent or temporary structure or part thereof or any device attached, painted or represented, directly or indirectly, on a structure or other outdoor surface that shall display or include any letter, word, insignia, flag or representation used as or which is in the nature of an advertisement, announcement, visual communication, direction or which is designed to attract the eye or bring the subject to the attention of the public.

TEMPORARY SIGN — A sign constructed of paper, cloth, canvas or other lightweight material intended to be displayed for a short period of time, normally less than 30 days.

WALL SIGN — A sign parallel to a wall or other vertical building surface. "Wall signs" shall not extend

beyond the edge of any wall or other surface to which they are mounted and shall project no more than six inches from its surface, otherwise they shall be defined as a projecting sign.

WAY-FINDING SIGN – A sign providing locational directions to the person, business, profession, product, or activity not conducted on the same premises as the location of the sign.

WINDOW SIGN — Any sign that is applied, painted, or affixed to a window, or placed inside a window, within three feet of the glass, facing the outside of the building, and easily seen from the outside. A window sign meant for a display period of less than 60 days shall be considered a temporary sign and any window sign displayed longer than 60 days shall be considered a permanent sign and shall be permitted and installed pursuant to § 224-72. Regulations for specific sign types, and all other applicable sections.

§ 224-69. General regulations.

A. Sign area.

- (1) The area of a sign shall be construed to include the two-dimensional space which contains all lettering, wording and accompanying designs and symbols, together with the background, whether open or enclosed, on which they are displayed, but not including any supporting framework and bracing incidental to the display itself.
- (2) Where the sign consists of individual letters or symbols attached to or painted on a building, wall, window, canopy or awning, the sign area shall be that of the smallest rectangle or other geometric shape which encompasses all of the letters and symbols.
- (3) In computing sign area of a double-faced sign, only one side shall be considered, provided that both sides are identical in area, content, and design. If the interior angle is greater than 45°, then both sides of such sign shall be considered in calculating the sign area.

B. Sign height. The height of a sign shall be measured from the existing ground elevation at the base of the sign to the highest point of the sign structure. In the case where there is a sidewalk, the height shall be measured from the elevation of the sidewalk.

C. Sign illumination. Signs may be illuminated by direct (internal) or indirect (projection) lighting. In all cases, lighting shall be shielded so that no light will directly shine or glare onto abutting properties or in the normal line of vision of the public using the streets or sidewalks. All lighting shall be in compliance with the applicable standards of § 224-50, Outdoor lighting.

D. Sign placement. Except for official traffic and street signs, a sign shall not be erected so that it:

- (1) Is located within five (5) feet of or projects over a point within five (5) feet of the curbline in the C-1 and C-2 Commercial Districts and the PS Public Service District or within ten (10) feet of a street right-of-way in any other district.
- (2) Is located within the clear-sight triangle required by § 224-53B, Sight distances at intersections.
- (3) Obscures the view of a motorist of traffic signals, stop signs or other warning devices as viewed from any distance of five hundred (500) feet along established thoroughfares.
- (4) Obscures the view of a motorist of a roadway or intersections ahead as viewed from a distance of five hundred (500) feet along established thoroughfares.
- (5) Limits pedestrian view of vehicular traffic to less than five hundred (500) feet while standing at the curbline at an intersection or other established pedestrian crossing.
- (6) Is located within a distance of five (5) feet from any side property line in the C-1 and C-2 Commercial Districts and the PS Public Service District within 10 feet in any other

district.

- (7) Is located within a parking space or fire lane.
- (8) Blocks the movement of pedestrians traveling along public thoroughfares.
- (9) Blocks the entrance, exit, fire escape or fire lanes to a building.
- (10) Utility Pole or any other utility box.

E. All permanent signs shall be professionally installed by a licensed sign company and shall comply with all other applicable laws and regulations such as PAUCC requirements.

§ 224-70. Prohibited signs.

The following signs are unlawful and prohibited:

- A. No signs shall be of a flashing, rotating or revolving type, with the exception of barbershop poles.
- B. Any sign suspended between poles and lighted by a series of lights is prohibited.
- C. Any sign suspended between poles which is either a pennant which blows in the wind or a spinner which spins in the wind is prohibited.
- D. Any sign erected on a tree or painted or drawn on a rock or other natural feature is prohibited. Signs shall only be attached to utility poles if they are in conformance with all applicable state laws and utility regulations.
- E. Any banner sign or sign of any other type across a public street or any private property is prohibited, except for community special event signs which comply with the applicable requirements of § 224-71Q, Banners across streets, alleys, and other public rights-of-way.
- F. Any sign is prohibited which does not conform to the requirements of the sign ordinance which was in effect when the sign was erected.
- G. No sign may be erected containing information on which it states or implies that a property may be used for any purpose not permitted under the provisions of this chapter.
- H. No sign may use the words "stop," "look," "danger" or any other word or character which attempts or appears to attempt to direct the movement of traffic, or which interferes with or resembles any official traffic sign, signal, or device.
- I. Except for traffic control signals, red or green lights are prohibited within seventy-five (75) feet of a public right-of-way or within 200 feet of a traffic control device, whichever is greater.
- J. A sign that uses any method of illumination that can cause glare, visual obstruction, or other harsh viewing conditions is prohibited, except in accordance with the following:
 - (1) It must be effectively shielded using a full cut-off fixture or equivalent, so that glaring beams or rays of light are not directed to any portion of any street, highway or adjacent property or structure. Equivalent shielding method shall be approved by the Zoning Officer or City Engineer.
 - (2) It must be less than 1/4 footcandle, as measured from the curb line or road shoulder, so as not to cause glare or impair the vision of any motorist or otherwise interfere with a driver's operation of his motor vehicle.

§ 224-71. Exempt signs.

The following signs are permitted in all districts and do not require a permit, provided that the applicable conditions have been met:

- A. Official highway route number signs, street name signs, wayfinding or other official federal, state, county, or city signs.
- B. Signs displaying only the name and address of the occupant of the premises, provided that the area of any such sign shall not exceed one square foot and not more than one such sign shall be erected for each property held in single and separate ownership, unless such property fronts on more than one street, in which case one sign may be erected on each street frontage.
- C. Governmental flags or insignias not exceeding 80 square feet.
- D. Legal notices.
- E. No-trespassing signs indicating the private nature of a road, driveway, or premises, provided that the area of any such sign does not exceed one square foot.
- F. Real estate signs, provided that the area of such sign shall not exceed six square feet and that no more than one such sign shall be placed on the property unless the property fronts on more than one street, in which case one sign shall be permitted along each street. All such signs shall be removed within five days after a final settlement or rental agreement has been reached.
- G. Window signs indicating the store hours or names of credit institutions, provided that the total area of such sign or signs does not exceed two square feet.
- H. Vending machine signs bearing the brand name of a product or price of such product when displayed on a vending machine selling such product.
- I. Wayfinding, informational or public service signs, such as those indicating the availability of rest rooms, telephone or similar public conveniences and signs providing information such as meeting times and places of nonprofit service or charitable clubs and organizations, provided that such signs do not advertise any commercial establishment, activity, organization, product, goods, or service, except public utilities. Any public service and information sign shall not exceed four square feet.
- J. Memorial signs or historical signs or tablets, provided that such sign or tablet does not exceed four square feet.
- K. Signs which are a permanent architectural feature of a building or structure, such as a cornerstone or identifying letters carved into or embossed on a building, provided that the letters are not made of a reflective material nor contrast in color with the building.
- L. Temporary signs of mechanics, contractors and artisans erected and maintained during the period such persons are performing work on the premises on which such signs are erected, provided that:
 - (1) The size of any such sign shall not exceed six square feet per side.
 - (2) Not more than one sign for each such mechanic, contractor or artisan shall be placed on any one property on which such person is performing work.
 - (3) The sign shall be removed immediately after the work has been completed.
- M. A sign advertising a yard sale or garage sale, provided that the sign is on the premises of the sale, does not exceed four square feet, is erected no more than two days prior to the first day of the sale and shall be removed immediately upon completion of the sale. No more than two off-premises wayfinding signs shall be permitted, and such signs shall not be larger than 12 inches by 18 inches in size and may not be erected more than two days prior to the first day of the sale and shall be removed immediately upon completion of the sale. Off-premises wayfinding signs shall only be located on private property with permission of the property owner and shall be

removed upon completion of the sale. Yard sale or garage sale signs shall not be permitted on utility poles. **[Amended 3-26-2012 by Ord. No. 1374-2012]**

- N. A sign, bunting, pennants, and similar materials to announce the opening of a new business or industry, provided that they are removed within four days of the opening day or first day of business. Such temporary displays shall not be permitted in residential districts. Such temporary displays shall also be in accordance with § 224-72.G, Temporary Signs. **[Amended 4-28-1997 by Ord. No. 1047-97]**
- O. Revolving barbershop pole sign, provided that it does not exceed 36 inches in length.
- P. Temporary window signs announcing a drive or event of a civic, philanthropic, educational, or religious organization shall be less than four square feet and shall be placed inside a store or office window. Such signs shall also be in accordance with § 224-72.G, Temporary Signs. **[Amended 4-28-1997 by Ord. No. 1047-97]**
- Q. Banners across streets, alleys and other public rights-of-way shall be permitted to promote community events such as food festivals, sidewalk sales, events sponsored by churches, historic preservation groups, veteran's groups, charitable, educational, fraternal, civic, service organizations, parades, or other non-profit organizations. Banners stretched over the road promoting business and commercial enterprises are prohibited. Banners shall also be governed by the following:
- (1) At least 30 days prior to the desired date of hanging a banner over a public street or way, an applicant must complete and submit a banner permit to the office of the City Manager for approval by the City Council. Upon approval of a permit by the City Council, a banner may be hung and displayed as set forth below.
 - (2) The hanging of banners must be in complete conformance with the application as submitted and as finally approved by the City Council and installed and removed by the City Public Works Department or City Fire Department.
 - (3) The fee for hanging and removing of banners is the sole responsibility of the applicant.
 - (4) The banner shall be at least 15 feet above the street surface and shall be securely attached to a building or other structure as the City Council, Public Works, or Fire Department see fit.
 - (5) No more than two banners may be displayed over any particular street or public way at any one time.
 - (6) Banners may not be hung more than 14 days prior to the date of the event being advertised and must be removed no later than seven days after the conclusion of the event being advertised.
- R. Temporary signs advertising political parties, political candidates, or election information may be erected, provided that:
- (1) The size of any such sign shall not exceed four square feet per side.
 - (2) Such signs are removed within seven days following the election.

§ 224-72. Regulations for specific sign types.

The following regulations shall apply to the specific sign types as defined in § 224-68, Sign Types and Classifications. Section 224-73, Applicability by District, indicates the types, area and height of signs permitted within each district.

- A. Freestanding signs.

- (1) The bottom or lowest edge of a freestanding sign shall either be less than four feet or greater than seven feet above the ground.
- (2) Freestanding signs shall be limited to one such sign per structure. If more than one use is carried on in a single structure, the one permitted freestanding sign may indicate the presence of all uses in the structure.
- (3) A retail center, office complex or industrial complex (two or more retail, office, or industrial uses within a single structure) shall be limited to one freestanding sign indicating the name of the development and the name of other uses within the development. Individual freestanding signs for each use shall not be permitted.
- (4) In those zoning districts where freestanding signs, projecting and ground signs are permitted, only one of the foregoing types of signs may be erected on a premises.

B. Ground signs.

- (1) Ground signs shall be supported and permanently placed by embedding, anchoring or connecting the sign in such a manner as to incorporate it into the landscape or architectural design scheme.
- (2) In those zoning districts where ground signs, freestanding signs, and projecting signs are permitted, only one of the foregoing types of signs may be erected on a premises.

C. Projecting signs.

- (1) No portion of a projecting sign shall be less than eight feet nor more than 20 feet above the proposed finished grade, and no such sign shall be less than five feet from the plane of the face of the curb or project more than four feet from the face of the building.
- (2) No projecting sign shall be attached to a building where a canopy or awning sign exists.
- (3) In those zoning districts in which projecting signs, freestanding signs and ground signs are permitted, only one of the foregoing types of signs may be erected on a premises.

D. Wall signs.

- (1) No portion of a wall sign shall be less than eight feet above the proposed finished grade or extend more than six inches from the building wall. If the wall sign projects less than three inches from the building, the sign need not meet the eight-foot height requirement.
- (2) Permanent window signs shall be considered wall signs when computing the maximum permitted building coverage of wall signs.
- (3) Wall signs which are part of the architectural design of a building shall be exempt from size requirements if they are limited to the area on the building specifically designed for sign placement.
- (4) One wall sign shall be permitted on the front facade of a building, and one additional wall sign on the side of a corner or end of the building.

E. Window signs.

Unless specified otherwise in another section, a maximum of 25% of the total window area may be used for permanent signs that are hung, applied, painted or affixed to the windows.

- (1) A maximum of 40% of the total window area may be covered by a combination of permanent and temporary window signs.
- (2) Permanent window signs shall be considered wall signs when computing the maximum permitted building coverage of wall signs.

F. Canopy or awning signs.

- (1) Use of a canopy or awning sign shall be limited to not more than one on each side of

the building facing a public street.

- (2) A canopy or awning without lettering or other advertising shall not be regulated as a sign.

G. Temporary signs. **[Amended 4-28-1997 by Ord. No. 1047-97]**

- (1) Temporary signs shall be placed so as not to obstruct access to or from any door, window, fire escape, or ventilating equipment, nor be attached to any standpipe or fire escape.
- (2) Such signs shall be placed so as not to obstruct vehicular or pedestrian traffic or create a safety hazard.
- (3) Signs shall either be anchored to the ground or sufficiently stable so as not to blow over or otherwise create a safety hazard.
- (4) Temporary signs for sidewalk sales, flea markets, promotions, and other like signs may be placed after a permit is obtained for each event/occasion.
- (5) Temporary special event signs and all other temporary signs shall be removed within (2) days after completion of the event, situation, or circumstance for which it is used. For temporary signs requiring a permit, an escrow deposit, as established by the City fee schedule, as a guaranty that the portable sign shall be promptly removed at the end of the authorized period. If not removed within 10 days of the permit expiration date, the City shall remove the sign and keep a sum necessary from the escrow account to cover the expense incurred in removal.
- (6) Temporary signs placed outdoors directing attention to commercial promotions or activities on the same lot shall be moved indoors at the end of each business day.
- (7) The size of these signs shall not exceed 1/3 square foot of sign area for each linear foot of building, eight square feet or whatever the balance of the allowable sign area is after subtracting the other signs on the property, whichever is less.

H. Billboard.

Where permitted, only one billboard may be erected on a property. A billboard shall not be permitted on the same premises as a freestanding sign.

- (1) No billboard shall be within 500 feet of a residential zoning district, public recreation facility, school, or church. **[Amended 7-9-2018 by Ord. No. 1511-2018]**
- (2) No billboard or any part thereof shall be erected more than 75 feet from the right-of-way of a public street. **[Amended 7-9-2018 by Ord. No. 1511-2018]**
- (3) No billboard shall be erected within 30 feet of any side or rear property line.
- (4) No billboard shall be erected within 1,000 feet of another billboard. **[Added 7-9-2018 by Ord. No. 1511-2018]**
- (5) A billboard may have changeable copy, provided that: **[Added 7-9-2018 by Ord. No. 1511-2018]**
 - (a) Dwell time: No billboard shall change message or copy on the active area more than once every seven seconds.
 - (b) Message or copy transition: All message or copy changes shall be instantaneous; there shall be no scrolling, fading, animated, flashing or moving messages or copy.
 - (c) The billboard conforms to all requirements of this section and those contained in § 224-73D(8), Billboards.
- (6) Restrictions: A billboard sign shall not: **[Added 7-9-2018 by Ord. No. 1511-2018]**
 - (a) Emit any verbal or musical announcements or noises.

(b) Display any moving, flashing, scrolling or animated text or video.

I. Portable signs.

- (1) Application for a portable sign shall be made to the City Code Enforcement Officer accompanied by the required permit fee.
- (2) Regardless of the length of use, Portable Signs shall:
 - (a) Remain on the property where the business it is referring to is located.
 - (b) Be returned inside the building at the close of business each day. Or
 - (c) Signs shall be sufficiently stable so as not to blow over or otherwise create a safety hazard. If inclement weather arises, then sign shall be returned to the inside of the building earlier than the close of business.
 - (d) Be under the control and sole responsibility of the owner or the business utilizing the portable sign at all times.
 - (e) Portable signs shall be placed so as not to obstruct access to or from any door, window, fire escape, or ventilating equipment, nor be attached to any standpipe or fire escape.
 - (f) Such signs shall be placed so as not to obstruct vehicular or pedestrian traffic or create a safety hazard.
 - (g) The size of these signs shall not exceed six (6) square feet of sign area on each sign face and may have no more than two sign faces.

§ 224-73. Applicability by district.

No signs, other than those specifically listed in § 224-71, Exempt signs, shall be permitted except as described below. This section provides a summary of sign types and maximum sizes permitted in each district.

A. Signs permitted in the RN-1, RN-2, RN-3, RN-5, RC and POS Districts.

- (1) Wall, ground or freestanding signs for bulletin or announcement boards or for the identification of schools, churches, recreation areas and other principal uses or buildings other than dwellings shall be permitted, provided that the area of any such sign does not exceed 12 square feet and not more than one such sign shall be placed on property in single and separate ownership, unless such property fronts on more than one street, in which case one such sign may be placed on each street frontage.
- (2) Wall, ground or freestanding signs for the identification of a residential development of 12 units or more, erected on the site of said development and the location of a sale or rental office shall be permitted, provided that the area of any such sign shall not exceed nine square feet and not more than one such sign shall be placed on property in single and separate ownership, unless such property fronts on more than one street, in which case one such sign may be placed on each street frontage.
- (3) One wall or window sign for major home occupations, indicating only names of persons, telephone numbers and the occupation shall be permitted, provided that the area of any such sign shall not exceed two square feet. A permit for such sign shall not be required if the home occupation has been approved by the Zoning Hearing Board.
- (4) One construction/development sign shall be permitted, provided that the area of any such sign shall not exceed 12 square feet and such sign shall be removed within 20 days after the final inspection by the City Building Inspector or 18 months after the erection of the sign, whichever comes first.

