

POCOPSON TOWNSHIP

CHESTER COUNTY, PENNSYLVANIA

ORDINANCE NO. 5 of 2019

AN ORDINANCE OF POCOPSON TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE TOWNSHIP ZONING ORDINANCE, CODIFIED AS CHAPTER 250 OF THE POCOPSON TOWNSHIP CODE, TO AMEND AND REMOVE FLOOR AREA RATIO AS A DIMENSIONAL REQUIREMENT IN THE C-1 AND LIMITED INDUSTRIAL DISTRICTS, AND TO CLARIFY CERTAIN PROVISIONS REGULATING EXPANSION OF EXISTING LEGALLY NONCONFORMING BUILDINGS WITHIN THE TOWNSHIP.

BE IT ENACTED AND ORDAINED by the Board of Supervisors of Pocopson Township that the Pocopson Township Zoning Ordinance shall be amended as follows:

SECTION 1. Section 250-29.A.(7) shall be removed in its entirety and the subsequent sections renumbered accordingly.

SECTION 2. Section 250-45.E shall be amended to read as follows:

"E. Maximum impervious surface. Not more than 40% of any lot shall be covered by impervious surfaces."

SECTION 3. Section 250-49.A.(3)(g) shall be removed in its entirety and the subsequent sections re-alphabetized accordingly.

SECTION 4. Section 250-85.D.(1) shall be amended to read as follows:

"(1) the requirement that any expansion shall not increase the extent of the existing nonconformity (for example, if the building currently extends into a required setback the addition can be built but it cannot increase the nonconforming condition by extending further into the required setback), and such expansion shall not increase the existing floor area by more than 50%."

SECTION 5. Section 250-85.G.(2)(a) [1] shall be amended to read as follows:

"[1] Provided that any expansion shall not increase the extent of the existing nonconformity (for example, if the building currently extends into a required setback the addition can be built but it cannot increase the nonconforming condition by extending further into the required setback)."

SECTION 6. 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. It is hereby declared as the intent of the Board of Supervisors of Pocopson Township that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included therein.

SECTION 7. 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 8. EFFECTIVE DATE. This Ordinance shall become effective in five days.

ENACTED AND ORDAINED this 20th day of May, 2019.

ATTEST:


Susan Simone, Secretary

BOARD OF SUPERVISORS
POCOPSON TOWNSHIP


Ricki Stumpo, Chairman


Elaine DiMonte, Vice-Chairman

Alice J. Balsama, Member

