

West Bradford Township

Ordinance 80-2

AN ORDINANCE AMENDING THE WEST BRADFORD TOWNSHIP ZONING ORDINANCE 77-1, AS AMENDED, BY DELETING CERTAIN SECTIONS, CHANGING CERTAIN SECTIONS, AND ADDING CERTAIN SECTIONS.

BE IT AND IT HEREBY IS ORDAINED, by the Board of Supervisors of West Bradford Township, Chester County, Pa. that the following shall be an amendment to the West Bradford Township Zoning Ordinance 77-1.

Ordinance Section I. - Changes

Section 201.

Acre, Gross. - Delete the existing definition and add the following:

Acre, Gross. - "The entire ^{area @ S.W. for} acre of a tract exclusive of rights-of-way (public or private) whether interior or exterior, but including interior parking areas and access lanes, sidewalks, parks, playgrounds, and common open space."

Common Open Space. - Add the following; after the word "Ordinance", "or easements that encompass facilities for other than recreational purposes."

Lot Area. - Add the following to continue the sentence after the word "street", ", and public or private utilities."

Section 401.2 A. - Delete item #5 in its entirety.

Section 401.2 B. - Add as an additional item after #4, number #5 to read as follows: "5. Stables, kennels."

Section 503.3 A. 4. - Add the following to continue the sentence after the word "Feet"., "with approved public sewerage and public water systems."

Section 801.6 - Delete the last sentence in its entirety.

Section 802.12 - Add after part J., part K. to read as follows: "K. Provide off-street parking for all employees."

Section 804.5 - Delete the introduction and substitute the following: "For purpose of this ordinance, steep slopes shall include land with a slope of twenty percent (20%) or greater as may be determined by a topographic survey by a registered surveyor or engineer licensed to practice in the Commonwealth of Pennsylvania."

Section 804.5 A. 2. - Change the first word to read "Tree" instead of "Free".

Section 804.5 A. 3. - Delete the existing and substitute the following: 3. " A single family detached dwelling and accessory structures may be permitted on land with a slope of twenty percent (20%) or more subject to the following requirements:"

Section 804.5 A. 3. (a) - Delete the existing and substitute the following: (a) "Each lot must contain a minimum contiguous area not classified "Steep Slope", together with access to that area that does not traverse a "Steep Slope". Minimum area shall be equal to 50% of the required lot area. Construction shall be limited to this area. If this minimum contiguous area can not be attained, or if any construction takes place outside this area a minimum lot area of three (3) acres is required."

Section 808.1 D. - Add after the word "ordinance", to read as follows: A vehicular "turn-around" with a radius of not less than 25 feet area shall be provided at the end of each parking lot having no outlet to a street or other parking area.

Ordinance Section II. This ordinance shall be effective immediately upon enactment.

Adopted this 14th day of October, 1980.

ATTEST:

Ed. Hinds

BY THE BOARD OF SUPERVISORS,
WEST BRADFORD TOWNSHIP

George B. Galgan Jr.
Pres. West

Samuel Wagner