B. Signs permitted in the RN-4 District.

- (1) All signs permitted in the RN-1, RN-2, RN-3, RN-5, RC and POS Districts shall be permitted in the RN-4 District.
 - (2) Wall signs for nonresidential uses shall be permitted. The total area of the wall sign(s), including permanent window signs, shall not exceed 5% of the area of the building face, including the window and door area and cornices, to which it is attached. In no case shall they exceed 32 square feet.
 - (3) Window signs for nonresidential uses shall be permitted. The total area of the window sign, including permanent window signs, shall not exceed 40% of the area of the window, including the window and door area and cornices, to which it is attached. In no case shall they exceed 32 square feet.
 - (4) Projecting signs for nonresidential uses shall be permitted. The area of such sign shall not exceed 12 square feet.
 - (5) Freestanding signs for nonresidential uses shall be permitted where they can be set back at least five feet from the curblin. Freestanding signs shall not exceed six feet in height or 12 square feet in area.
- C. Signs permitted in the C-1, C-2, PS and I-1 Districts.
- (1) All signs permitted in the RN-1, RN-2, RN-3, RN-5, RC and POS Districts shall be permitted in the C-1, C-2, PS and I-1 Districts.
 - (2) Wall signs for nonresidential uses shall be permitted. The total area of the wall sign(s), including permanent window signs, shall not exceed 10% of the area of the building face, including window and door area and cornices, to which it is attached. In no case shall they exceed 50 square feet.
 - (3) Projecting signs for nonresidential uses shall be permitted. The area of such sign shall not exceed 16 square feet.
 - (4) Freestanding signs for nonresidential uses shall be permitted where they can be set back at least five feet from the curblin.
 - (a) Freestanding signs identifying a retail center or complex, office complex or industrial complex shall not exceed 18 feet in height or 32 square feet in area.
 - (b) Freestanding signs for all other permitted nonresidential uses shall not exceed 12 feet in height or 18 square feet in area.
 - (5) Ground signs for nonresidential uses shall be permitted where they can be set back at least five feet from the curblin.
 - (a) Ground signs identifying a retail center or complex, office complex or industrial complex shall not exceed six feet in height or 32 square feet in area.
 - (b) Ground signs for all other permitted nonresidential uses shall not exceed six feet in height or 18 square feet in area.
 - (6) Canopy or awning signs for nonresidential uses shall be permitted.
 - (a) Where a wall sign already exists, the size of the canopy or awning sign shall not exceed eight square feet.
 - (b) Where no wall sign exists, the size of the canopy or awning sign shall not exceed 12 square feet.
- D. Signs permitted in the C-3 and I-2 Districts.
- (1) All signs permitted in the RN-1, RN-2, RN-3, RN-5, RC and POS Districts shall be permitted in the C-3 and I-2 Districts.
 - (2) Wall signs for nonresidential uses shall be permitted. The total area of the wall sign(s), including permanent window signs, shall not exceed 10% of the area of the building face, including the window and door area and cornices, to which it is attached.

- (3) Projecting signs for nonresidential uses shall be permitted. The area of such sign shall not exceed 18 square feet.
 - (4) Freestanding signs for nonresidential uses shall be permitted where they can be set back at least five feet from the curb line.
 - (a) Freestanding signs identifying a retail center or complex, office park or complex or industrial park or complex shall not exceed 20 feet in height or 40 square feet in area.
 - (b) Freestanding signs for all other permitted nonresidential uses shall not exceed 15 feet in height or 24 square feet in area.
 - (5) Ground signs for nonresidential uses shall be permitted where they can be set back at least five feet from the curb line.
 - (a) Ground signs for a retail center or complex, office park or complex or industrial park or complex shall not exceed eight feet in height or 40 square feet in area.
 - (b) Ground signs for all other permitted nonresidential uses shall not exceed six feet in height or 24 square feet in area.
 - (6) Canopy or awning signs for nonresidential uses shall be permitted.
 - (c) Where a wall sign already exists, the size of the canopy or awning sign shall not exceed 10 square feet.
 - (d) Where no wall sign exists, the size of the canopy or awning sign shall not exceed 14 square feet.
 - (7) Portable signs for nonresidential uses shall be permitted. The area of such sign shall not exceed 16 square feet.
- E. Signs permitted in the C-4 District. **[Added 7-9-2018 by Ord. No. 1511-2018]**
- (1) All signs permitted in the RN-1, RN-2, RN-3, RN-5, RC, C-3, C-2, I-2, and I-3, and POS Districts shall be permitted in the C-4 District.
 - (2) Wall signs for nonresidential uses shall be permitted. The total area of the wall sign(s), including permanent window signs, shall not exceed 15% of the area of the building face, including the window and door area and cornices, to which it is attached.
 - (3) Projecting signs for nonresidential uses shall be permitted. The area of such sign shall not exceed 18 square feet.
 - (4) Freestanding signs for nonresidential uses shall be permitted where they can be set back at least five feet from the curb line.
 - (a) Freestanding signs identifying a retail center or complex, office park or complex or industrial park or complex shall not exceed 20 feet in height or 40 square feet in area.
 - (b) Freestanding signs for all other permitted nonresidential uses shall not exceed 15 feet in height or 24 square feet in area.
 - (5) Ground signs for nonresidential uses shall be permitted where they can be set back at least five feet from the curb line.
 - (a) Ground signs for a retail center or complex, office park or complex or industrial park or complex shall not exceed eight (8) feet in height or forty (40) square feet in area.
 - (b) Ground signs for all other permitted nonresidential uses shall not exceed six (6) feet in height or twenty-four (24) square feet in area.
 - (6) Canopy or awning signs for nonresidential uses shall be permitted.
 - (a) Where a wall sign already exists, the size of the canopy or awning sign shall not exceed ten (10) square feet.

- (b) Where no wall sign exists, the size of the canopy or awning sign shall not exceed fourteen (14) square feet.
- (7) Portable signs for nonresidential uses shall be permitted. The area of such sign shall not exceed 16 square feet.
- (8) Billboards shall be permitted in the C-4 District on property abutting the Route 30 Bypass.
 - (a) The height of such sign shall not exceed forty-five (45) feet, as measured from the surface of the adjacent roadway.
 - (b) Such sign may have up to two sign faces with a maximum area of six hundred (600) square feet per face.

F. Sign Chart.

- (1) The following chart contains a summary of the sign type and size permitted within an applicable district.

Summary of Sign Type and Size Permitted Within each Zoning District for Signs Requiring Permits					
(Noted Ordinance Section Must be Consulted for Details)					
Zoning District					
Maximum sizes shown in square feet.					
Sign Type	RN-1, RN-2, RN-3, RN-5, RC and POS (See § 224-73A)	RN-4 (See § 224-73B)	C-1, C-2, PS and I-1 (See § 224-73C)	C-3 and I-2 (See § 224-73D)	C-4 (See § 224-73E)
Wall	Wall, ground, or freestanding signs in these districts: <ul style="list-style-type: none">Can be used as bulletin or announcement boards to identify schools, churches, or recreation areas.	32 square feet or 5% of building face, whichever is less.	50 square feet or 10% of building face, whichever is less.	15% of building face	15% of building face
Freestanding	<ul style="list-style-type: none">Can be used for other principal uses or buildings other than dwellings.The area of such sign shall not exceed 12 square feet.Not more than one sign shall be placed along each road frontage on any one property in single and separate ownership.One wall or window sign for major home occupations shall be permitted, maximum sign area shall not exceed two square feet. A permit for such sign shall not be required if the home occupation has been approved by the Zoning Hearing Board.	<ul style="list-style-type: none">For non-residential uses only.Shall not exceed six (6) feet in height.Shall not exceed 12 square feet area.Must be set back at least five (5) feet from curbline.	<ul style="list-style-type: none">As Identification sign for retail center or complex, office complex, or industrial complex.32 square feet in areaMaximum height is 18 feet.Set back at least five (5) feet from curbline	<ul style="list-style-type: none">40 square feet20 feet maximum heightMust be five (5) feet from curbline.As Identification sign for retail center or complex, office park or complex, and industrial park or complex.	<ul style="list-style-type: none">40 square feet20 feet maximum heightMust be five (5) feet from curblineAs Identification sign for retail center or complex, office park or complex, and industrial park or complex.
Ground	<ul style="list-style-type: none">To identify a residential development of 12 units or more and shall be:<ul style="list-style-type: none">Erected on the site of said development near the location of a sale or rental office, if applicable.A maximum sign area of nine (9) square feet.No more than one sign placed along each road frontage on any one property in single and separate ownership.	Not permitted	<ul style="list-style-type: none">As Identification sign for retail center or complex, office complex, or industrial complex.32 square feetMaximum height is six (6) feet.Set back at least five (5) feet from curbline	<ul style="list-style-type: none">40 square feet maximum areaEight (8) feet maximum heightAs Identification sign for retail center or complex, office park or complex and industrial park or complex.	<ul style="list-style-type: none">40 square feet maximum areaEight (8) feet maximum heightAs Identification sign for retail center or complex, office park or complex and industrial park or complex.
Window	Maximum 25%	32 square feet or 5% of building face, whichever is less	50 square feet or 10% of building face, whichever is less	Not permitted	Not permitted
Projecting	Not permitted	12 square feet, for non-residential uses only.	16 square feet, non-residential uses only	18 square feet	18 square feet
Canopy or awning	Not permitted	Not permitted	<ul style="list-style-type: none">For nonresidential uses only8 square feet with wall sign OR 12 square feet without wall sign	<ul style="list-style-type: none">10 square feet with wall sign OR 14 square feet without wall signNon-residential uses only	<ul style="list-style-type: none">10 square feet with wall sign OR 14 square feet without wall signNon-residential uses only
Portable	Not permitted	Not permitted	Not permitted	<ul style="list-style-type: none">16 square feet, maximum area.Non-residential uses only.	<ul style="list-style-type: none">16 square feet, maximum area.Non-residential uses only.
Billboard	Not permitted	Not permitted	Not permitted	Not Permitted	<ul style="list-style-type: none">600 square feet per side, up to two (2) sign faces allowed.Allowed on properties abutting the Route 30 Bypass only45 feet maximum height, measured from the surface of the adjacent roadway

NOTES:

1. Identification sign for retail center or complex, office complex, or industrial complex.
2. All other nonresidential signs.
3. Identification sign for retail center or complex, office park or complex and industrial park or complex.
4. Off-premises signs within the I-2 District within 125 feet of the center of the intersection of Route 82 and Lincoln Highway only.

§ 224-74. Construction, maintenance, and removal.**A. Construction and maintenance requirements.**

- (1) All signs shall be kept in a proper state of repair, in accordance with the requirements of the City's Building Code, Property Maintenance Code and other pertinent regulations.
- (2) All maintenance, cleaning, and repair, including repair of torn or worn copy and removal of paint or other material used to deface the sign, shall be performed promptly. In the event the City notifies the owner or lessee of any damage, vandalism, or graffiti on the billboard, the owner or lessee shall repair or correct the problem within 48 hours of such notification. If repairs and corrections are not timely, the City shall have the right, but not the obligation, to make repairs or corrections and be reimbursed the cost thereof by the owner or lessee.
- (3) All signs requiring the use of electricity shall be manufactured in accordance with Underwriter Laboratories specifications.

B. Removal of unsafe, unlawful, or abandoned signs.

- (1) Unsafe or unlawful signs.
 - (a) Upon written notice by the City of Coatesville, the owner, person or firm maintaining a sign must remove said sign when it:
 - [1] Becomes unsafe, is in danger of falling or it becomes so deteriorated that it no longer serves a useful purpose of communication.
 - [2] Is determined by the City to be a nuisance.
 - [3] Is deemed unsafe by the City.
 - [4] Is unlawfully erected in violation of any of the provisions of this article.
 - (b) The City may remove or cause to be removed said sign at the expense of the owner if the owner does not comply with the written notice within 30 days. In the event of immediate danger, however, the City may remove said sign immediately upon the issuance of said notice to the owner, person or firm maintaining said sign, and at the expense of the owner.
- (2) Abandoned signs.
 - (a) It shall be the responsibility of the owner of any property upon which an abandoned sign is located to remove such sign within 14 days of the sign becoming abandoned as defined in the zoning ordinance. Removal of an abandoned sign shall include the removal of the entire sign, including the sign face, supporting structure, structural trim, and all associated electrical components, when applicable.
 - (b) Where the owner of the property on which an abandoned sign is located fails to remove such sign in 14 days, the City may remove such sign after the ZONING

OFFICER gives written notice to the sign owner. Any expense directly incurred in the removal of such sign shall be charged to the owner of the property. Where the owner fails to pay, the City may file a lien upon the property for the purpose of recovering all reasonable costs, including reasonable attorney fees incurred by the City, associated with the removal of the sign.

§ 224-75. Applications and permits.

A. Sign permit.

- (1) A permit must be obtained from the City before the erection of any signs in the City, unless specifically exempted in this article.
- (2) All signs required to be permitted by the PAUCC must be applied for and permitted through the City Building Code Official as well as the zoning permit.
- (3) Exemptions from the necessity of securing a permit shall not be construed to relieve the owner of the exempted sign from responsibility for its construction and installation in a safe manner and in accordance with the applicable provisions of this chapter.
- (4) The following changes to a sign shall not require a permit:
 - (a) Changing of the advertising message.
 - (b) Regular maintenance of the sign, including electrical, repainting or cleaning of a sign.
 - (c) The repair of a sign.

B. Application information. Before a sign permit is granted, a sign permit application with the following information shall be submitted in duplicate:

- (1) A description of the size, shape, color, sign contents, material, supports, anchoring, weight, and height of the sign, as well as the intensity of illumination.
- (2) A plan or sketch of the sign, drawn to scale, and demonstrating the faces of the sign and indicating the proposed style of the letters, words, symbols or other graphics and the proposed size, dimensions, shape, color, material, supports, anchoring and height of the sign.
- (3) A Plan diagramming the design as well as specifications of electrical components of the sign and any materials used to manufacture or build the sign.
- (4) A plot plan, drawn to scale, showing the proposed sign location with respect to the property lines, building(s), parking areas, and all other improvements.
- (5) The application shall be accompanied by the written consent of the owner to allow for the construction of the sign on the property.
- (6) The application shall be accompanied by the written consent of the owner or lessee of the premises upon which the sign is to be erected for city officials to enter said premises to inspect the sign.
- (7) All sign permit applications shall be accompanied by a check to cover the required fee as set forth in the fee schedule for signs established by the City Council.

C. Processing and approval of permit.

- (1) The Code Enforcement Officer shall process applications for sign approval permits within 30 days from the date of the filing of the complete application with the required fee.
- (2) In determining the appropriateness of the proposed sign, the Code Enforcement Officer shall determine the following:
 - (a) That the sign meets all restrictions, standards and sign area requirements of this chapter.

- (b) That the sign has a reasonable location, scale and proportion in relation to buildings, doors, windows and pedestrian and vehicular access.
- (c) The Code Enforcement Officer shall inspect and approve the installation of the sign and shall make periodic inspections to determine conformity of signs to these regulations.

§ 224-76. Nonconforming signs.

Nonconforming signs shall be subject to the requirements of §224-97 of this chapter.

SECTION 3. Part II: General Legislation; Chapter 224, Zoning; Article XV, Administration and Enforcement, of the City of Coatesville Code of Ordinances is hereby amended by the deletion of the entirety of Article XV, Administration and Enforcement, and the insertion of the following in its place and stead:

ARTICLE XV

Administration and Enforcement

§224-77. Purpose.

This article contains provisions which will help ensure that the residents, businesses and institutions within the City of Coatesville comply with this chapter. In this article, the appointment and duties of a Zoning Officer are established, the procedures for obtaining permits required by this chapter are outlined, fees to help cover zoning administration expenses are required and enforcement proceedings are set forth.

§224-78. Zoning Officer.

- A. Appointment. A Zoning Officer shall be appointed by the City Council to administer and enforce this chapter. To be eligible for the position, an applicant must:
 - (1) Meet all qualifications for the position as established by the City of Coatesville;
 - (2) Demonstrate a working knowledge of municipal zoning to the satisfaction of the City of Coatesville; and
 - (3) Not hold any elective office in the City of Coatesville.
- B. Duties. The duties of the Zoning Officer shall include the following:
 - (1) Administer this chapter, and all amendments, in accordance with its literal terms. The Zoning Officer shall not have the power to permit any construction or any use or change of use which does not conform to this chapter.
 - (2) Receive and examine all applications for permits and to process certain applications as follows:
 - (a) Applications for special exceptions and variances shall be processed in accordance with Article XVI.
 - (b) Applications for conditional uses shall be forwarded to the City Council and the Planning Commission.
 - (3) Receive applications for interpretation appeals and forward these applications to the Zoning Hearing Board.
 - (4) Request that the Zoning Hearing Board interpret provisions of this chapter when necessary.

