



# ORDINANCE PROPOSALS

10/1/2025 to 10/31/2025

The staff reviewed proposals for:

	Total
Miscellaneous Ordinance (Misc.) Amendments	1
Subdivision and Land Development Ordinance (SLDO) Amendments	1
Zoning Map Amendments	1
Zoning Ordinance Amendments	9
Zoning Ordinance Updates	1
<b>TOTAL REVIEWS</b>	<b>13</b>

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
City of Coatesville	ZA-09-25-18643	10/1/2025	<b>Proposed - Zoning Ordinance Amendment</b> Amending the definition of convenience store; Adding definitions of cannabinoid, "convenience store, small," Department of Health, Dispensary, Dispensary Facility, Grower/Processor, Grower/Processor Facility, Hookah, Hookah Bar/Lounge, Medical Marijuana, Retail Use, and Tobacco Store/Smoke Shop; adding the following by-right to the C-4 District: hookah bar/lounge, tobacco store/smoke shop, dispensary facility, and grower/process facility; adding new sections entitled "dispensary facility regulations," "hookah bar/lounge regulations," and "tobacco store/smoke shop regulations"; and adding the following by right uses to the C-1 District: indoor commercial recreation, office parking lot/garage; recreation, active; recreation area; restaurant, drive through; retail store; and tavern.	Consistent
Malvern Borough	ZA-09-25-18640	10/9/2025	<b>Proposed - Zoning Ordinance Amendment</b> Amendment: Short-Term Rental Units; and Fences and Walls.	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Phoenixville Borough	SA-09-25-18647	10/7/2025	<b>Proposed - SLDO Amendment</b> Amend Incorrect Cross-References re: Landscaping, Planting, and open space.	Not Relevant
Phoenixville Borough	ZA-09-25-18646	10/8/2025	<b>Proposed - Zoning Ordinance Amendment</b> Regulation of Data Centers; Amending Borough Exemption to impose buffer requirements on municipal uses	Consistent
Tredyffrin Township	ZA-09-25-18653	10/16/2025	<b>Proposed - Zoning Ordinance Amendment</b> The Township proposes to add age-qualified single-family semi-detached dwelling (twin), and age-qualified single-family attached dwelling (townhouse), both subject to the provisions in Section 208-42.5, to the list of permitted uses in the Township's O Office District.	Consistent
Upper Uwchlan Township	ZA-09-25-18654	10/6/2025	<b>Proposed - Zoning Ordinance Amendment</b> Sign Regulations and Minimum Age of 25 Required for Short-Term Rentals	Consistent
Uwchlan Township	MA-09-25-18644	10/6/2025	<b>Proposed - Misc Amendment</b> The Board of Supervisors may appoint by resolution up to three alternate members of the Planning Commission in accordance with the requirements of Article II of the Municipalities Planning Code, 53 P.S. §10203(e).	Not Relevant
Uwchlan Township	ZA-09-25-18657	10/15/2025	<b>Proposed - Zoning Ordinance Amendment</b> Proposed PRD-1 Overlay District	Consistent
West Caln Township	ZM-10-25-18673	10/21/2025	<b>Proposed - Zoning Map Amendment</b> comprehensive update to zoning ordinance	Consistent
West Caln Township	ZO-10-25-18671	10/21/2025	<b>Proposed - Zoning Ordinance Update</b> comprehensive update to zoning ordinance	Consistent
West Chester Borough	ZA-09-25-18658	10/16/2025	<b>Proposed - Zoning Ordinance Amendment</b> The Borough proposes to amend its standards for off-street parking areas of three or more vehicles set forth in Section 112-602.P of its Zoning Ordinance.	Not Relevant

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West Fallowfield Township	ZA-10-25-18689	10/24/2025	<b>Proposed - Zoning Ordinance Amendment</b>  "Customary accessory agricultural and residential uses" are to be included in the uses by-right in the Ag District; and the introduction to the C Commercial District, (Uses by Right), is amended as follows: "In the C Commercial District, a property may be used, by right, for any one of the following purposes, and for no other" ( the current text uses the word "building" and other minor changes are proposed.), and some of the Uses by Right in the C District are listed as singular, instead of plural in the current ordinance, and the I Industrial District is amended to add: "Any other use not provided for in the Zoning Ordinance, subject to compliance with the area and bulk criteria below, as well as the regulations applicable to the use to which it is most comparable. The Zoning Hearing Board shall have the authority to impose conditions on such use consistent with the character of the surrounding properties, the nature of the use, and the public health, safety and welfare."	Consistent
West Sadsbury Township	ZA-10-25-18677	10/20/2025	<b>Proposed - Zoning Ordinance Amendment</b>  Petitioner desires to amend Part 6, Section 601 of the Zoning Ordinance to permit Industrial/Manufacturing, Light (as defined in Section 202 of the Zoning Ordinance) uses in the O-C District by conditional use. Petitioner further desires to amend Part 6 of the Zoning Ordinance to add a new Section 609 to provide for specific conditional use criteria for Industrial/Manufacturing, Light uses in the O-C District.	Consistent

**TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 10**

**TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 10**