

ORDINANCE NO. 71-3

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF WEST BRADFORD TOWNSHIP (ORDINANCE NO. 70-1) TO ALTER THE REQUIREMENTS OF SECTION 1105 (c) CHANGING THE MINIMUM HABITABLE FLOOR SPACE REQUIREMENTS AND INCREASING THE MAXIMUM DENSITY OF CLUSTER GROUPINGS AND OTHERWISE PROVIDING FOR A DISTANCE REQUIREMENT BETWEEN CLUSTERS.

THE BOARD OF SUPERVISORS HEREBY ORDAINS:

Section 1. Paragraph 1105 (c) of Ordinance No. 70-1, known as the West Bradford Township Zoning Ordinance of 1970 shall be stricken and in lieu and substitution thereof the following shall be added:

"(c) (1) No cluster grouping shall contain a mixture of apartment houses and town houses.

(2) With respect to town house clusters, the following requirements shall apply:

(a) No individual town house cluster groupings shall contain in excess of eight (8) town houses.

(b) Each town house shall have a setback of not less than fifty (50) feet from an interior road right-of-way within the planned residential development.

(c) Each dwelling unit shall contain at least one thousand (1000) square feet of habitable floor area.

(3) With respect to apartment clusters, the following shall apply:

(a) No cluster grouping shall contain in excess of twelve (12) single family apartment units.

(b) Each apartment building shall have a setback of not less than fifty (50) feet from an interior road right-of-way within the planned residential development.

(c) Each apartment unit shall have the following minimum habitable floor areas:

(i) Studio apartments - four hundred (400) square feet.

(ii) One bedroom apartments - six hundred (600) square feet.

(iii) Two bedroom apartments - eight hundred (800) square feet.

(iv) Three or more bedrooms - one thousand (1000) square feet.

(v) For the purpose of determination of habitable floor area, any room other than a living room, dining room, kitchen, bath or closet shall be deemed a bedroom.

(d) The total habitable floor area of an apartment cluster excluding hallways and common areas shall not exceed eight thousand four hundred (8400) square feet.

(4) Height, coverage and distance between structures:

(a) No cluster shall be erected within one hundred fifty (150) feet of any other cluster, building or structure.

(b) No building shall exceed thirty (30) feet in height above first floor joists or slab.

(c) In no event shall more than 7 per cent of the land in the development be occupied by structures for habitation."

Section 2. The first sentence of Section 1105 (b) of Ordinance No. 70-1 known as the West Bradford Township Zoning Ordinance of 1970 is amended to read:

"Sufficient areas of common land shall be established between and around dwelling units so that the maximum density of dwelling units within any section of cluster housing is eight (8) units per acre for town-house clusters and twelve (12) units per acre for apartment clusters."

The remaining portions of Section 1105 (b) shall remain in full force, virtue and effect without amendment.

Section 3. Section 200 DEFINITIONS of

Ordinance No. 70-1 known as the West Bradford Township
Zoning Ordinance of 1970 shall be amended by adding thereto
a definition of "cluster" to read as follows:

"Cluster: Two or more residential dwelling units
having common walls or otherwise encompassed within
the same building or structure including but not
limited to town houses with party walls common one
to another and apartment buildings."

This Ordinance shall become effective five (5) days after
the adoption thereof by the Board of Supervisors.

Harvey M. Williams
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