- (5) Forward applications for curative amendments and validity challenges to the City Council, Planning Commission or Zoning Hearing Board in accordance with this chapter.
- (6) Issue permits in accordance with this article. Certain permits shall be issued only under the following circumstances:
 - (a) Permits for special exceptions and variances shall be issued only upon order of the Zoning Hearing Board.
 - (b) Conditional use permits shall be issued only after authorization from the City Council.
- (7) Revoke permits in accordance with this article.
- (8) Institute civil enforcement proceedings as a means of enforcement when acting within the scope of employment.
- (9) Administer the National Flood Insurance Program.
- (10) Conduct inspections and surveys of structures, uses, signs and lots to determine compliance or noncompliance with the terms of this chapter.
- (11) Keep an official record of all applications, permits, conditions of approval, plans, documents, complaints and actions taken to address complaints and all other activities and materials related to the administration and enforcement of this chapter.
- (12) Maintain a map or set of maps showing the current zoning classification of all land in the City.
- (13) Make such reports as the City Council, Zoning Hearing Board and Planning Commission may require.

§224-79. Permits.

A. General provisions.

- (1) Applications.
 - (a) Applications for permits shall be submitted to the Zoning Officer, in writing, by the landowner or an authorized agent on forms furnished by the City of Coatesville.
 - (b) There shall be included with any such application all other plans, documents and information necessary for the Zoning Officer to determine whether the proposal complies with this chapter and all other pertinent ordinances, codes and regulations of the City of Coatesville.
 - (c) No application is complete until all information has been provided, necessary documents have been filed and fees have been paid in accordance with §224-80.
- (2) Issuance or refusal of permits.
 - (a) No permit shall be issued until the Zoning Officer has certified:
 - [1] That all information has been provided and the proposal complies with the provisions of this chapter.
 - [2] That the proposal complies with all other pertinent ordinances, codes and regulations of the City of Coatesville.
 - [3] For conditional uses, that the proposal complies with all conditions established by the City Council.
 - [4] That appropriate permits have been issued from the Pennsylvania Department of Labor and Industry for commercial uses, industrial uses, places of public assembly and other uses as required by the commonwealth.
 - [5] That all other necessary governmental reviews and permits have been

obtained.

- (b) If the Zoning Officer determines that an application is in compliance with the provisions of Subsection A(2)(a) above, it shall be his or her duty to issue the appropriate permit. If the Zoning Officer determines that an application is not in compliance with Subsection A(2)(a) above, it shall be his or her duty to refuse the permit, in which case the Zoning Officer shall inform the applicant of the prescribed method of appeal or further application for approval.
 - (c) If the Zoning Officer expresses a reasonable doubt that the proposal will comply with all the requirements of Subsection A(2)(a) above, it will be incumbent upon the applicant to furnish adequate evidence in support of the application. If such evidence is not presented, the permit will be refused.
 - (d) If the Zoning Officer determines that the application for a permit is incomplete, it will be incumbent upon the applicant to furnish information necessary to complete the application. If such information is not presented, the permit will be refused.
- (3) Revocation of permit. The Zoning Officer may revoke a permit issued under the provisions of this chapter in case of any false statement or misrepresentation of fact in the application or on the plan on which the permit or approval was based or for any other cause set forth in this chapter.
 - (4) Appeals. All appeals from decisions of the Zoning Officer shall be taken to the Zoning Hearing Board in the manner set forth in this chapter and the Pennsylvania Municipalities Planning Code, as amended.
 - (5) Deviation from work described in permit. Zoning permits, building permits and conditional use permits issued on the basis of plans and applications approved by the Zoning Officer authorize only the work described in the permit. Deviations from the work authorized shall be deemed a violation of this chapter and punishable as provided by §224-81.

B. Required permits.

- (1) Zoning permits.
 - (a) Applicability. A zoning permit shall be required prior to any of the following:
 - [1] A land development.
 - [2] The construction of a single-family dwelling.
 - [3] The extension of a nonconformity, in accordance with Article XVII.
 - [4] The erection, construction, demolition, or alteration of a structure or use within the Floodplain Conservation Overlay District.
 - [5] The erection, construction, demolition, or alteration of a structure or use within the steep slope district.
 - (b) Issuance.
 - [1] Zoning permits shall be issued in accordance with §224-79.
 - [2] The Zoning Officer shall grant or deny the zoning permit within 30 days of a completed application. If the zoning permit is denied, the Zoning Officer shall specify the reasons for denying the permit.
 - [3] The zoning permit, once issued, shall be posted on the property until completion of the project.
 - [4] Upon the completion of the activity authorized by the zoning permit and prior to use or occupancy, the holder of the permit shall notify the Zoning Officer and a use and occupancy permit shall be obtained.
- (2) Building permits.

- (a) **Applicability.** A building permit shall be required prior to the erection, construction, demolition or alteration of any building or structure, or any portion thereof, in accordance with Chapter 82, Building Construction, of the Code of the City of Coatesville.
- (b) **Issuance.**
 - [1] Building permits shall be issued in accordance with §224-79, Administration and Enforcement.
 - [2] The Zoning Officer shall grant or deny the building permit within 30 days of a completed application. If the building permit is denied, the Zoning Officer shall specify the reasons for denying the permit.
 - [3] The building permit, once issued, shall be posted on the property until completion of the project.
- (3) **Conditional use permit.**
 - (a) **Applicability.** The governing body shall have the power to approve conditional use permits when specifically required by this chapter.
 - (b) **Issuance.** A conditional use permit shall be issued in accordance with §224-79, Administration and Enforcement, and the following procedure:
 - [1] The Zoning Officer shall forward an application for a conditional use to the Planning Commission and the City Council for review.
 - [2] The Planning Commission shall review the application and any supporting documents to determine whether the conditional use is consistent with this chapter, City of Coatesville Comprehensive Plan and other plans or ordinances adopted by the City of Coatesville. The Planning Commission shall forward its comments and recommendations to the City Council prior to the final decision by the Council.
 - [3] The City Council shall conduct a public hearing and make a decision in accordance with §224-86.
 - [4] When making a decision, the City Council shall grant a conditional use permit only when it finds that a proposed structure or use will meet the requirements listed below. The applicant shall be responsible for demonstrating compliance with these standards:
 - [a] The proposal shall be in compliance with this chapter, both general provisions and those applicable to the particular structure or use.
 - [b] The proposal shall be consistent with the goals and objectives of the City of Coatesville Comprehensive Plan as well as recommendations contained therein.
 - [c] The City Council shall consider the comments and recommendations of the Planning Commission.
 - [d] The proposed conditional use shall be suitable for the lot, including but not limited to its location, water and sewer service capabilities, natural features and accessibility to roads, utilities, and infrastructure.
 - [e] The impacts of the proposed conditional use shall not adversely affect the neighborhood, including but not limited to traffic, noise and lighting.
 - [f] The impacts of the proposed conditional use shall not adversely affect public services and facilities, such as water supply, sewage

disposal, roads, police and fire protection, emergency services, open space and recreation facilities and the public school system, and where necessary, arrangements for mitigating the impact or improving the public service or facility are assured.

- [g] The impacts of the proposed conditional use on adjacent municipalities shall be considered, including but not limited to roads, public services or facilities and community services or facilities.
 - [h] The proposed conditional use shall not adversely affect the public health, safety, morals, and general welfare and shall serve the best interests of the City of Coatesville.
 - [i] In granting a conditional use permit, the City Council may attach reasonable conditions and safeguards as it may deem necessary to implement the purposes of this chapter and the City of Coatesville Comprehensive Plan.
- [5] The permit, once issued, shall be posted on the property until completion of the project.
 - [6] Upon the completion of the activity authorized by the conditional use permit and prior to use or occupancy, the holder of the permit shall notify the Zoning Officer and a use and occupancy permit shall be obtained.
 - [7] An application for a conditional use permit may be considered concurrently with the preliminary plan for a land development or subdivision, provided that a sketch plan has been approved in accordance with Chapter 197, Subdivision and Land Development.
 - [8] The failure of the applicant to demonstrate compliance with the requirements of this article, at the discretion of the City Council, can be deemed either a basis for establishing conditions or limitations on an approval or the basis for a denial of a conditional use application.
- (4) Use and occupancy permits.
- (a) Applicability.
 - [1] A use and occupancy permit shall be required upon completion of the project for which a zoning permit or conditional use permit was issued.
 - [2] It shall be unlawful for any person to use or occupy any structure or land until a use and occupancy permit has been duly issued and, where applicable, a highway occupancy permit has been issued by the Pennsylvania Department of Transportation.
 - (b) Issuance.
 - [1] A use and occupancy permit shall be issued in accordance with §224-79.
 - [2] The Zoning Officer shall grant or deny the use and occupancy permit within 10 days of a completed application. If the use and occupancy permit is denied, the Zoning Officer shall specify the reasons for denying the permit.
 - (c) Temporary use and occupancy permit. A temporary use and occupancy permit may be issued by the Zoning Officer for a period not exceeding six months during alterations or partial occupancy of a building pending its completion, provided that such a temporary permit may require conditions and safeguards needed to protect the safety of the occupants and the public.

C. Variances and special exceptions. **[Added 12-10-2007 by Ord. No. 1293-2007]**

(1) Applications.

- (a) Special exception: permission for a use that would not be permissible generally or without restriction throughout a zoning district but which, if controlled as to area, location, relation to the neighborhood and other such restrictions as may be deemed appropriate in each case, would be compatible with surrounding land uses and found to be consistent with the Comprehensive Plan for City of Coatesville.
- (b) Variances: deviation from specific dimensional requirements within a regulation. These frequently involve modifications to required yards. The granting of a variance is generally based upon special circumstances which create an undue hardship to the property owner. An undue hardship is defined as an exceptional hardship which cannot reasonably be corrected or avoided by the applicant. Self-created problems or common difficulties shared by all other property owners in an area are not an undue hardship.

(2) Written petition.

- (a) Applications for special exceptions and variances shall be obtained from and filed with the Zoning Official and shall be accompanied by the applicable fee. The Zoning Official shall review the application for sufficiency, which includes completeness of the application. If additional data is required, the Zoning Official shall advise the applicant within 15 working days after receipt of the application.
- (b) Upon finding the application to be correct and complete, it shall be scheduled for a public hearing before the next available Zoning Hearing Board (ZHB) meeting, but not more than 60 days after initial filing. Should an error in the application be discovered, the Zoning Official shall have the discretion to require the applicant to reapply or submit a revised plan with additional information. Special exception applications and applications for variances shall include but not be limited to the following where applicable:
 - [1] Site plans of an appropriate scale showing proposed placement of structures on the property, provisions for ingress and egress, off-street parking and off-street loading areas, refuse and service areas and required yards and other spaces;
 - [2] Plans showing proposed locations for utilities hookups;
 - [3] Plans for screening and buffers, with references to type, dimensions and character;
 - [4] Proposed landscaping;
 - [5] Proposed signs and lighting including type, dimension and character;
 - [6] A legal description of the entire property encompassing the special exception or variance;
 - [7] A narrative description of the total project in sufficient detail to provide an understanding of the nature of the development proposal and a statement describing how the requested special exception and/ or variances meet the standards for approval.

(3) Procedure.

- (a) Application materials for any of the petitions prescribed herein may be obtained at the Urban Planning and Codes Enforcement Department office. Staff is available to answer applicants' questions. Upon receiving a complete application, the

- Zoning Official shall review it for sufficiency and completeness. Once deemed sufficient and complete, the request is scheduled for the next available hearing date. An on-site review is performed and a staff report is written that includes all relevant information and recommended conditions if the request is approved. The applicant, or the applicant's representative must be present at the public hearing to present the request and answer any questions the ZHB may have.
- (b) The ZHB will then make a decision based upon the facts presented at the public hearing. The applicant will receive written notification of the ZHB decision as soon as possible thereafter. In addition, whenever the ZHB approves a variance or special exception, a document is recorded in the Coatesville Urban Planning and Codes Enforcement Department property file stating the approval, petition number, legal description and the name and address of the applicant.
- (4) Notice of public hearing.
- (a) All actions of the ZHB are preceded by a public hearing. Upon receipt of an application, a hearing date is set. Generally, two types of notice are given prior to a public hearing:
- [1] Legal advertisement giving notice of the request is published in a newspaper of general circulation in Chester County. This legal advertisement must contain a description of the request, a description of the subject property, and the time, date and location of the public hearing. All interested persons are invited to appear and be heard.
- [2] Written notice containing the same information appearing in the legal advertisement is mailed to all persons owning property within 200 feet of the subject property, excluding right-of-way, at least 15 days prior to the public hearing. These notices are sent to the property owners shown on the latest available tax rolls. Notice is considered to have been given when placed, postage paid, in the United States mail.
- [3] All notices, including "public notice" as defined in Chapter 224, shall, in such notice, contain language specifying that any person with a disability or requiring accommodation should contact the City to make arrangements for such accommodation. **[Added 2-23-2015 by Ord. No. 1444-2015]**

§224-80. Fees.

No action shall be taken on any application for any special exception, conditional use, variance, validity challenge, curative amendment, petition for a zoning change or appeal until all application fees, charges and expenses have been paid in full, in accordance with Chapter 108, Fees, of the Code of the City of Coatesville.

§224-81. Enforcement.

- A. Violations. Failure to secure the appropriate permits in accordance with this article shall be a violation of this chapter. It shall also be a violation of this chapter to undertake other deliberate actions which are contrary to the terms of this chapter or other existing statutes.
- B. Causes of action. In case any building, structure, landscaping or land is or is proposed to be erected, constructed, reconstructed, altered, converted, demolished, repaired, extended, replaced, maintained or used in violation of this chapter, the City Council or, with the approval of the City Council, an officer of the City or any aggrieved owner or tenant of real property who shows that his or her property or person will be substantially affected by the alleged violation,

in addition to other remedies, may institute any appropriate action or proceeding to prevent, restrain, correct or abate such building, structure, landscaping or land or to prevent, in or about such premises, any act, conduct, business or use constituting a violation. When any such action is instituted by a landowner or tenant, notice of that action shall be served upon the municipality at least 30 days prior to the time the action is begun by serving a copy of the complaint to the City of Coatesville. No such action may be maintained until such notice has been given.

C. Enforcement notice.

- (1) If it appears to the City of Coatesville that a violation of this chapter has occurred, the City shall initiate enforcement proceedings by sending an enforcement notice as provided in this subsection.
- (2) The enforcement notice shall be sent to the owner of record of the parcel on which the violation has occurred, to any person who has filed a written request to receive enforcement notices regarding that parcel and to any other person requested in writing by the owner of record.
- (3) The enforcement notice shall state at least the following:
 - (a) The name of the owner of record and any other person against whom the City of Coatesville intends to take action.
 - (b) The location of the property in violation.
 - (c) The specific violation with a description of the requirements which have not been met, citing in each instance the applicable provisions of this chapter.
 - (d) The date before which the steps for compliance must be commenced and the date before which the steps must be completed.
 - (e) That the recipient of the notice has the right of appeal to the Zoning Hearing Board within a prescribed period of time in accordance with procedures set forth in the ordinance.
 - (f) That failure to comply with the notice within the time specified, unless extended by appeal to the Zoning Hearing Board, constitutes a violation, with possible sanctions clearly described.

D. Enforcement remedies.

- (1) Any person, partnership, or corporation who or which has violated or permitted the violation of the provisions of this chapter shall, upon being found liable therefor in a civil enforcement proceeding commenced by the City of Coatesville, pay a judgment of not more than \$500, plus all court costs, including reasonable attorney fees incurred by a municipality as a result thereof.
- (2) No judgment shall commence or be imposed, levied or payable until the date of the determination of a violation by the District Justice. If the defendant neither pays nor timely appeals the judgment, the City of Coatesville may enforce the judgment pursuant to the applicable rules of civil procedure.
- (3) Each day that a violation continues shall constitute a separate violation, unless the District Justice determining that there has been a violation further determines that there was a good faith basis for the person, partnership or corporation violating this chapter to have believed that there was no such violation; in which event, there shall be deemed to have been only one such violation until the fifth day following the date of the determination of a violation by the District Justice, and thereafter each day that a violation continues shall constitute a separate violation.
- (4) All judgments, costs and reasonable attorney fees collected for the violation of this chapter shall be paid over to the City of Coatesville.

- (5) The Court of Common Pleas, upon petition, may grant an order of stay, upon cause shown, tolling the per diem fine pending a final adjudication of the violation and judgment.
- (6) Nothing contained in this section shall be construed or interpreted to grant to any person or entity other than the municipality the right to commence any action for enforcement pursuant to this section.

SECTION 4. Part II: General Legislation; Chapter 224, Zoning; Article XVIII, Traditional Neighborhood Development Overlay District, of the City of Coatesville Code of Ordinances is hereby amended by the deletion of the entirety of Article XVIII, Traditional Neighborhood Development Overlay District, and the insertion of the following in its place and stead:

§224-98. Traditional Neighborhood Development (TND) Overlay District.

A. Purpose. Provisions for the TND District have been enacted to:

- (1) Implement the Tier I "Revitalization Plan 2002," dated August 23, 2002, and in particular the Traditional Neighborhood Development Revitalization Guidelines and Best Practices.
- (2) Implement the Tier II "Urban Center Revitalization Plan," dated December 23, 2002, and in particular "Focus Area One," the Central Business District, as described in the General Action Plan of the Tier II report.
- (3) Comply with Article VII-A, Traditional Neighborhood Development, of the Pennsylvania Municipalities Planning Code, Act 247, as amended; in particular, those purposes and objectives listed in Section 701-A of Article VII-A such as: encouraging innovation for mixed-use pedestrian-oriented development; extending opportunities for housing and employment; encouraging a more efficient use of land; allowing for integrated, mixed-use, pedestrian-oriented neighborhoods; establishing public space; minimizing traffic congestion; and fostering a sense of place and community.
- (4) Foster redevelopment of the Central Business District (CBD).
- (5) Promote the principles of traditional neighborhood development through the revitalization and redevelopment of the City as a compact, mixed-use, pedestrian-oriented place, as described in Exhibit B, General Design Principles for the TND Overlay District.

Editor's Note: Exhibit B is included at the end of this chapter.

