

**ORDINANCE 05-02  
WEST BRADFORD TOWNSHIP**

**AN ORDINANCE TO AMEND THE WEST BRADFORD TOWNSHIP ZONING  
ORDINANCE 77-1, AS PREVIOUSLY AMENDED, BY ADDING A NEW  
SECTION CREATING AN R-5 DISTRICT AND AMENDING THE ZONING  
MAP TO SHOW THE LOCATION OF THAT R-5 DISTRICT**

**SECTION 1**

The West Bradford Township Zoning Ordinance is hereby amended by adding the following section:

**ARTICLE 407- R-5 RESIDENTIAL DISTRICT**

**407.1 PURPOSE**

The purpose of the R-5 Residential District is to provide for single-family attached housing in a cluster design enabling the protection of significant natural features, including but not limited to the stream valley of an exceptional value stream.

A majority of a site using the R-5 zoning shall be preserved as open space.

**407.2 USES AND STRUCTURES**

**A. Permitted**

1. Single-family attached dwellings, not more than three dwelling units per building (triplex), where public sewerage and public water are provided.
2. Municipal uses.
3. Agricultural uses and necessary buildings related to the tilling of the land, the raising of farm products, the raising and keeping of horses, cattle, and other livestock and the raising of poultry and poultry products subject to the agricultural use standards of Section 802.9.

**407.3 AREA, LOT WIDTH, TRACT COVERAGE REQUIREMENTS AND TRACT DENSITY**

Area, lot width and coverage requirements of not less than the dimensions shown below shall be provided for each dwelling unit and/or non-residential building or use thereafter erected, established, or altered for any use permitted in this district.

**A. Lot Area**

1. Single-family attached with approved public sewerage and public water systems.
  - a. Minimum lot area - 3,400 square feet

**B. Minimum Lot Width at the Street Line**

1. Non-residential Uses - Fifty (50) feet
2. Single-Family Attached Dwellings – Ten (10) feet.

**C. Minimum Lot Width at the Setback Line**

1. Single-family attached with approved public sewerage and public water systems – Twenty (20) feet per dwelling unit. As measured by chord, not arc, at the minimum distance as set by Section 407.4A of this ordinance.

**D. Maximum Impervious Surface Area for Tract Thirty-five Percent (35%)**

**E. Tract Density**

1. Tract Density shall be one unit per acre of gross tract area less any area in ultimate right-of-way for existing roads. At least seventy-five percent (75%) of the gross tract area shall be open space and be subject to restrictions to assure preservation as approved by the Township.

**407.4 SETBACK REGULATIONS**

The following setback regulations apply to all uses permitted within this district unless otherwise specified herein.

**A. Front Yard:** Front yard setback distances are determined by the kind of road or highway on which the property abuts, as follows:

1. Arterial- Seventy-five (75) feet from the street right-of-way line or ninety (90) feet from the street centerline, whichever is the greater.
2. Collector- Sixty-five (65) feet from the street right-of-line or eighty (80) feet from the street centerline, whichever is the greater.
3. Local- Twenty-five (25) feet from the street right-of-way line or forty (40) feet from the street centerline, whichever is the greater.

**B. Side Yard**

1. Triplex or semi-detached units and structures shall have one side yard not less than twenty (20) feet for end units and no required side yard for middle units.

**C. Rear Yard**

1. Residential buildings - Twenty-five (25) feet.
2. Non-residential buildings - Thirty (30) feet.
3. Single-family attached dwellings shall not be closer than one-hundred (100) feet from the rear of any other building, except side to rear units shall not be closer than fifty (50) feet.
  - a. Window openings between dwellings shall be oriented so as to offset direct views into structures and/or vegetative screening installed, to the extent practicable.

**407.5 BUILDING HEIGHT REGULATIONS**

- A. The maximum building height shall be three (3) stories or thirty-five (35) feet, whichever is the lesser.

**407.6 OFF-STREET PARKING REGULATIONS**

- A. Each dwelling unit shall be provided with two (2) off-street parking spaces outside of the garage area.

**407.7 SIGN REGULATIONS**

- A. As provided for in Section 809

**407.8 MINIMUM LOT SIZE**

If any property is proposed to be developed other than with minimum lot sizes as set forth herein, whether said proposed development is in the form of leasehold, condominium form of ownership, common law condominium, land development or similar development procedures, regardless of the form of ownership, the maximum density permitted on any tract shall be no greater than the number of dwelling units which would otherwise be permitted if the property were developed in accordance with conventional minimum lot size development as set forth in the preceding paragraph of this Article. For example, if a tract of land could be developed by the creation of minimum lot size as set forth herein and if pursuant to all regulations of this Ordinance, said tract would yield eight lots, then in that event, no more than eight dwelling units shall be permitted upon said tract of land if the same were to be developed under a leasehold, land development, condominium form of ownership, common law condominium form of ownership or other development format.

**SECTION 2**

The West Bradford Township Zoning Map is hereby amended by creating an R-5 District as shown on the attached Zoning Map and labeled R-5 Residential (proposed). The district more specifically will include the following tax parcels: 50-4-12; 50-4-60; 50-4-21; 50-4-60.1; 50-4-60.1A.

**SECTION 3**

Repealer Clause - All Ordinances or parts of Ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

**SECTION 4**

Severability Clause - 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, sentence's, clauses, sections or parts hereof. It is hereby declared as the intent of the Board of Supervisors of West Bradford Township that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section or part thereof not been included herein.

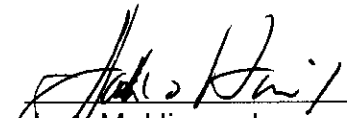
**SECTION 5**

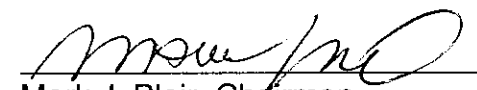
Effective Date - This Ordinance shall become effective immediately upon enactment.


Ordained this 22 day of March 2005 by the Board of Supervisors of West Bradford Township.


ATTEST:

TOWNSHIP OF WEST BRADFORD  
BOARD OF SUPERVISORS

  
\_\_\_\_\_  
Jack M. Hines, Jr.  
Township Manager

  
\_\_\_\_\_  
Mark J. Blair, Chairman


  
\_\_\_\_\_  
John A. Haiko, Vice Chairman


  
\_\_\_\_\_  
Bruce W. Layerty, Member

# West Bradford Township Zoning Map

## Zoning Districts

C-1 - Commercial

 C-2 - Commercial

 C-2A - Commercial

 C-3 - Village Residential/Commercial


I - Industrial


 IM - Institution/Mixed

R-1 - Residential


R-1C - Residential

R-2 - Residential

 R-2A - Residential

 R-2B - Residential

R-3 - Residential

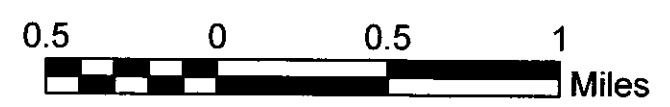
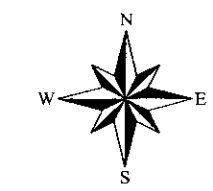
 R-4 - Residential

 R-5 - Residential (Proposed)

 U.D.A. - Unified Development Area

 ZO Flood Hazard District Overlay

 Romansville Village Zoning Overlay



R-5 Map Amendment - Hearing Draft

Created by West Bradford Township GIS