

**TOWNSHIP OF WEST BRADFORD
CHESTER COUNTY, PENNSYLVANIA**

ORDINANCE 2008-02

**AN ORDINANCE TO AMEND THE WEST BRADFORD TOWNSHIP ZONING
ORDINANCE, BY AMENDING SECTION 401 AND DELETING SECTION
401.10 (OPEN SPACE RESIDENTIAL DESIGN OPTION) IN ITS ENTIRETY**

WHEREAS, the Board of Supervisors has received a recommendation from the West Bradford Township Planning Commission to delete Section 401.10 (Open Space Residential Design Option) of the Zoning Ordinance in its entirety and replace the section with a revised section that better implements the West Bradford Township Comprehensive Plan.

WHEREAS, it has been determined that the original intent of the Section - as a density neutral way to preserve open space in the Township - has not been realized. Further, it has been used to gain greater numbers of lots without usable open spaces and the resulting lot sizes are not adequate for the larger homes being constructed on them.

NOW THEREFORE, be it enacted and ordained by the Board of Supervisors of West Bradford Township, Chester County, Pennsylvania, as follows:

The following revisions shall be made to the West Bradford Township Zoning Ordinance of 1977 as amended:

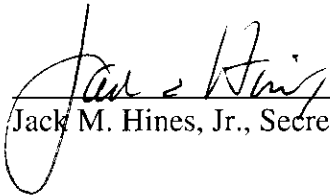
- A. Revise Section 401.1 INTENDED PURPOSE to read, "The purpose of the R-1 Residential District is to provide for low density housing, open space and related activities in areas most likely to remain rural in character. To assure a healthful water supply and the safe disposal of sewage waste."
- B. Delete Section 401.2.C.4 – Open Space Residential Design Option as a Conditional Use in its entirety.
- C. Delete Section 401.10 – Open Space Residential Design Option in its entirety.
- D. Delete Section 802.14 – Open Space Residential Design Option Standards in its entirety.
- E. 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 of this Ordinance. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

F. Effective Date - This Ordinance shall be effective five days following adoption.


Enacted this 7 th day of May, 2008 by the
Board of Supervisors of West Bradford Township.

Attest:


**TOWNSHIP OF WEST BRADFORD
BOARD OF SUPERVISORS:**



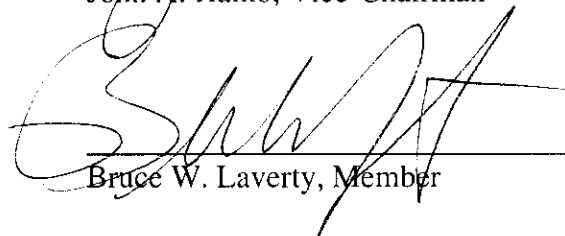
Jack M. Hines, Jr., Secretary



Mark J. Blair, Chairman



John A. Haiko, Vice-Chairman



Bruce W. Lavery, Member