B. Description of the Traditional Neighborhood Development (TND) Overlay District and conditions of eligibility.

- (1) The TND District overlays centrally located portions of the PS, POS, C-1, C-2, and I-1 Districts as shown on the Zoning Overlay Districts (Map): Exhibit A, and Exhibit A-1. The TND District is bordered on the west by N 1st Avenue and S. 1st Avenue; on the north by the railroad tracks; on the east by N. 5th Avenue, S. 4th Avenue and Monroe Street; and on the south by Lincoln Highway, Walnut Street, and Oak Street.

Editor's Note: Said maps are on file in the City offices.

- (2) Given the incentives in the TND Overlay District, the applicant may elect to utilize the provisions in this **Article XVIII** or utilize underlying zoning requirements. The Applicant shall convey those intentions on their land development application and the land development plans.

C. General design principles. The overarching principles for TND design and development shall

be consistent with the latest revitalization guide and Exhibit B to this Article XVIII and with particular emphasis on:

- (1) Adaptive reuse as a way of using or preserving of an existing building rather than tearing it down.
- (2) Alley.
- (3) Building design.
- (4) Building height/width/proportion.
- (5) Building location.
- (6) Building placement (setback).
- (7) Building separation distances.
- (8) Building size.
- (9) Building types.
- (10) Buildings: vertical form.
- (11) Build-to line.
- (12) Curb cuts.
- (13) Deck parking structure.
- (14) First floor/ground floor use.
- (15) Infill development.
- (16) Landscaping.
- (17) Mixed use.
- (18) Parking: off-street.
- (19) Parking: on-street.
- (20) Parking lots — private.
- (21) Parking lots — public.
- (22) Public space.
- (23) Sidewalks, walkways, and pedestrian links.
- (24) Street and alley network.
- (25) Streetlights.
- (26) Street trees/shade trees.
- (27) Street wall.
- (28) Streetscape.
- (29) Traditional Neighborhood Development (TND).

NOTE: The "Manual of Design Guidelines" appear as Appendix B to this article XVIII.^[3]

^[3] *Editor's Note: Appendix B is included at the end of this chapter.*

D. Use regulations. A building may be erected, altered, or used and a lot may be used or occupied for any of the following uses and no other:

- (1) New uses permitted in the TND Overlay District may include uses by right:
 - a) Cemetery
 - b) Convenience store.
 - c) Day-care center. [Refer to §224-60B(1).]
 - d) Financial institution. [Refer to §224-60C(4).]
 - e) Government building facility
 - f) Group home.
 - g) Group quarters. [Refer to §224-60B(4).]
 - h) Health/recreation spa.
 - i) Hotel.

- j) Life-care facility. [Refer to §224-60B(5).]
- k) Medical clinic.
- l) Mixed uses shall also be permitted, especially in a vertical arrangement. (For example, live-work units are encouraged.)
- m) Movie theater.
- n) Office center. [Refer to §224-60C(8).]
- o) Passive recreation.
- p) Playhouse.
- q) Restaurant, fast-food. [Refer to §224-60C(2).]
- r) Restaurant.
- s) Retail center. [Refer to §224-60C(1).]
- t) Restaurant-sidewalk cafe, in accordance with §224-98F(8).
- u) Single family detached.
- v) Single family semi-detached.

(2) Uses permitted by special exception. The following uses and structures are permitted by special exception within this district, subject to the requirements of Article XII, Supplemental Use Regulations, if applicable:

- a) Active Recreation
- b) Church/religious use
- c) Day-care center. [Refer to §224-60B(1).]
- d) Funeral Home/Mortuary
- e) Group quarters. [Refer to §224-60B(4).]
- f) Indoor public recreation
- g) Library
- h) Life-care facility. [Refer to §224-60B(5).]
- i) Nursing home. [Refer to §224-60B(6).]
- j) School
- k) Single-family attached (row house)
- l) Tavern.
- m) Any combination of uses permitted by right or special exception, or both, in accordance with §224-62, Unified land development process.

(3) Uses permitted by conditional use (CU) The following uses and structures are permitted by conditional use within this district, subject to the supplemental use regulations of Article XII, if applicable:

- a) Community Utility
- b) Personal Service
- c) Retail complex. [Refer to §224-60C(1).]
- d) Retail store
- e) The combination of a conditional use and a use permitted by right or special exception, in accordance with §224-62, Unified land development process.

E. Lot area, width, coverage, and yard requirements.

(1) Lot area:

- (a) Three hundred square feet minimum of gross lot area per dwelling unit, and 1,500 square feet minimum of gross lot area for each nonresidential use, whenever the TND Overlay District overlays lots in the C-1 and C-2 Districts.
- (b) One thousand five hundred square feet minimum per dwelling unit, and 3,000 square feet minimum for each nonresidential use, whenever the TND Overlay District overlays lots in other districts as shown in Exhibit A-1.

- (c) For live/work units, the minimum lot areas shall be computed as nonresidential use.
 - (2) Density:
 - (a) Whenever the TND Overlay District overlays lots in the C-1 and C-2 Districts, the maximum allowable number of proposed units shall not exceed one dwelling unit for every three hundred (300) square feet minimum of gross lot area; maximum allowable nonresidential uses shall be a maximum of one unit per one thousand five hundred (1,500) square feet minimum of gross lot area.
 - (b) Whenever the TND Overlay District overlays lots in other districts as shown in Exhibit A-1, one dwelling unit is allowed per one thousand five hundred (1,500) square feet minimum of gross lot area; and one non-residential unit is allowed per three thousand (3,000) square feet minimum of gross lot area.
 - (c) For live/work units, the minimum lot areas shall be computed as a nonresidential use.
 - (3) Lot width: 20 feet minimum.
 - (4) Lot coverage: 98% maximum, subject to the provisions of §224-98F(6)(b) for the other 2% of lot coverage.
 - (5) Yards: front, front-most façade of building shall match the build-to lines of the buildings on the same block or at zero feet; side, zero feet; rear, zero feet minimum, provided the primary facades of buildings are located at the edge of the sidewalk adjoining the street as per §224-98F(2).
 - (6) Building Height:
 - (a) Two stories or 20 feet minimum for all principal buildings in the TND Overlay District.
 - (b) The maximum height for principal buildings shall be 50 feet.
 - (c) The maximum height for principal buildings can be raised if allowed by a conditional use permit to a maximum of 100 feet high.
- F. Development standards. In addition to the standards in §224-98C (and Exhibit B) and the Project Design Manual referenced in §224-98G(2)(i), the following shall apply:
- (1) Streets, alleys, and streetscape. Continue and extend the interconnected network of streets and alleys. Maintain and/or provide rear services streets and/or alleys in all new developments and avoid mid-block curb cuts. Maintain and emulate traditional streetscape dimensions (see Exhibit B, Streetscape, and maintain and/or create street walls (see Exhibit B, Street Wall along sidewalks. An alley shall be a minimum paved width of 12 feet for one-way alleys, and 16 feet for two-way alleys (see Exhibit B, Alley).
 - (2) Buildings. Place at build-to line to form street wall. Pursuant to §224-98.E(6).
 - (3) Parking. Build and maintain off-street parking in the rear of buildings or in deck parking structure in accordance with Article XIII, Off street Parking and Loading, except that:
 - (a) For development that overlaps the C-1 and C-2 Districts:
 - [1] The parking requirements of Article XIII, Off street Parking and Loading, may be reduced by 50% for development that overlays the C-1 and C-2 Districts, provided that sufficient off-site deck parking is available within 400 feet of the property and such parking has not been assigned or committed to any other development; or
 - [2] The parking requirements of Article XIII, Off street Parking and Loading, may be reduced by 100%, provided that off-site deck parking

is available within 400 feet of a property, and that all such parking is owned and maintained by the same property owner that is seeking the one-hundred-percent relief of the Article XIII requirements.

- (4) Pedestrian access. Build and maintain sidewalks on both sides of all streets. Sidewalks shall be a minimum of five feet in width. Sidewalks shall be five to fifteen feet wide, based on the width of the sidewalks on each side of the subject property in the C-1 and C-2 Districts (see Exhibit B, Sidewalks, Walkways and Pedestrian Links).
- (5) Signage. These requirements for new signs are in addition to the requirements in Article XIV Signs. If this section and Article XIV Signs conflict, then the most conservative requirement shall prevail:
 - (a) No new freestanding signs shall be installed.
 - (b) A promotional sign up to 64 square feet may be installed to identify a development or facility. However, such sign shall be considered as a temporary sign that shall be removed within 14 days of receipt of a certificate of occupancy.
- (6) Landscape features.
 - (a) Install and maintain street trees at an average interval of 40 feet along both sides of all streets where there are no existing street trees (see Exhibit B, Landscaping and Street Trees).
 - (b) Install and maintain internal landscaped courtyard areas, roof gardens and/or green areas pursuant to §224-51 Landscaping and Buffering.
- (7) Utilities. Place new utilities underground and in accordance with Chapter 194 Subdivision and Land Development Ordinance [Utilities].
- (8) Restaurant-sidewalk cafe. The purpose of restaurant-sidewalk cafe designation is to promote the pedestrian character of the City. The following shall apply:
 - (a) It shall be unlawful for any person to erect, construct or maintain a restaurant-sidewalk cafe without first applying for and securing a permit therefore as hereinafter provided.
 - (b) Any person who shall desire to open a restaurant-sidewalk cafe in the City shall make application therefor (the applicant) in writing to the Codes Department. Such application shall be accompanied by such application fee as required by a schedule of fees established by and amended from time to time by resolution of City Council. Such application shall be made upon forms provided by the City and shall set forth and include the following:
 - [1] The name and address of the applicant.
 - [2] A plan specifying the precise location of the outdoor portion of the restaurant-sidewalk cafe, including a calculation of the proposed occupant load.
 - [3] The written consent of the property owner.
 - [4] An agreement of indemnity as outlined in Subsection F(8)(d).
 - [5] The indoor seating capacity of the restaurant-sidewalk cafe.
 - [6] Such other information as may be required from time to time.
 - (c) No action shall be taken on any application for a permit under this subsection until the application has been completed in its entirety and the application fee, as required by a schedule of fees established and amended from time to time by resolution of City Council, has been paid in full. The schedule of fees shall be kept on file at the Codes Department. There shall be no proration of fees under this subsection.
 - (d) The applicant, by signing the application and requesting the permit review, shall

well and truly save, indemnify, defend and keep harmless the City of Coatesville, its officers, employees and agents from and against any and all actions, suits, demands, payments, costs and charges for and by reason of the existence of the restaurant-sidewalk cafe and all damages to persons or property resulting from or in any manner caused by the presence, location, use, operation, installation, maintenance, replacement or removal of such restaurant-sidewalk cafe or by the acts or omissions of the employees or agents of the applicant in connection with such restaurant-sidewalk cafe.

- (e) The restaurant-sidewalk café shall have a minimum indoor seating capacity of 15 persons.
- (f) The restaurant-sidewalk cafe outdoor areas are required to stop serving customers on or before 11:00 p.m. prevailing time, and clear all tables of food, beverages, and customers on or before 12:00 midnight prevailing time.
- (g) The restaurant-sidewalk cafe shall serve all beverages in a glass only. Restaurants and/or Sidewalk Cafés shall not serve food and beverages using disposable products.
- (h) The applicant shall maintain the restaurant-sidewalk cafe in accordance with all City ordinances and state and federal laws, as well as rules and regulations promulgated and adopted by the City which pertain to this use of restaurant-sidewalk cafes.
- (i) The applicant shall remove the outdoor portion of the restaurant-sidewalk cafe within 30 days after written notice if the City determines that the restaurant-sidewalk cafe is detrimental to the health, safety and general welfare of the City or its citizens
 - [1] Due to pedestrian traffic changes, the restaurant-sidewalk cafe narrows the sidewalk to the extent that pedestrian traffic is impeded;
 - [2] The restaurant-sidewalk cafe interferes with the maintenance or installation of an underground utility structure;
 - [3] The restaurant-sidewalk cafe is no longer being used as such;
 - [4] The restaurant-sidewalk cafe has been temporarily or permanently closed for violation of any City, state, or federal law and/or regulation;
or
 - [5] The restaurant-sidewalk cafe is operated in violation of any ordinance, rule, or regulation of the City of Coatesville.
- (j) In the event that the applicant fails to remove the restaurant-sidewalk cafe within 30 days after written notice, the City may proceed to remove and restore the area and charge the applicant for the cost thereof. Should the restaurant-sidewalk cafe be removed by the City, the applicant shall be entitled to a return of the equipment, furnishings or appurtenances so removed only after the payment of all costs due to the City and by requesting the return in writing. The responsibility for removal under the provisions of this subsection shall be the sole responsibility of the applicant without any obligation or cost assessed against the City.
- (k) The City may, from time to time, promulgate whatever rules or regulations it deems necessary or desirable to effectuate the purposes of this subsection, and the same shall be approved by the City Council.
- (l) In any location where the restaurant-sidewalk cafe is not separated from the flow of traffic by parking areas or other barriers, no table shall be located within five

feet of the curb.

- (m) The sidewalk cafe must provide table service whereby restaurant staff takes the customer's order at the table and serves at the table, and then cleans the table.

G. Procedures for approval of development in the TND Overlay District.

- (1) All applicants are encouraged to submit sketch plans for all TND Overlay proposals. As per Section 707-A of the Pennsylvania Municipalities Planning Code, such plans may be informally reviewed as conceptual plans in order to provide an opportunity for the City to make suggestions and recommendations on the design of the proposed development.
- (2) The applicant shall follow the preliminary and final plan application requirements of the most recent version of the City of Coatesville Subdivision and Land Development Ordinance and shall include the following information:
 - (a) Building plan. A separate plan sheet shall be submitted to depict the proposed building program. Said plan shall indicate the proposed principal and accessory uses, the gross square footages of all uses, and the building heights. The building plan shall also indicate the total lot coverage, existing and proposed.
 - (b) Street, alley, and streetscape plan.
 - [1] A separate plan sheet shall be submitted to depict the proposed interconnected street and alley network. Such plan shall indicate all street widths and rights-of-way widths.
 - [2] Such plan shall indicate all materials, depths of pavement courses, and gradients.
 - (c) Pedestrian access plan.
 - [1] A separate plan sheet shall be submitted to depict the proposed interconnected network for pedestrian access, including sidewalks and other pathways.
 - [2] Such plan shall indicate all sidewalk and path widths, materials, and gradients.
 - (d) Staging/phasing plan.
 - [1] A separate plan sheet shall be submitted to depict proposed staging or phasing of the total land development.
 - [2] In the case of a development proposed to be developed over a period of years, flexibility of housing density, design and type may be addressed to:
 - [a] Permit a variation in each section to be developed from the density or intensity of use established for the entire development.
 - [b] Allow for a greater concentration of density or intensity of land use within some section or sections of development, whether it be earlier or later in the development.
 - [c] Require that the approval of such greater concentration of density or intensity of land use for any section to be developed be offset by a smaller concentration in any completed prior stage or by an appropriate reservation of common open space on the remaining land by a grant of easement or by covenant in favor of the City, provided that the reservation shall, as far as practicable, defer the precise location of such common open space until an application for final approval is filed so that flexibility of development, which is a prime objective of this article, can be maintained.

- (e) Landscape plan.
 - [1] A separate plan sheet shall be submitted to depict all proposed landscape features pursuant to §197-49, Street Trees, and Shade Trees and §197-50, Landscaping Requirements.
 - [2] The landscape plan shall indicate all plant types, size and quantities as well as the types, sizes, and materials for all paving, benches, walls, and other structures.
 - (f) Parking plan.
 - [1] A separate plan sheet shall be submitted to depict proposed surface and deck parking. Such plan shall list the number of parking spaces proposed in relation to the proposed use(s).
 - [2] On-street parking spaces may be counted toward the overall parking requirement whenever such parking is located along the frontage of the property that is proposed for development.
 - [3] Off-street deck parking may be counted toward up to 50% of the overall parking requirement whenever such parking is located within 400 feet of the property proposed for development.
 - (g) Signage plan.
 - [1] The provisions of Article XIV, Signs, shall apply.
 - [2] A separate plan sheet shall be submitted to depict all proposed signage for all wall and window signs, as well as any proposed banners, directional, and way-finding signs.
 - [3] Such plan shall also depict the size, materials, colors, graphics, and anchoring details for all signs.
 - (h) Utilities plan. A separate plan sheet shall be submitted to depict all proposed utilities. Place new utilities in accordance with Chapter 194 Subdivision and land Development Ordinance.
 - (i) Project Design Manual. At the time of land development plan submission for each phase or stage of development, a Project Design Manual shall be submitted by the applicant to illustrate the proposed design excellence, architectural excellence, and related construction excellence for the proposed architectural, streetscape, and landscape features. Said Project Design Manual shall be consistent with the general design principles in §224-98.C for the TND Overlay District and Exhibit B to this Article XVIII, and shall be submitted for approval by City Council, which approval shall not be unreasonably denied.
 - (j) Declaration of covenants, easements, and restrictions. A declaration shall be submitted to the City and shall be in such a form as deemed satisfactory to the City Solicitor.
- (3) In order to promote flexibility of design of a traditional neighborhood development, modifications from specific design criteria contained in the Zoning Ordinance may be needed, as provided for in Article VII-A, Traditional Neighborhood Development, of the Pennsylvania Municipalities Planning Code, Sections 701-A(a)(8), 701-A(a)(9), 702-A(2), 706-A(a), and 706-A(g)(2). The City Council shall have the authority to grant de minimus modifications of such zoning requirements if, in Council's discretion, it determines that such modifications will result in a better design of a traditional neighborhood development and will not adversely affect the health, safety, and welfare of the City. Such grant shall occur after a public hearing and public meeting to consider the modifications.

