

ORDINANCE NO. 2017 -

**BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA**

AN ORDINANCE OF THE BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA, AMENDING CHAPTER 27 “ZONING,” PART 2 “DEFINITIONS,” SECTION 27-202 “DEFINITIONS” AND PART 4 “DESIGN AND DEVELOPMENT REGULATIONS,” SECTION 27-404 “BUILDING SIZE,” AND SECTION 27-405 “PARKING,” OF THE CODE OF ORDINANCES OF THE BOROUGH OF PHOENIXVILLE.

The Council of the Borough of Phoenixville, Chester County, Pennsylvania, hereby ORDAINS that:

Section 1:

1. The Code of Ordinance of the Borough of Phoenixville, as amended, Chapter 27, “Zoning”, Part 2 “Definitions,” Section 27-202 “Definitions,” is hereby amended as indicated by the black line and strikeout interlineations below, with strikeout indicating deletions of language and underlined interlineations indicating insertions of language:

BUILDING FOOTPRINT

Area of a building or any part thereof, conditioned or unconditioned, where it meets the ground; usually the area of the slab or grade.

Section 2:

1. The Code of Ordinance of the Borough of Phoenixville, as amended, Chapter 27, “Zoning”, Part 4 “Design and Development Regulations,” Section 27-404 “Building Size,” is hereby amended as indicated by the black line and strikeout interlineations below, with strikeout indicating deletions of language and underlined interlineations indicating insertions of language:

1. Principal Buildings: In all districts other than the Industrial District, individual building width shall not be greater than 150 feet for detached buildings. A contiguous block of attached buildings shall provide a midblock space/passage with a minimum width of 30 feet.

2. Accessory Buildings: Accessory Buildings shall be designed to be:
 - A. Subordinate, incidental and complementary to the scale and design of the Principal Building.
 - B. Smaller in scale and bulk to the Principal Building.
 - (1). Building Footprint shall be no more than two-thirds (2/3) that of the Principal Building.
 - (2). Building Height shall be no more than two (2) stories or two-thirds (2/3) the Principal Building height, whichever is less. If the Principal Building is one (1) story, an Accessory Building shall not exceed the height of the Principal Building.
 - (3). The number of Accessory Buildings shall be no more than two (2).

Section 3:

1. The Code of Ordinance of the Borough of Phoenixville, as amended, Chapter 27, "Zoning", Part 4 "Design and Development Regulations," Section 27-405 "Parking," is hereby amended as indicated by the black line and strikeout interlineations below, with strikeout indicating deletions of language and underlined interlineations indicating insertions of language:

6. Whenever feasible, vehicular access to buildings shall not be accessed directly from the primary street frontage and there shall be no parking in the front yard, particularly if alley access is available. When front yard access is necessary, it shall be designed to avoid vehicle parking in the front yard, and garage doors shall be set back at least 20 feet from the front building facade.

Section 4: Officer Authorization. The appropriate officers of the Borough are authorized to take whatever actions are necessary and appropriate to carry out the purpose and intent of this Ordinance.

Section 5: 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, parts, or sections hereof. It is hereby declared as the intent of the Borough Council that this Ordinance would have been

adopted had such unconstitutional, illegal or invalid sentence, clause, part or section thereof not been included herein.

Section 6: Repealer. All ordinances or parts of ordinances conflicting or inconsistent herewith are hereby repealed.

Section 7: Effective Date. This Ordinance shall become effective upon enactment as provided by law.

PASSED by Borough Council this 8th day August, 2017.

By: _____
James C. Kovaleski
President, Borough Council

APPROVED by the Mayor, this 8th day August, 2017.

By: _____
Michael J. Speck
Mayor

ENACTED this 8th day August, 2017.

By: _____
E. Jean Krack
Borough Manager/Secretary

I HEREBY CERTIFY that the foregoing is a true and correct copy of the said Ordinance duly adopted at a regular meeting of Borough Council held on the 8th day August, 2017.

By: _____
E. Jean Krack
Borough Manager/Secretary