

**ORDINANCE NO. 1-2026
BOROUGH OF MODENA,
CHESTER COUNTY, PENNSYLVANIA**

**AN ORDINANCE OF THE BOROUGH OF MODENA, CHESTER COUNTY,
COMMONWEALTH OF PENNSYLVANIA, AMENDING § 1604.B(3),
RECONSTRUCTION OF A NONCONFORMING STRUCTURE, TO ALLOW
ADDITIONAL TIME FOR RECONSTRUCTION OF GRANT-FUNDED
PROJECTS.**

BE IT ENACTED AND ORDAINED by the Council of the Borough of Modena, Chester County, Pennsylvania, that certain provisions of Article 16, Nonconformance, of the Modena Borough Zoning Ordinance, as amended, shall be further amended as follows:

SECTION 1. Article 16, Nonconformance, §1604, Nonconforming Structure, subsection B, Reconstruction, subsection 3 shall be amended to read as follows:

3. Reconstruction shall begin within one (1) year from the date the structure was damaged or destroyed and shall be completed without interruption; however, if the reconstruction is funded, in whole or in part, by any federal, state or local grants through which the Borough is a grantee, reconstruction shall begin within seven (7) years from the date the structure was damaged or destroyed and shall be completed in a timely fashion in accordance with the requirements of said grant(s).

SECTION 2. 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 Borough Council that this ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

SECTION 3. All ordinances or parts of ordinances conflicting with any provisions of this ordinance are hereby repealed insofar as the same affects this ordinance.

SECTION 4. This amendment shall be effective five days following adoption, as by law provided.

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ENACTED AND ORDAINED this 6th day of April, 2026.

MODENA BOROUGH COUNCIL

By Jennifer Hines

~~JENNIFER~~ HINES, President

Jenny



ATTEST:

Victoria Cloud

VICTORIA CLOUD, Borough Secretary

APPROVED THIS 6th DAY OF April, 2026.

Christina Puff

CHRISTINA PUFF, Mayor