- (4) Compliance with the provisions for a traditional neighborhood development under this article shall be determined by City Council in the exercise of its reasonable discretion and judgment, in consultation with the City Planning Commission, the City Engineers, City Planner, and other advisors.

SECTION 5. Part II: General Legislation; Chapter 224, Zoning; Article XX, Steel Museum District, of the City of Coatesville Code of Ordinances is hereby amended by the deletion of the entirety of Article XX, Steel Museum District, and the insertion of the following in its place and stead:

Article XX
Steel Museum District
[Added 4-11-2005 by Ord. No. 1247-2005]

§224-100. Steel Museum District (SMD) Overlay District.

- A. Purpose. Provisions for the SMD Overlay District has been enacted to:
- (1) Implement the Tier I "Revitalization Plan 2002," dated August 23, 2002, and in particular the Revitalization Guidelines and Best Practices.
 - (2) Implement the Tier II "Urban Center Revitalization Plan," dated December 23, 2002.
 - (3) Foster redevelopment of the area adjoining the Traditional Neighborhood District (TND).
 - (4) Promote the revitalization and redevelopment of the City as a compact, mixed-use, pedestrian-oriented place.
 - (5) Provide for the interpretive design of new structures and development and adaptive reuse of the existing remaining historic industrial buildings.
- B. Description of the Steel Museum (SMD) District and conditions of eligibility.
- (1) The SMD Overlay District is the area which consists of the following lots identified by the Tax Map Parcel Number assigned thereto by the Board of Assessment of the County of Chester:
Tax Map Parcel No. 16- 5- 229;
Tax Map Parcel No. 16- 5- 231;
Tax Map Parcel No. 16- 10-20; and
Tax Map Parcel No. 16- 10-20.2
 - (2) The SMD District overlays the portion of the I-2 District in the area described in Section 224-100.B(1).
- C. General design principles. The principles for SMD design and development shall be consistent with the Manual of Written and Graphic Design in the latest revitalization plan adopted by the City with particular emphasis on:
- (1) Adaptive reuse of an existing building.
 - (2) Building height/width/proportion.
 - (3) Building location.
 - (4) Building placement (setback).
 - (5) Building separation distances.
 - (6) Building size.
 - (7) Building types.
 - (8) Buildings: vertical form.
 - (9) Build-to line.
 - (10) Curb cuts.

- (11) Deck parking structure.
- (12) First floor/ground floor use.
- (13) Infill development.
- (14) Landscaping.
- (15) Mixed use.
- (16) Parking: off-street.
- (17) Parking: on-street.
- (18) Parking lots — private.
- (19) Parking lots — public.
- (20) Sidewalks, walkways, and pedestrian links.
- (21) Street and alley network.
- (22) Streetlights.
- (23) Street trees/shade trees.
- (24) Street wall.
- (25) Streetscape.

D. Permitted uses and structures.

- (1) Uses permitted by right. The following uses and structures are permitted by right within this district, subject to other applicable standards of this chapter. Proposals are limited to one principal use and any associated accessory uses and structures.
 - (a) Light industry/business.
 - (b) Light-industrial center. [Refer to §224-60D(1).]
 - (c) Distribution/warehouse/storage.
 - (d) Mini warehouse/public warehouse. [Refer to §224-60D(3).]
 - (e) Office.
 - (f) Office center. [Refer to §224-60C(8).]
 - (g) Commercial/trade school. [Refer to §224-60B(2).]
 - (h) Community utility. [Refer to §224-60B(8).]
 - (i) Mass transit terminal.
 - (j) Government building/facility.
 - (k) Hardware/lumberyard.
 - (l) Any of the uses listed below in accordance with the provisions for adaptive reuse in §224-61B:
 - [1] Financial institution. [Refer to §224-60C(4).]
 - [2] Restaurant.
 - [3] Restaurant, fast-food. [Refer to §224-60C(2).]
 - [4] Auto service. [Refer to §224-60C(5).]
 - [5] Medical clinic.
 - [6] Veterinary/animal hospital.
 - [7] Indoor public recreation.
 - [8] Health/recreation spa.
 - (m) Public parking lot/garage.
 - (n) Manufacturing
- (2) Mixed uses, or any combination thereof, shall also be permitted, especially in a vertical arrangement, such as a live-work unit.
- (3) Uses within existing structures, includes those listed in Subsection D(1) and (2) above and also include:
 - (a) Retail uses.
 - (b) Museum.
 - (c) Convention center or assembly use.
 - (d) Performing arts venue.
 - (e) Parking.

- (f) Other complementary, associated, or similar use.
 - (4) Uses permitted by special exception. The following uses are permitted by special exception subject to supplemental use regulations of Article XII, Supplemental Use Regulations, if applicable, and approval in accordance with Article XV, Administration and Enforcement:
 - (a) Manufacturing.
 - (b) Institution.
 - (c) Radio, television, or microwave transmitter. [Refer to §224-60B(9).]
 - (d) Any of the uses listed in §224-19C(1), except residential, if adaptive reuse is not feasible; or
 - (e) Any combination of uses permitted by right or special exception in accordance with the provisions of §224-62, Unified land development process.
 - (5) Uses permitted by conditional use. The following uses are permitted by conditional use subject to the supplemental design standards of Article XII Supplemental Use Regulations, if so designated, and approval in accordance with §224-79B(3):
 - (a) Retail center. [Refer to §224-60C(1).]
 - (c) Industrial park. [Refer to §224-60D(2).]
 - (d) Office park. [Refer to §224-60C(8).]
 - (e) Radio, television or microwave transmitter. [Refer to §224-60B(9).]
 - (f) Transfer station. [Refer to §224-60D(6).]
 - (g) Solid waste incinerator. [Refer to §224-60D(8).]
 - (h) Solid waste landfill. [Refer to §224-60D(7).]
 - (i) Recycling center. [Refer to §224-60D(4).]
 - (j) Junkyard. [Refer to §224-60D(5).]
 - (k) Any combination of uses permitted by right, special exception or conditional use in accordance with the provisions of §224-62, Unified land development process.
 - (6) Accessory uses and structures. Accessory uses and structures are permitted in the SMD Overlay District in accordance with the provisions of §224-59, Accessory uses and structures.
 - (7) Uses within existing structures, includes those listed in Subsection D(1) and (2) above and also include:
 - (a) Retail uses, only as an accessory use complementary to the primary use.
 - (b) Museum.
 - (c) Convention center or assembly use.
 - (d) Performing arts venue.
 - (e) Parking.
 - (f) Other complementary, associated, or similar use such as museum café or cafeteria
- E. Lot area, width, coverage, yard, and height requirements.
- (1) Lot area:
 - (a) 2,000 square feet minimum for each nonresidential use.
 - (b) For live/work units, the minimum lot areas shall be computed as a nonresidential use.
 - (2) Lot width: 16 feet minimum.
 - (3) Lot coverage: 98% maximum, where the remaining 2% percent of the lot shall be installed and maintained as internal landscaped courtyard areas, roof gardens and/or green areas.
 - (4) Yards: front, zero; side, zero; rear, zero feet minimum, provided the primary facades of buildings are located at the edge of the sidewalk facing a street or on a pedestrian promenade between the fronts of two buildings.

- (5) Building height:
 - (a) Two stories or 20 feet, minimum.
 - (b) Five stories or 75 feet maximum.
 - (c) Buildings shall have a setback of 10 horizontal feet for every 20 vertical feet of height over 35 feet.
- F. Development standards. In addition to the standards in §224-100C (and Exhibit B), the following shall apply:
- (1) The design of the project will incorporate sound design principles, although, through interpretive design, the layout may reflect the development pattern of the original industrial development.
 - (2) Parking: build and maintain in rear of buildings, in deck parking structure, or in parking garage.
 - (3) Pedestrian access: build and maintain sidewalks on both sides of all streets. Sidewalks shall be a minimum of four feet six inches in width.
 - (4) Signage: as appropriate to identify development or facility, up to 64 square feet as a promotional sign. However, such sign shall be considered as a temporary sign that shall be removed within 14 days of receipt of a certificate of occupancy. These requirements are in addition to the requirements in Article XIV Signs. If this section and Article XIV Signs conflict, then the more conservative requirement shall prevail.
 - (5) Landscape/hardscape:
 - (a) Install and maintain street trees at an average interval of 40 feet along both sides of all streets where there are no existing street trees.
 - (b) Install and maintain internal landscaped courtyard areas, roof gardens and/or green areas in accordance with the landscaping requirements in Chapter 197, Subdivision and Land Development.
 - (6) Lighting: no trespass glare above 0.5 footcandles at the property line.
 - (7) Utilities: place new utilities underground.
- G. Procedures for approval of development in the SMD Overlay District.
- (1) All applicants are encouraged to submit sketch plans for all SMD proposals.
 - (2) The applicant shall follow the preliminary and final plan application requirements of the City of Coatesville Subdivision and Land Development Ordinance and shall include the following information:
 - (a) Building plan. A separate plan sheet shall be submitted to depict the proposed building program. Said plan shall indicate the proposed principal and accessory uses, the gross square footages of all uses, and the building heights. The building plan shall also indicate the total lot coverage, existing and proposed.
 - (b) Street, alley, streetscape, and pedestrian plan. A separate plan sheet shall be submitted to depict the proposed street network. Such plan shall indicate all street widths and pedestrian pathway network.
 - (c) Staging/phasing plan. A separate plan sheet shall be submitted to depict proposed staging or phasing of the land development.
 - (d) Landscape/hardscape plan. A separate plan sheet shall be submitted to depict all proposed landscape/hardscape.
 - (e) Parking plan.
 - [1] A separate plan sheet shall be submitted to depict proposed surface and deck parking. Such plan shall list the number of parking spaces proposed in relation to the proposed use(s).
 - [2] On-street parking spaces may be counted toward the overall parking requirement whenever such parking is located along the frontage of the property that is proposed for development.

- [3] Off-street deck parking may be counted toward the overall parking requirement whenever such parking is located within 400 feet of the property proposed for development.
- (f) Signage plan.
 - [1] The provisions of Article XIV, Signs, shall apply in addition to this section.
 - [2] A separate plan sheet shall be submitted to depict all proposed signage for all wall, window, and freestanding signs.
 - [3] Such plan shall also depict any proposed banners, directional, and way-finding signs.
- (g) Utilities plan. A separate plan sheet shall be submitted to depict all proposed utilities.
- (h) A Project Design Manual
 - [1] At the time of land development plan application for each phase or stage of development, a Project Design Manual shall be composed by the Applicant and submitted to the City for review.
 - [2] The Project Design Manual shall provide the City with a visual and tabular list of the proposed civil, architectural, streetscape, and landscape features of the subject land development project.
 - [3] Said Project Design Manual shall be consistent with Exhibit B of Article XVIII.
 - [4] The Project Design Manual shall be submitted for approval by City Council, which approval shall not be unreasonably denied provided it complies with Exhibit B of Article XVIII.
 - [5] The Project Design Manual shall be revised as civil, architectural, landscape architectural, and/or structural designs change throughout the land development review process. With each revision of the Project Design Manual, a revised hardcopy and pdf copy shall be submitted to the City.
- (i) Declaration of covenants, easements, and restrictions. A declaration shall be submitted to the City and shall be in such a form as deemed satisfactory to the City Solicitor.

SECTION 6. Part II: General Legislation; Chapter 224, Zoning; Article XXI, Specially Planned District, of the City of Coatesville Code of Ordinances is hereby amended by the deletion of the entirety of Article XXI, Specially Planned District, and the insertion of the following in its place and stead:

ARTICLE XXI

§224-101. Specially Planned District (SPD) Overlay District.

- A. Purpose. It shall be the purpose of the Specially Planned District to provide for the orderly development of a major business and commerce area of the City of Coatesville, in accordance with the objectives, policies, and proposals of the Comprehensive Plan and other approved City redevelopment plans. Another purpose of this District is to redevelop the northern entrance to the City through the design and orderly arrangement of buildings, land uses, and parking areas. In addition, this District is intended to encourage a mix of uses, and additional employment opportunities.
- B. Overlay district. The overlay district shall be as shown on the Zoning Overlay District Map, Exhibit A, dated/revised January 11, 2005.

- C. Use regulations. A building may be erected, altered, or used and a lot may be used or occupied for any of the following uses and no other:
- (1) Permitted uses and structures.
 - (a) Office building.
 - (b) Bank or other financial institution.
 - (c) Hotel/motel and meeting room facilities when ancillary and subordinate to the hotel/motel.
 - (d) Retail store.
 - (e) Restaurant.
 - (f) Retail service.
 - (g) Fitness center, health club.
 - (h) Public or private parking lot.
 - (i) Parking garage.
 - (j) Recreation, river-oriented recreation, and open space.
 - (k) Municipal use.
 - (2) The following uses shall be permitted by conditional use:
 - (a) Day-care center.
 - (b) Helistops. Application can be made for a helistop, upon the approval of the City Council, subject to the provisions listed below. Said application shall include plans and data demonstrating compliance with the following provisions:
 - [1] The proposed helistop will not be detrimental to the health, safety, and welfare of persons and properties neighboring the area of use.
 - [2] The proposed helistop is licensed by the Bureau of Aviation of the Pennsylvania Department of Transportation.
 - [3] Fencing which does not interfere with the landing of the helicopters shall be required by the City Council whenever necessary to restrict pedestrian access to the landing area.
 - [4] No helistop shall be located closer than 100 feet from the property line of the parcel on which it is to be located or 200 feet from a residential district.
 - (c) Any use of the same general character as any of the uses permitted in Section 224.101.C(1), Permitted Uses and Structures.
- D. Height regulations.
- (1) All principal buildings shall be at least two stories in height, or a minimum of 20 feet in height.
 - (2) The maximum principal building height shall be 50 feet in height. Any building height proposed to be taller than 50 feet shall seek conditional use relief from City Council. Furthermore, the City Council should consider the following when deciding on the conditional use:
 - (a) When building taller than 50 feet, the upper floors shall have a setback of ten (10) feet.
 - (b) The overall character and height of existing or proposed buildings on adjacent parcels.
- E. Lot area, coverage, and setback regulations.
- (1) The minimum lot area shall be one acre.
 - (2) The maximum building coverage shall be 35% of the gross lot area.

- (3) Principal buildings shall be set back at least 20 feet from a street right-of-way.
- F. Development regulations. At least 5% of all parking areas shall be landscaped in accordance with a landscape plan to be approved by the City.
- G. Parking regulations. The following regulations apply only to the SPD District.

(1) Definitions. The following definitions shall apply only to the SPD District:

- (a) Loading space: An off-street space or berth, abutting upon a street or way or other appropriate means of access, intended for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials, not to include the space reserved or used for trash storage and compaction, which space or berth is not less than 10 feet in width and sufficient in length to ensure that no motor vehicle using the space shall extend beyond a lot line, but in no case less than the minimum length of the size truck most-likely to make deliveries and never less than 12 feet wide and 35 feet long.
- (b) Parking stall (90° parking):
 - [1] Standard size: a space in a garage or parking area not less than 9 feet wide clear dimension and 18 feet long clear dimension, reserved for the parking of only one motor vehicle.
 - [2] Compact size: a space in a garage or parking area not less than 8 feet wide clear dimension and 15 feet long clear dimension, reserved for the parking of only one compact-size motor vehicle.
 - [3] Handicap size: a space in a garage or parking area not less than 13 feet wide and 18 feet long clear dimension, reserved exclusively for a motor vehicle registered with the Commonwealth of Pennsylvania with handicapped license plates or displaying an official commonwealth-issued handicapped placard or similar out-of-state placard/identification.
 - [4] Drive aisle width: 24 feet.
- (c) Alternate dimensions:

Angle of Parking (degrees)	Parking Space Size (feet)	Drive Aisle Width One-Way (feet)	Two-Way (feet)
65	9 by 21	18	20
45	9 by 19	14	18

(2) Required off-street parking, Specially Planned District. At the time of the erection of any principal building or at the time any principal building is enlarged in capacity, the following minimum off-street motor vehicle parking spaces, including the required number of parking stalls, shall be provided.

Use in SPD	Number of Parking Stalls Required
Hotel	1 for each hotel room designed primarily for the purpose of overnight accommodations; shared parking with other uses is permitted
Restaurant or assembly hall	1 for every 200 square feet of floor area

Retail business	1 for every 250 square feet or 1 for every 100 square feet of floor area for retail establishments that collectively occupy more than 30%, by area of the building in which they are situated
Bank, professional office, or business office	3 for every 1,000 square feet of floor area. In addition, where a drive-in facility and/or automated banking machine is to be included, 6 in-line motor vehicles waiting spaces for each bank teller or remote teller station or window; shared parking with other uses is permitted
Bus or railroad passenger terminal	1 for every 500 square feet of floor area
Personal Service Shops	1 for every 100 square feet of floor area
Meeting room facilities	1 for every 5 seats provided
Fitness center, health club	1 for every 100 square feet of floor area

Where two or more uses or separate establishments are located within the same structure, parking space shall be provided for use or separate establishment according to the above requirements.

- (3) In a parking garage or parking area with at least 25 spaces, designation, and use of a maximum of 35% of the parking stalls in a garage or parking area as compact size may be provided.
- (4) For the purpose of this section, "floor area" means the gross floor area of the structure excluding the gross floor area of parking garages and loading facilities.
- (5) The number of handicapped parking spaces required shall conform to the Uniform Federal Accessibility Standards. The locations of the handicapped spaces shall be as close as possible to accessible building entrances.
- (6) Off-street loading. Every auditorium, convention, or exhibit hall, hotel, office building, restaurant, municipal or community facility shall provide loading spaces in accordance with the following table.

Square Feet of Aggregate Gross Floor Area Devoted to Such Use	Number of Loading Spaces Required
Up to and including 100,000	1
Over 100,000 up to and including 200,000	2
Over 200,000 up to and including 500,000	3
For each additional 200,000 or fraction thereof	1 additional

- (7) Parking/off-street loading exceptions.
 - (a) Erection, alteration, enlargement, or use of a structure or portion thereof, with modifications without loading space as required in Subsection G(6), Off-street loading, may be permitted by special exception, provided that the applicant provides the Zoning Hearing Board with verifiable technical information, including truck delivery data and traffic counts substantiating that the volume

of vehicular service will not require compliance with the space provisions of such section and that such volume will not cause undue interference with the use of streets or ways nor imperil general safety.

- (b) Under the procedure to obtain an occupancy permit and in accordance with the following provisions, use of the same parking stalls at different times in order to meet the parking requirements of two or more principal users may be authorized by special exception granted by the Zoning Hearing Board:
 - [1] The applicant shall substantiate to the Zoning Hearing Board the degree to which the normal operations hours of the users served do not conflict;
 - [2] A properly drawn legal instrument shall be executed by the parties concerned for such use of the garage or parking area, which instrument duly approved by the City Solicitor shall be filed with the application for occupancy permit.
- (c) Utilization of valet parking for required motor vehicle parking spaces, provided:
 - [1] A motor vehicle shall be retrievable from its parking space with the movement of a maximum of two additional vehicles;
 - [2] The Zoning Hearing Board, with the assistance of the Codes Department, certifies that the valet parking operation as submitted by the applicant will not cause interference with the public use of streets or ways or imperil public safety.
- (8) Continuation of facilities. Whenever an occupancy permit has been issued and the plans so approved contain motor vehicles parking and loading space provisions, the subsequent use of such property shall be conditional upon the continuance and availability of the parking and loading space provisions contained in such plans. Any other use of such property shall be a violation of this article. Should the owner or occupant of any structure as to which any occupancy permit has been issued containing motor vehicle parking or loading space requirements so change the use to which such structure is put as to increase motor vehicle parking or loading space requirements under this article, it shall be unlawful and a violation of this Zoning Ordinance to begin or maintain such altered use until such time as the increased motor vehicle parking or loading provisions of the article are complied with and an amended certificate of occupancy from the Zoning Officer has been issued.

H. Signs. The provisions of Article XIV, Signs (§224-73A as to residential uses and §224-73C as to nonresidential uses) shall apply.

- (1) All Identification signs shall have text and letter height large enough to be legible from the maximum distance required to safely guide the reader to the identified location or perform the function on the sign.
- (2) A promotional sign up to 64 square feet may be installed to identify a development or facility. However, such sign shall be considered as a temporary sign that shall be removed within 14 days of receipt of a certificate of occupancy.

I. Procedures for approval of development in the SPD Overlay District.

- (1) All applicants are encouraged to submit sketch plans for all SPD proposals.
- (2) The applicant shall follow the preliminary and final plan application requirements of the City of Coatesville Subdivision and Land Development Ordinance and shall include the following information:
 - (a) Building plan. A separate plan sheet shall be submitted to depict the proposed

- building program. Said plan shall indicate the proposed principal and accessory uses, the gross square footages of all uses, and the building heights. The building plan shall also indicate the total lot coverage, existing and proposed.
- (b) Street and pedestrian plan. A separate plan sheet shall be submitted to depict the proposed street network. Such Plan shall indicate all street widths and pedestrian pathway network.
 - (c) Staging/phasing plan. A separate plan sheet shall be submitted to depict proposed staging or phasing of the land development.
 - (d) Landscape/hardscape plan. A separate plan sheet shall be submitted to depict all proposed landscape/hardscape.
 - (e) Parking plan. A separate plan sheet shall be submitted to depict proposed surface and deck parking. Such plan shall list the number of parking spaces proposed in relation to the proposed use(s).
 - (f) Signage plan.
 - [1] The provisions of Article XIV, Signs, shall apply.
 - [2] A separate plan sheet shall be submitted to depict all proposed signage for all wall, window, and freestanding signs.
 - [3] Such plan shall also depict any proposed banners, directional, and way-finding signs.
 - (g) Utilities plan. A separate plan sheet shall be submitted to depict all proposed utilities.
 - (h) Declaration of covenants, easements, and restrictions. A declaration shall be submitted to the City and shall in such a form as deemed satisfactory to the City Solicitor.

SECTION 7. Part II: General Legislation; Chapter 224, Zoning; Article XXIII, Mixed Use Development (MU) Overlay District, of the City of Coatesville Code of Ordinances is hereby amended by the deletion of the entirety of Article XXIII, Mixed Use Development (MU) Overlay District, and the insertion of the following in its place and stead:

ARTICLE XXIII

Mixed Use Development (MU) Overlay District

[Added 6-13-2016 by Ord. No. 1476-2016]

§224-103. Mixed Use Development Overlay District.

A. Purposes

The Mixed Use Development Overlay District provides an alternative set of provisions for development of certain properties in the C-1, C-2, 1-1, 1-2 and PS Districts. These provisions are intended to allow for compatible mixtures of commercial, cultural and residential development within downtown Coatesville. The resulting development will increase local tax revenues and job opportunities, provide services for local residents, and attract a larger customer base for other downtown businesses. These areas are prime for redevelopment and will be more accessible because of investments in passenger rail service infrastructure. This type of development is intended to allow people to work, reside, dine, and enjoy recreation within the same area. The intent is to encourage development where residents can walk, bicycle, use public transit or take a short drive to reach places of employment and commercial

businesses. Reductions in parking requirements are proposed in recognition of the availability of public transit, the walkability of the area, the provision of public parking, and the availability of on-street parking.

B. Applicability

- (1) A project that is submitted and subsequently approved under the Mixed Use Development Overlay District provisions shall be known as a "mixed-use development." A mixed-use development shall include at least two types of uses, provided that at least one of those uses shall be a business use. In order to be eligible for these provisions, the minimum lot size shall be 8,000 square feet. A parking structure of two or more levels shall also be allowed to use these Overlay District provisions.
- (2) Compliance with other provisions. All other provisions of City development regulations shall continue to apply to a mixed-use development, except for provisions that are specifically modified by this §224-103, Mixed Use Development Overlay District, to be more restrictive or more permissive for an approved mixed-use development. Where a conflict exists between a provision of this §224-103, Mixed Use Development Overlay District, and a provision of another City development regulation, the provision of this §224-103, Mixed Use Development Overlay District, shall prevail.
 - (a) If a mixed-use development is approved under this MU Overlay District, then the provisions of §224-60C, Commercial Uses, shall not apply.
 - (b) Application of the Historic Overlay District to a mixed-use development approved under the MU Overlay District.
 - [1] The provisions of the Historic Overlay District shall remain in full effect for: a) "Class I" historic resources, and b) other buildings that are included on the Chester County Planning Commission's 2013 Historic Resources Map, which includes buildings that have been determined to be eligible for the National Register of Historic Places.
 - [2] The provisions of the Historic Overlay District shall not apply to buildings that were built after January 1, 1974.
 - [3] For other structures controlled by the Historic Overlay District:
 - [a] Any existing provisions for review and approval of a building demolition shall continue in effect; and
 - [b] For activities other than a building demolition, any provisions for required review by the Historic and Architectural Review Board (HARB) shall continue to apply, but action by City Council to approve a certificate of appropriateness shall not be required.
 - [4] For the purposes of this section, any required review by a HARB shall be conducted by the Coatesville Historical Commission, until such time as any HARB may be appointed and be actively in place.
 - [5] Changes to a building shall only be subject to the Historic Overlay District provisions if they are visible from a public street.
- (3) Where any application is subject to the MU Overlay District, the final subdivision or land development plan shall clearly specify the landowner or entity that will be responsible to complete, own and maintain any required improvements over time.

C. Uses

- (1) Within the MU Overlay District, the following uses shall be permitted by right:
- (a) Mass transit station.
 - (b) Multifamily residential uses, provided that on a lot that is adjacent to the Lincoln Highway, new multifamily residential uses shall only be allowed in a building that, at a minimum, includes non-residential uses along the entire length of the street-level frontage of the Lincoln Highway, and 1st Avenue, 2nd Avenue and 3rd Avenue. This street level provision shall apply for a depth of at least 80 feet from the front of the building.

Multifamily residential uses, provided that new multi-family residential uses are located on floors that are not the ground level floor of the buildings that have frontage along Lincoln Highway from 1st through 3rd Avenue,
 - (c) Retail stores, which may include a farmer's market or a convenience store, but which shall not allow gasoline sales.
 - (d) Offices, including, but not limited to, a doctor's or dentist office or an urgent care medical center.
 - (e) Day care.
 - (f) Hotel or motel.
 - (g) Restaurants (which may include fast food), taverns or nightclubs, and which may include an outdoor cafe, banquet halls, a brewpub, a microbrewery, a micro-distillery, or a limited distillery.
 - (h) Financial institution.
 - (i) Movie Theater
 - (j) Playhouse, cultural center, community center, museum, live theater, conference center or special events center.
 - (k) Meeting places of civic, veterans or similar organizations.
 - (l) Church/religious use.
 - (m) Parking lots and structures.
 - (n) Commercial/trade school or college.
 - (o) Adaptive Reuse
 - (p) Health/recreation spa or fitness center.
 - (q) Indoor recreation, which may be commercial in nature.
 - (r) Group home within a lawful dwelling unit.
 - (s) A restaurant (which may include fast-food), pharmacy or financial institution, may include drive-through service, provided a new drive-through window does not face onto the Lincoln Highway.
 - (t) Retail service business, such as a hair salon, photocopy shop, travel agent or state-licensed massage therapist.
 - (u) Live-work units that combine a dwelling unit with an office, personal service or artist's studio that is operated primarily by a resident of the dwelling unit.
 - (v) Accessory uses that are customarily incidental and subordinate to allowed uses.
- (2) Specifically prohibited uses. The following uses are specifically prohibited in an approved mixed-use development: adult entertainment use, arcade/amusement hall, junkyard, sexually oriented business, wagering and gambling establishment, commercial kennels, auto service business, auto sales, trucking terminals, crematoriums, and in-patient or out-patient drug and alcohol treatment centers.
- (3) Uses per building. A building or lot may include more than one allowed type of use.

D. Dimensional and supplementary requirements.

The following dimensional requirements shall apply to an approved mixed-use development, in place of the provisions of the table entitled "224 Attachment 5:"

- (1) Coverage. Maximum building coverage: 100%. Maximum lot coverage: 100%.
- (2) Yards. A minimum building setback is not required. A new principal building located adjacent to the Lincoln Highway shall have a maximum building setback from Lincoln Highway the equivalent of the back edge of the existing sidewalk directly in front of the building location, except where a pedestrian plaza or outdoor cafe will be located or where a greater setback is needed for adequate sight distances. Any setback not equivalent to the rear edge of the existing sidewalk will need to be approved by the Zoning Hearing Board with the approval of a variance.
- (3) Minimum tract area: 8,000 square feet.
- (4) Minimum lot width: 30 feet.
- (5) Buffer. A landscaped buffer yard with a minimum width of eight feet shall be provided where the side or rear yard of a new commercial development is proposed abutting to or directly across an alley from a residential district. A buffer yard is not required in other cases.
- (6) Height. The maximum building height within a mixed-use development shall be seven above-ground stories or 90 feet, whichever is more restrictive, except as follows:
 - (a) On lots in the C-1 District that are not adjacent to an industrial district, the maximum height shall be four stories or 50 feet, whichever is more restrictive;
 - (b) In the C-2, 1-1 or 1-2 District, a parking structure in a district within the MU Overlay District may include a maximum of seven above-ground levels;
 - (c) This height restriction shall not apply to decorative peaked roofs, mechanical areas that are not occupied by persons, parking level(s) that are placed primarily under the street level floor or other height exceptions provided in §224-48D, Height Requirements Exceptions;
 - (d) City Council may approve an additional two stories and 30 feet in height as a conditional use, if City Council determines the added height would be compatible with the surroundings; and
 - (e) A minimum height of two building stories shall apply for new building construction on a lot that is adjacent to the Lincoln Highway.
- (7) Dwellings

The minimum average square feet of lot area per dwelling unit shall be 400 square feet.

 - (a) The minimum indoor building floor area for each dwelling unit in a mixed-use development shall be 550 square feet.
 - (b) An architectural elevation of each proposed new principal building shall be provided to the City for review and approval at the time of, or prior to, the submittal of a final land development application for the building.
 - (c) Major customer and resident pedestrian entrances to buildings shall include a roof overhang, awning, canopy, inverted entrance, or roof extension to provide protection from inclement weather.

(8) Development and Architectural Standards

- (a) A minimum of 20% of the front facade facing onto the Lincoln Highway of a new commercial building (other than a parking structure) below a height of less than 10 feet shall be comprised of glass or similar transparent materials.
- (b) Conveniently located decorative trash receptacles shall be provided along the front facade of a building of more than 10,000 square feet of floor area. The design of outdoor trash receptacles shall be consistent with the overall architectural design, and shall meet City standards.
- (c) The front facade of any new building (other than a parking structure) that is more than 70 feet in length shall include architectural features that provide variations in the design, such as decorative cornices, decorative parapet walls, Juliet or regular balconies, a clock tower, a turret, the appearance of varying roof-lines as viewed from the front, variation in colors or building materials, offsets, projections, variations in relief, awnings, canopies, variations in setbacks, and/or decorative light fixtures that extend from the building. For a parking structure of two or more levels, the front facade facing onto a public street shall include an architectural facade that has the appearance of brick or similar architectural masonry and that is mostly solid in appearance, as opposed to allowing unobstructed views from the street of most of the parked vehicles.
- (d) Prohibited exterior building materials for building sides that face directly onto a public street shall include the following: T-1-11 wood siding; painted concrete masonry units that are not shot-blast or ground-face; prefabricated metal panels; or aluminum siding.
- (e) Rooftop heating and air conditioning equipment shall be screened from view from public streets by parapet walls, architectural screens, roof slopes or similar features.
- (f) A set of architectural and design standards for the entire mixed-use development shall be submitted by the applicant at the time of the first land development plan submission within the development. The standards shall be subject to review by City officials and approval by City Council. These standards shall become binding upon the development of the lots, as a condition of land development approval, as a recorded deed restriction or declaration of covenants and restrictions, through a developer's agreement, or through another method acceptable to the City. These standards shall become binding prior to any lot being sold to a different entity.
 - [1] The architectural and design standards shall address the following matters, at a minimum: prohibited exterior building materials, requirements for variations and architectural features in building facades; consistency in the design of parking lot lighting poles and any street lighting poles, consistency in commercial signs, styles of designs of signs, placements of signs with typical sizes and materials of tenant signs, and provision of site furnishings. A master sign plan shall also be submitted at the same time to describe typical locations, designs and materials of signs.
 - [2] After the architectural and design standards are legally established under this section, any later changes or modifications shall require

approval by resolution of the City Council or through another City-approval process acceptable to the City.

(9) Loading

- (a) The existing off-street loading requirements of §224-65, Off-street loading requirements, shall only apply to a lot with a mixed-use development including more than 25,000 square feet of business building floor area.
- (b) For a mixed-use development that is not regulated by Subsection D(9)(a) immediately above, the applicant shall prove to the satisfaction of the Zoning Officer, after a review by the City Engineer, that there is an acceptable system of addressing loading and unloading needs for the proposed uses, which may include one or two of the following:
 - [1] A suitable off-street loading location;
 - [2] An alternative approved under §224-65D Off-street loading alternatives.
 - [3] Occasional short-term loading and unloading of trucks along a commercial building, provided it will not block traffic along a public street and does not occur during peak hours of parking demand; or
 - [4] City approval of an appropriate on-street loading area.
- (c) If an option under Subsection D(9)(b), immediately above, is utilized, the applicant shall submit a written policy restricting the sizes of vehicles and the times of delivery, and the Zoning Officer may require that the applicant enter into an agreement allowing enforcement by the City or its Parking Authority of the loading limitations, and which enforces any time limits or restrictions on the maximum sizes of trucks through leases.

E. Bicycles

A bicycle rack shall be provided adjacent to a new building of more than 10,000 square feet of building floor area unless provisions are made for indoor or enclosed shelter of bicycles for such a building.

F. Dumpster screening

Trash dumpsters shall be screened from view of public streets by architectural masonry walls, changes in grades, solid decorative fences with a solid gate, and/or landscaping with a minimum height of five feet.

G. Landscaping

- (1) Deciduous shade trees shall be planted adjacent to public streets, unless one of the following conditions are met: 1) existing trees will be maintained along the same segment, 2) the applicant proves to the satisfaction of the Zoning Officer that shade trees are not feasible because of the narrow width of the right-of-way or obstructions from utilities, or 3) PennDOT does not approve the placement of shade trees within a state road right-of-way. 4) Where required, an average of one deciduous shade tree shall be located for each 60 feet of lot-line length along the right-of-way. The locations and species of such trees shall be subject to approval by the City.
- (2) A minimum average of one deciduous shade tree on a lot shall be planted for every 20 required off-street surface parking spaces. Landscaped islands are not required within parking areas.

H. Signs

See Subsection D(S)(f), Dumpster Screening, concerning architectural standards for signs. The following sign maximum sign areas shall apply to each side of a two-sided sign. No sign shall have more than two sides. In a mixed-use development, the following sign provisions shall apply:

- (1) A mixed-use development shall include a maximum of one ground or freestanding sign which shall be allowed facing each public street with a maximum total sign area of 32 square feet on each of two sides, and a maximum height above the ground level of eight feet. Decorative stone and cornice areas and structural elements that do not include a message shall not be considered part of the sign area.
- (2) Each street level business establishment may have one projecting sign per street frontage with a maximum sign area of 16 square feet and a maximum total height of 16 feet above the ground level, and which meets the minimum sidewalk clearance height in the Construction Code.
- (3) In addition, a maximum of one projecting sign per mixed-use development shall be allowed to have a maximum sign area of 90 square feet and a maximum height above the ground of 40 feet. The detailed design and location of this larger projecting sign shall be specifically addressed within the architectural and design standards to result in an architecturally distinctive landmark sign.
- (4) Wall signs, awning signs, window, and canopy signs. [Amended 5-14-2018 by Ord. No. 1504-2018]
 - (a) Except as provided herein at §224-103H(4)(b), all wall signs, awning signs, window and canopy signs attached to a building shall have a maximum total sign area of one square foot for each foot of building length along the side upon which the signs are attached. However, individual temporary nonilluminated signs of less than 1.5 square feet each (such as menus) that are attached to windows and doors shall not be regulated.
 - (b) Notwithstanding §224-103H(4)(a), for any mixed use development building with a minimum gross floor area of 30,000 square feet, and also with street frontage on both Route 30/Lincoln Highway and Route 82, all wall signs, awning signs, window and canopy signs attached to a building shall have a maximum total sign area of one square foot for each foot of building length, per each floor, limited to two total floors of signage allowance, and allocated evenly by floor, along the side upon which the signs are attached. This sign calculation shall apply in measuring allowable signage for each floor, limited to two total floors of signage allowance, and allocated evenly by floor. However, individual temporary nonilluminated signs of less than 1.5 square feet each (such as menus) that are attached to windows and doors shall not be regulated.
- (5) Projecting signs and awning or canopy signs may project into the public right-of-way, provided they do not project over more than 1/3 of the width of a public sidewalk, and provided the signs also are set back a minimum of six feet from the street or alley curblin. Additionally, projecting signs in this overlay district shall also abide by those regulations stated in Section 224-72.C, Projecting Signs.
- (6) A new sign attached to a building wall shall not be constructed using a rectangular metal box with a plastic face. However, this provision shall not prohibit internally lit signs that only display company logos.
- (7) If an artistic mural is painted on or adhered onto the side of a building, only the portion of the mural that includes a commercial message shall be regulated as a sign.

This type of mural shall not be internally illuminated.

- (8) Flashing signs, signs with moving or animated images, and signs with scrolling words are prohibited.
- (9) A restaurant drive-through lane may include one menu board sign with a maximum sign area of 80 square feet and a maximum height of 10 feet.
- (10) Directional and wayfinding signs shall also be allowed, with a maximum sign area of six square feet per sign side and a maximum height of six feet.

I. Parking

- (1) **Size.** All parking spaces may have a minimum size of nine feet by 18 feet, except that a maximum of 30% of the required parking spaces may be compact car parking spaces of nine feet by 16 feet. Such signs shall be marked as "Compact Cars Only." See requirements for parking for persons with disabilities in the Subdivision and Land Development Ordinance (SALDO).^[1]

^[1]*Editor's Note: See Ch. 197, Subdivision and Land Development.*

- (2) **Number of parking spaces.** Uses within a mixed-use development shall provide off-street parking at a minimum rate of one space per 500 square feet of leasable nonresidential building floor area, plus one parking space per dwelling unit. The resulting minimum amount of off-street parking may be reduced by 40% if: a) a publicly owned parking lot or parking structure with a minimum capacity of 40 parking spaces will be available within a five-hundred-foot radius of the building that generates the parking demand, and b) the applicant submits a written parking study showing existing usage of available public and on-street spaces in the vicinity during a peak period and that estimates parking demand from the new uses. If a public parking lot or parking structure has been approved and is actively under construction at the time of the occupancy of the uses, it shall be considered to be available. In addition, 40% of the existing lawful on-street parking spaces that are within a five-hundred-foot radius of the building that generates the parking demand may count towards the parking requirement for a mixed-use development.

J. Sidewalks

Sidewalks shall be provided adjacent to public streets, but shall not be required along an alley. A sidewalk shall have a minimum width of 12 feet along the Lincoln Highway, eight feet along another state highway, and five feet along other streets.

- K. **Access.** A mixed-use development shall be allowed to have vehicle access from and onto streets as approved under the City and PennDOT access approval processes, which shall include not more than one vehicle access point onto the Lincoln Highway.

SECTION 8. Part II: General Legislation; Chapter 224, Zoning, Article XVII, Nonconformities, §224-97, Nonconforming signs, is hereby amended by the deletion of the entirety of §224-97, Nonconforming signs, and the insertion of the following in its place and stead:

§224-97. Nonconforming signs.

Any existing nonconforming signs, signboards, billboards, or advertising device existing at the time of the adoption of this chapter may be used in its existing location, provided that it is maintained in accordance with the following provisions and all Building Code requirements for structures:

- A. **Moving.** A nonconforming sign may be moved, provided that moving such a sign would eliminate the nonconformity. A nonconforming sign shall not be moved to a position where such a sign remains nonconforming unless permitted by special exception.
- B. **Area.** The total area of all such signs relating to a single use at the effective date of this chapter or at the effective date of any amendment of this chapter by which any sign shall be made nonconforming shall not be increased.
- C. **Replacement.** No such sign shall be physically altered or replaced unless authorized as a special exception by the Zoning Hearing Board. Nonconforming signs, once removed, may be replaced only by conforming signs unless authorized by the Zoning Hearing Board.
- D. **Discontinuance.** Whenever any nonconforming use of building, structure, or land or of a combination of buildings, structures and land ceases as prescribed in §224-94D, Abandonment, all signs accessory to such use shall be deemed to become nonconforming and shall be removed within three calendar months from the date such use terminates.

SECTION 9. Part II: General Legislation; Chapter 224, Zoning, Attachment Exhibit “B,” General Design Principles for The TND Overlay District, is hereby amended by the deletion of the entirety of Attachment Exhibit “B,” and the insertion of the following in its place and stead:

MANUAL OF DESIGN GUIDELINES

Building Type and Classification:

<p><u>Overview:</u></p>	<p>Building types could be classified according to their size, placement in relation to the street, and overall use and occupancy. What is important to note is that building types are more important for a classification system than the use or uses of buildings.</p> <p>While the use of a building could change from time to time, the building should stay in place and be adaptively reused in order to provide a historical continuum.</p>
<p><u>Revitalization Guidelines & Best Practices:</u></p>	<ol style="list-style-type: none"> 1. The traditional building types on the blocks in Coatesville from 1st to 3rd Avenues along Lincoln Highway are retail and service buildings in a row and attached. Existing buildings are typically three to four stories in height and adjoin the sidewalk. A method of coding building types would be to require normative types of buildings which are consistent with the function of those that already exist on the block. 2. Relative to the overall composition of the City, several building types could be coded relative to their size, placement and use/occupancy including: Residential; Municipal, Civic and Quasi-Public; Downtown Service, Retail and Dining; Other Service, Retail and Dining; Light Industrial; and Industrial. 3. From a retail clustering perspective, building types could be “nested” in specific blocks to promote the long-term appreciation of specific store or shop types (e.g., clothing stores) or use types (e.g., restaurants).
<p>Adaptive Reuse of Existing Buildings:</p>	
<p><u>Overview:</u></p>	<p>Adaptive reuse typically involves a change of use of the building in a sympathetic way, without substantively changing the exterior architectural character. As such, the appearance of the building is maintained and the historic flavor of the building is preserved.</p> <p>Through the reuse of existing buildings, the City of Coatesville can retain its historic and architectural character, and sense of place. Adaptive reuse helps to protect and sustain the heritage character of the City.</p>
<p><u>Revitalization Guidelines & Best Practices:</u></p>	<ol style="list-style-type: none"> 1. Existing buildings should always be viewed as candidates for reuse, before considering any demolition or new construction, especially building that are two stories or more in height. An objective assessment of building conditions should be made, and a valid sales and/or rental effort should be in place for a substantial period of time, before any demolition is considered. 2. The adaptive reuse of an existing building is a type of “recycling,” whereby a building is used over and over. In the suburbs, buildings are frequently torn down in order to accommodate a new use. In the City, adaptive reuse of existing buildings is important. A wide variety of uses can be housed in the same building over a long period of time.
<p>Alley</p>	
<p><u>Overview:</u></p>	<p>An alley is the access route servicing the rear and/or side of buildings. The alley is very important in that it allows for the preservation of the frontage of the lot, without curb cuts, so that the buildings and sidewalk system can be oriented to the pedestrian.</p>
<p><u>Revitalization Guidelines & Best Practices:</u></p>	<ol style="list-style-type: none"> 1. Although termed a street, thoroughfares such as Diamond Street function like an alley. In some cases, therefore, the alley can be the “address” for a building where the front door is located. Typically, however, the alley provides a service function and is subordinate to the primary street.

	<ol style="list-style-type: none"> 2. Alleys should be paved like a street so that they can be used by trucks and other service vehicles. 3. Two-way alleys should be 20 feet in width to provide adequate lanes for two-way travel. (Alleys of 16 feet in width are eligible for Pennsylvania liquid fuels tax rebate.) 4. Since alleys are a type of a street typically providing secondary vehicular access to the rear or side of the lot. Garages may be located on either side of the alley, are not required to have a setback, but cannot encroach into the alley right of way. Additionally, maintenance of the alley between the lot and the alley centerline and along the entire width of the property along the centerline, are the responsibility of the property owner. <p>Alleys are not required to be designed with sidewalks, curbs or landscaping, but these improvements are encouraged in alleys.</p>
Building Height	
<u>Overview:</u>	The location, form, scale, height, proportion, orientation and materials of buildings is important to the character and sense of place of the City.
<u>Revitalization Guidelines & Best Practices:</u>	<p>New buildings should promote the urban form of the City, complement the street and alley network, adjoin the sidewalk, and help to form the street wall.</p> <ol style="list-style-type: none"> 1. New buildings should demonstrate context-sensitive design that expresses urbanity. Buildings that look like barns, silos, windmills, ships, boats, elephants, crumpled aluminum foil, or like icons, shall not be built in the urban context. 2. New buildings shall be constructed and maintained with materials such as brick or stone masonry (veneer or solid), architectural metals (ribbed or stucco, paneled wall systems), architectural concrete (precast or formed in place), concrete masonry (split face or textured), and fiber-cement siding. No more than 50% of the primary façade of any principal building shall be stucco or Exterior Insulated Finish System (EIFS). 3. For additional details, refer to the sections entitled: Adaptive Reuse of an Existing Building; Building Height/Width/Proportion; Building Location and Placement (Setback); Building Separation Distances; Building Size; Building Types; Build-To Line, aka Street Wall; and First/Floor/Ground Floor Use.
Building Height/Width/Proportion	
<u>Overview:</u>	<p>Building height is the vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the roof for flat roofs, to the deck line of mansard roofs, and to the mean height between eaves and ridge for gable, hip, and gambrel roofs. Many historical buildings in the City of Coatesville are two to four stories in height, with a story height of nine to 14 feet.</p> <p>Verticality is a fundamental and predominant form characteristic of the historic buildings in the City of Coatesville and that which distinguishes the historic urban form from the horizontal sprawl of the buildings built in the 1960's and onward. Most historic buildings in this area of the City are two to four stories in height, and are taller than they are wide.</p>
<u>Revitalization Guidelines & Best Practices:</u>	<ol style="list-style-type: none"> 1. Buildings shall be at a minimum of two stories in height to reinforce the scale of the Downtown. One-story buildings shall be prohibited in the TND Overlay District. 2. New buildings shall be no wider than 36 feet, unless designed with bays and offset by a one- to four-foot recess or projection at intervals of no more than 36 feet. 3. New buildings, as well as additions and alterations to existing buildings, should conform with the vertical character of the City. This includes the proportions of facades and the elements that comprise them, such as: storefronts, window and door openings, columns, balustrades, and bay windows. Building openings and windows shall not constitute less than 20% nor more than 50% of the square footage of all exterior walls.

	<p>4. An individual principal building shall occupy no more than 10,000 square feet of gross floor area for the first floor or ground floor. If new buildings are proposed with larger footprints and wider facades than most of the buildings in the City of Coatesville, they should be designed with vertical massing and detailing to emphasize verticality. Windows should be vertical in orientation to be consistent with the traditional design of buildings in the City.</p>
<p>Building Location and Placement (Setback)</p>	
<p><u>Overview:</u></p>	<p>Building location is critical to the creation of the “public realm” of the City of Coatesville. The streetscape character of the place is formed by buildings located close to the sidewalk to promote a pedestrian-friendly frontage. Additionally, the placement requirement for a building, or its setback from the street, solidifies its location on a lot. The placement is determined by dimensional setback and build-to line requirements measured from the lot boundary, typically the street right-of-way line, the sidewalk, or the curblin at the edge of the paved cartway.</p>
<p><u>Revitalization Guidelines & Best Practices:</u></p>	<ol style="list-style-type: none"> 1. New buildings shall be placed in line with existing buildings to form a street wall, preferably in line with the existing street wall, and adjoining the sidewalk. The street wall is in place for the most part between 1st and 8th Avenues along the Lincoln Highway. However, buildings may be recessed up to four feet, or at the width allowed in the underlying district, behind the existing street wall line in order to widen sidewalk areas for a restaurant to use as a sidewalk cafe. 2. Buildings shall anchor every corner where streets and/or alleys intersect. The corner of a block may be anchored by a deck parking structure, provided it is designed with liner shops on the ground floor, and provided it is detailed with a vertical bay form. 3. On lots where there are existing buildings that are already set back from the street wall line, existing buildings shall be adaptively reused within the existing footprint by placing 36 inch to 42 inch high barriers, such as walls, decorative fencing, hedges, or other landscape or hardscape features to form the street wall line. Permanent installations are preferred over temporary installations but City codes department will have final approval of materials used. 4. The cumulative effect of proper building placement to form the street wall provides an outdoor room effect which helps to reinforce the public space and public realm of the City.
<p>Building Separation Distances</p>	
<p><u>Overview:</u></p>	<p>Building separations on the street should be maintained in the widths and at the distances that exist in the City.</p>
<p><u>Revitalization Guidelines & Best Practices:</u></p>	<ol style="list-style-type: none"> 1. The integrity of the street wall is based on the use of historically authentic building separation distances. As such, any new construction should respect the historic pattern and dimensions which have been maintained in the City for over 100 years. 2. The preferred building separation distance should be the average dimension of space between buildings on a block, across from one another on both sides of a street. 3. Along new streets, the separation distance of the street wall on one side of a street should average 70 feet across the street from the street wall on the opposite side of the street, most buildings in Coatesville are 65 to 75 feet across the street from one another.

Building Size	
<u>Overview:</u>	The sizes of most of the buildings along the Lincoln Highway are relatively small and reflect the character of the City with a historical and traditional character.
<u>Revitalization Guidelines & Best Practices:</u>	<ol style="list-style-type: none"> 1. Building size for new buildings should be in the range of existing smaller buildings in the City. Any new buildings proposed to be larger in size than 10,000 square feet should be: relegated to locations outside of the core CBD area; off Lincoln Highway; or scaled and proportioned to blend with existing buildings on the block. Large, out-of-scale, massive footprint buildings that dwarf existing buildings have a negative impact on the streetscape character. 2. Big-box types of buildings of 15,000 square feet or greater on the first floor/ground floor would also dramatically change the scale and character of the Downtown. If a big-box is proposed, it should also be relegated to locations: outside of the core CBD area, off Lincoln Highway; or as an alternative, new buildings can be scaled and proportioned to the normative size of existing buildings using architectural features employed throughout this Manual. The City codes department will have final approval of building size if they feel the Developer is adhering to this Manual.
Build-To Line, a.k.a. Street Wall	
<u>Overview:</u>	The build-to line/street wall helps to define the overall streetscape space and, therefore, the “outdoor room” character of the City’s streetscape. The build-to line/street wall is a line which delineates the placement of the building from the sidewalk or the street on which the building fronts and is generally formed by the walls of the buildings along the street. Other structures, such as a wall or a fence, could be placed at the build-to/street wall line in certain cases.
<u>Revitalization Guidelines & Best Practices:</u>	<ol style="list-style-type: none"> 1. The street wall of any building shall be the same as the adjoining buildings on the block, to promote a continuation of the streetscape character and space. 2. On a corner lot, the build-to line should be on both sides of the lot on which the building has street frontage. 3. Whenever a front porch, portico, or stoop is involved, it shall be placed on the build-to line. 4. The build-to line may have up to a four-foot offset for a recess or projection, in order to provide variety and diversity in building location relative to the street and sidewalk. 5. Variations to the vertical expression of the building at the street wall should be made at intervals up to 36 feet so that the typical shopfront width is repeated in any building. 6. Walls of 36 to 42 inches in height should be constructed whenever open air parking, dining, or courtyard areas are built along a street frontage, so as to help define the street wall line.
Driveway Aprons	
<u>Overview:</u>	Driveway aprons enable vehicles to access a lot across the sidewalk system. Driveway aprons can create difficulties with pedestrian circulation.
<u>Revitalization Guidelines & Best Practices:</u>	<ol style="list-style-type: none"> 1. Mid-block driveway aprons should be prohibited along Lincoln Highway between 1st and 4th Avenues, in order to promote safe pedestrian frontages. 2. In the TND and overlay districts, mid-block driveway aprons should be minimized so that pedestrians can have a continuous sidewalk network flanked by shops, stores and related uses. 3. If new driveway aprons are proposed along a block where there are existing driveway aprons, they should be placed no closer than 120 feet from one another.

Deck Parking Structure	
<u>Overview:</u>	As Downtown Coatesville revitalization efforts continue, parking structures are an acceptable way to accommodate existing and future parking demand. Such structures should complement the City’s architectural heritage.
<u>Revitalization Guidelines & Best Practices:</u>	<ol style="list-style-type: none"> 1. Locate deck parking in the general vicinity of the areas shown in the transportation plan in the most recent revitalization plan. 2. Design deck parking structures with the same vertical facade proportion as the normative buildings in the Downtown (like the Bicentennial Parking Garage in West Chester). 3. Provide first floor retail liner shops to create a pedestrian- oriented ground floor condition.
First Floor/Ground Floor Use	
<u>Overview:</u>	The use of the first floor or ground floor primarily for non-residential uses enhances the identity of the Downtown as a walking district. Such use also promotes a continuation of the “window-shopping” system for pedestrians.
<u>Revitalization Guidelines & Best Practices:</u>	<ol style="list-style-type: none"> 1. In most of the TND, the first floor/ground floor of any building shall be used for retail stores, shops, services, or other non-residential uses that lend themselves to a walkable community. 2. If a building is not used for a non-residential use at the ground floor level, it should not present a blank wall. Instead, windows or other architectural features to personalize the building and enable a continuation of uninterrupted pedestrian interest should be employed. (Ex. In shopping centers, a thirty-foot rule is used. No store front, shop front, or other space is left without some welcoming feature within a thirty-foot distance. Otherwise, people tend to go in another direction as it is not interesting to walk by a blank wall.)
Landscaping and Street Trees	
<u>Overview:</u>	<p>Landscaping in the core area of the City, between 1st and 4th Avenues along Lincoln Highway, currently includes street trees, shade trees, planting areas, and planters. This greenery provides an attractive and functional compliment to the architecture of the City.</p> <p>Street trees add charm, beauty and shade to the streets of the City. Street trees also provide a landscape architectural compliment to the architectural alignment of buildings in the City, especially along the main streets in the Downtown.</p>
<u>Revitalization Guidelines & Best Practices:</u>	<ol style="list-style-type: none"> 1. The Lincoln Highway Design Standards of the Subdivision and Land Development Ordinance should be followed for all land development initiatives along Route 30. 2. Landscape design should also be considered to include fences and walls to soften and screen the appearance of parking areas. 3. A low wall or evergreen hedge of 36 to 42 inches in height shall be placed at the street wall line to screen parking areas to help maintain streetscape character. 4. The enhancement to the landscaping in Downtown Coatesville should extend beyond 1st to 4th Avenues along Lincoln Highway. 5. Street trees to provide shade should be placed at forty-foot intervals along both sides of all streets. See “street trees” for additional details. 6. All landscape materials should conform to the American Standard for Nursery Stock of American Hort. 7. No existing street trees on City owned property or in the right of way shall be

	<p>removed without prior approval of City Council.</p> <p>8. Street trees should be maintained, and replaced if they become damaged, diseased or otherwise die.</p> <p>9. Street trees shall be placed at intervals along both sides of all new streets or along streets where there are no existing street trees, and the spacing shall be taken from the landscaping sections of the Zoning and Subdivision and Land Development Ordinances. Such trees shall be at least three-and- one-half-inch caliper at the time of planting, and the type of such trees shall be approved by City Council.</p> <p>10. Species for street trees and shade trees should be taken from the landscaping sections of the Zoning and Subdivision and Land Development Ordinances.</p>
<p>Mixed Use</p>	
<p><u>Overview:</u></p>	<p>The City of Coatesville aspires to be considered the mixed-use capital of Chester County. It has the greatest diversity of uses that bode well for a sustainable, livable, walkable community where one can live, work, shop, recreate and worship in a neighborhood setting.</p>
<p><u>Revitalization Guidelines & Best Practices:</u></p>	<p>1. New development and redevelopment initiatives should include mixed-use elements, so as to continue the pattern of land use existing in the City.</p> <p>2. Apartments and offices above commercial are fine examples of mixed use in the Downtown.</p>
<p>Parking: Off-Street</p>	
<p><u>Overview:</u></p>	<p>Off-street parking typically occurs in large expanses of paved parking areas. In the City, such parking areas should be selectively placed away from the street frontages.</p>
<p><u>Revitalization Guidelines & Best Practices:</u></p>	<p>1. Off-street parking should be located to the rear of building to the maximum extent possible. Such parking should be accessed from alleys.</p> <p>2. If it impossible to place off-street parking to the rear of a building, it may be possible on the sides of buildings in a mid-block location.</p> <p>3. Off-street parking should never be located at a street corner where buildings should anchor the corners of streets.</p> <p>4. Any parking placed in a side yard shall be screened by a thirty-six to forty-two-inch-high wall or evergreen hedge, placed at the street wall line.</p> <p>5. Off-street parking should be prohibited in the front yards of buildings in the CBD.</p>
<p>Parking–Lots, Private</p>	
<p><u>Overview:</u></p>	<p>Any private parking lot for the off-street parking of motor vehicles should not project a suburban image. Instead, parking lots should be positioned so as not to disrupt the character of the City.</p>
<p><u>Revitalization Guidelines & Best Practices:</u></p>	<p>1. Any new open-air surface parking lots should be concealed to the maximum extent possible by buildings, low walls, hedges or other landscaping, or by opaque fencing.</p> <p>2. Parking lots should be landscaped so that their interiors have at least 10% of the otherwise paved area devoted to landscaping.</p> <p>3. If a new parking lot is built on the side of a building a wall of 36 to 42 inches in height should be constructed at the build-to line to provide an element of continuity along the streetscape in the form of a street wall.</p>

Parking—Lots, Public	
<u>Overview:</u>	Any public parking lot for the off-street parking of motor vehicles should not project a suburban image. Instead, parking lots should be positioned so as not to disrupt the character of the City.
<u>Revitalization Guidelines & Best Practices:</u>	<ol style="list-style-type: none"> 1. Any new open-air surface parking lots should be concealed to the maximum extent possible by buildings, low walls, hedges or other landscaping, or by opaque fencing. 2. Parking lots should be landscaped so that their interiors have at least 10% of the otherwise paved area devoted to landscaping. 3. If a new parking lot is built on the side of a building, a wall of 36 to 42 inches in height should be constructed at the build-to line to provide an element of continuity along the streetscape in the form of a street wall.
Public Space	
<u>Overview:</u>	The public space of the City is the space between buildings. It is the streetscape in general, and the combination of green areas in particular, including plazas, squares, courtyards, pocket parks, walkways, promenades, riverwalks, alleys, or other outdoor space.
<u>Revitalization Guidelines & Best Practices:</u>	<ol style="list-style-type: none"> 1. Provide public space to enrich the public realm of the City. 2. Provide and maintain the features described in the sections of this Exhibit B under the headings of: Landscaping; Sidewalks; Street Lights; Street Trees/Shade Trees; and Streetscape. 3. Provide and maintain features such as pavers, benches, gazebos, pergolas, trellises, planters, plantings, lighting and sculpture. 4. Provide and maintain places for public seating and outdoor dining, where appropriate.
Sidewalks, Walkways, and Pedestrian Links	
<u>Overview:</u>	Sidewalks in the City of Coatesville serve a valuable function. Sidewalks form pedestrian accessways and a continuous pedestrian walkway network. Sidewalks provide a critical element for “way-finding” as part of the streetscape and public realm of the City, and for exercise and passive recreation.
<u>Revitalization Guidelines & Best Practices:</u>	<ol style="list-style-type: none"> 1. Sidewalks should be maintained, repaired, and extended on an ongoing basis. 2. Sidewalks and associated ramps shall be constructed to conform to ADA accessible requirements and maintained as such. Ramps crossing streets shall be connected by properly constructed and maintained crosswalks that meet PennDOT requirements. 3. Sidewalks should be placed on both sides of all streets throughout the City to enhance pedestrian circulation and neighborliness, especially to critical points such as parks, parking areas, the train station, the proposed Intermodal Transportation Center, The Flats, and the former Bethlehem/ Lukens properties. 4. Sidewalks shall be a minimum width of five feet. 5. Whenever sidewalks are located in the C-1 and C-2 Districts, they should be between five feet and 12 feet wide, depending on the available space between the existing street wall line and the curbline. 6. The existing street wall lines shall be maintained to the maximum extent possible. However, sidewalks may be widened by up to four feet beyond the existing street wall lines to provide additional space for a restaurant-sidewalk cafe. 7. Refer to the “streetscape” section for additional details.

Street and Alley Network	
<u>Overview:</u>	The success of the urban fabric of the City is due to its effective and continuous street and alley network. Through streets enhance connections between neighborhoods. The alley relieves the frontage street from certain service functions, preserves the streetscape without curb cuts, and allows buildings to be placed forward on the lot to provide curb appeal.
<u>Revitalization Guidelines & Best Practices:</u>	<ol style="list-style-type: none"> 1. A network system of interconnected streets and alleys should be continued to effectively accommodate vehicular and pedestrian circulation throughout the City. 2. Cul-de-sac streets should be minimized. Such streets should be prohibited within the TND, except where single-access streets may be the only means of accessing certain properties. 3. Continue to improve intersections in the TND to promote safety such as crosswalks, signage, and bump-outs. Add another east-west street to connect the existing CBD to the west end of the City over the former Bethlehem/Lukens property. 4. Any development adjacent to existing streets and alleys should include extensions thereof to serve new development or redevelopment. 5. Extensions of existing streets and alleys should be named similarly to such streets and alleys.
Streetlights	
<u>Overview:</u>	Streetlights are important to the streetscape of the City as they enable an evening use and the enjoyment of the town.
<u>Revitalization Guidelines & Best Practices:</u>	<ol style="list-style-type: none"> 1. Streetlights shall be no higher than 18 feet and shall be placed no further than 80 feet apart. 2. Streetlights along the Lincoln Highway should match those recently installed in Streetscape Projects throughout the City. 3. No light shall be attached to a building that would be unshielded or create trespass glare off the property.
Streetscape	
<u>Overview:</u>	The streetscape is the overall environment along the street which projects the character of the City, including features such as the street wall at a build-to line, sidewalks, on-street parking parallel to the curblines, street trees, and buildings with porches.
<u>Revitalization Guidelines & Best Practices:</u>	<ol style="list-style-type: none"> 1. The maximum street width for any new street shall be 36 feet, with on-street parking on both sides within seven-foot-wide parking bays. There shall be two travel lanes of 11 feet each. 2. Sidewalks shall adjoin the curblines of all streets. Sidewalks in commercial districts shall lie between the street wall and the curb and shall match the sidewalk on properties adjacent to the subject property. When an entire block is being developed, the sidewalk width shall match the sidewalk width on the opposite side of the street. The sidewalk shall be at least five feet in width in the other districts. 3. Given the above dimensions, the distance between buildings across the street from one another shall average 70 feet. The seventy-foot street wall offset dimension will provide the traditional town streetscape scale. <p>The streetscape dimension of many towns along Lincoln Highway is approximately 75 feet in places like Gettysburg, PA, and Wayne, PA. (The streetscape dimension of many main streets is approximately 60 feet in places like Manayunk and West Chester.)</p>


SECTION 10. The Zoning Map prepared by the Chester County Planning Commission, dated January 18, 2024, a copy of which is attached hereto as Exhibit "A" and incorporated herein, shall hereby serve as the zoning map of the City of Coatesville. The Zoning Map shall be on file at City Hall and codified in Part II, General Legislation, Chapter 224, Zoning, Attachment 224h, as "The Zoning Map."

SECTION 11. 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 12. 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 13. Effective Date. This Ordinance shall take effect 30 days after publication following final adoption.

ENACTED AND ORDAINED this 13th day of May, 2024.



Linda Lavender-Norris, President City Council

ATTEST:


James Logan, City Manager

CERTIFICATION

I HEREBY CERTIFY that the foregoing Ordinance was introduced on the 12 day of February, 2024, was duly enacted by the Council of the City of Coatesville, Chester County, Pennsylvania, on the 13 day of May, 2024, 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.

Exhibit "A"

Zoning Map

January 18, 2024

City of Coatesville
Chester County, PA

Legend

- Municipality Boundary
- Parcel Boundary
- 100-Year Floodplain
- Surface Water
- Railroads

Zoning Districts

- C-1 - Neighborhood Commercial
- C-2 - Central Business
- C-3 - Highway Commercial
- C-4 - Special Commercial Use
- I-1 - Light Industrial
- I-2 - Heavy Industrial
- POS - Public Open Space
- PS - Public Service
- RC - Residential Conservation
- RN-1 - Residential Neighborhood
- RN-2 - Residential Neighborhood
- RN-3 - Residential Neighborhood
- RN-4 - Residential Neighborhood
- RN-5 - Residential Neighborhood

Overlay Districts

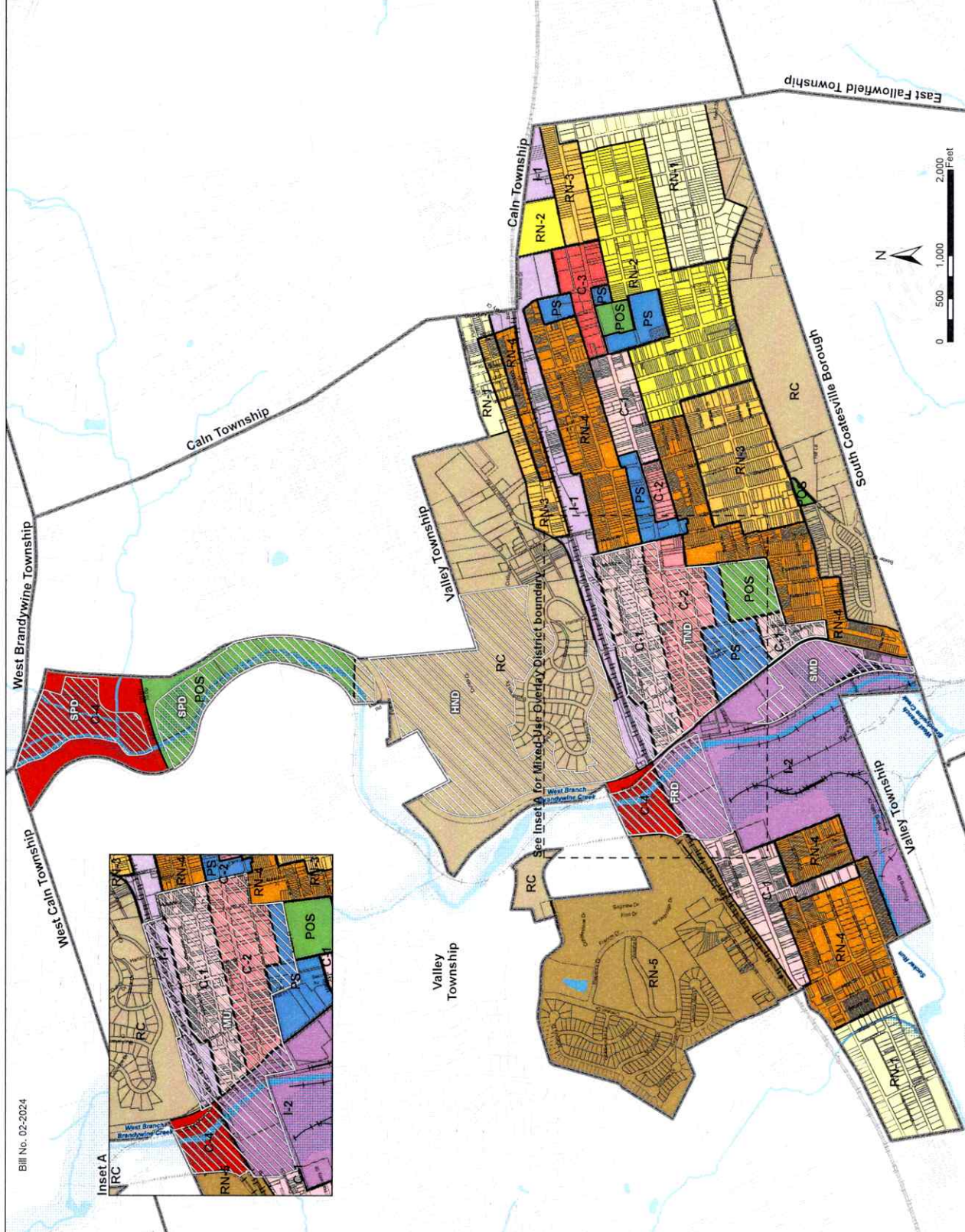
- TND - Traditional Neighborhood Development
- SPD - Specially Planned Development
- HND - Hillside Neighborhood Development
- SMD - Steel Museum
- FRD - Flats Redevelopment
- MU - Mixed-Use

Data Sources: Zoning Districts, Municipal Boundaries, Parcels, Roads, Railroads, Streams - Chester County Office of Land Records & GIS/PLS Department, 2024.

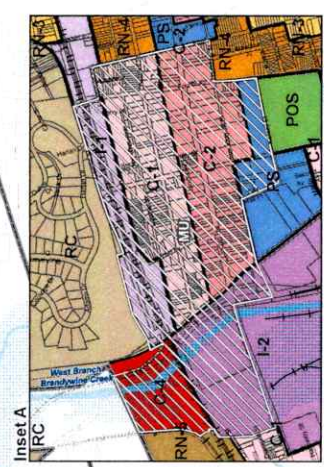
This map was prepared for informational purposes only and does not constitute a warranty of any kind. The City of Coatesville does not warrant the accuracy of the information shown on this map. The City of Coatesville is not responsible for any errors or omissions on this map. The City of Coatesville is not responsible for any damages, including but not limited to, the loss of property or other damages, arising from the use of this map. The City of Coatesville is not responsible for any actions taken based on the information shown on this map. The City of Coatesville is not responsible for any actions taken based on the information shown on this map.

DISCLAIMER: The City of Coatesville makes no warranty as to the accuracy of the information shown on this map. The City of Coatesville is not responsible for any actions taken based on the information shown on this map.

Prepared by: Chester County Planning Commission, January 2024.



Bill No. 02-2024



See Inset A for Mixed-Use Overlay District boundary.