

Ordinance 84-05

AN ORDINANCE AMENDING THE WEST BRADFORD TOWNSHIP  
ZONING ORDINANCE 77-1 BY ADDING A SECTION THERETO  
AND AMENDING THE ZONING MAP AS ATTACHED HERETO:

SECTION 402 B. R-2-B RESIDENTIAL DISTRICT

402.1 B. INTENDED PURPOSES

The purpose of the R-2-B Residential District is to provide side yard and rear yard setbacks different from the standard R-2 district, but in conformance with the setbacks of the former cluster development section.

402.2 B. USES AND STRUCTURES

A. Permitted

- 1) Single family semi-detached dwellings.
- 2) 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 products subject to the agricultural use standards of Section 802.9.
- 3) Horticultural uses related to the raising, propagating, and selling of trees, shrubs, flowers and other vegetative material including greenhouses.
- 4) Home occupations subject to the provisions of Section 802.12
- 5) Community utilities subject to the provisions of Section 802.11.
- 6) Municipal use.
- 7) Accessory buildings and structures customarily incidental to the above.

B. Special Exception Uses

- 1) Church or religious use.
- 2) Cemetery.
- 3) Boarding and/or rooming house provided that not more than four (4) rooms of a residence are used for such purpose.
- 4) Educational uses excluding business or trade schools.
- 5) Rest home.

- 6) Mortuary and undertaking establishments provided that off-street parking areas containing more than five (5) parking spaces shall be screened from adjoining residential properties. Such screen shall not be less than five (5) feet in height.
- 7) Medical and dental clinics provided that off-street parking areas containing more than five (5) parking spaces shall be screened from adjoining residential properties. Such screen shall not be less than five (5) feet in height.

C. Conditional Uses

- 1) Public and private recreation areas.

402.3 B. AREA, LOT WIDTH, AND COVERAGE REQUIREMENTS

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 hereafter erected, established or altered for any use permitted in this district.

A. Lot Area

- 1) Single family semi-detached dwelling without approved public sewerage and public water systems.
  - (a) Maximum density - One (1) dwelling per net acre.
  - (b) Minimum lot size - 43,560 square feet.
- 2) Single family semi-detached dwellings with approved public sewerage and public water systems.
  - (a) Maximum density - Two (2) dwelling units per net acre.
  - (b) Minimum lot size - 16,000 square feet.
- 3) Educational Use - Five (5) acres or as required by the Pennsylvania Department of Education.
- 4) Church or Religious Use - Three (3) acres.
- 5) Cemetery - Twenty (20) acres.
- 6) Any other non-residential use - One (1) acre.

B. Minimum Lot Width at the Street Line - Forty (40') feet.

C. Minimum Lot Width of the Setback Line

- 1) Single family semi-detached dwelling without approved public sewerage and public water systems - One Hundred Twenty-five (125') feet.
- 2) Single family semi-detached dwelling with approved public sewerage and public water systems - Eighty (80') feet.
- 3) Any non-residential use - One Hundred and Fifty (150') feet.

D. Maximum Impervious Surface Area - Fifteen (15%) percent.

402.4 B. SETBACK REGULATIONS

The following setback regulations apply to all uses permitted within the 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 - Sixty (60') feet from the street right-of-way line or seventy-five (75') feet from the street centerline, whichever is the greater.
- 2) Collector - Fifty (50') feet from the street right-of-way line or sixty-five (65') feet from the street centerline whichever is the greater.
- 3) Local - Forty (40') feet from the street right-of-way line or fifty-five (55') feet from the street centerline, whichever is the greater.

B. Side Yard

- 1) Residential buildings and accessory buildings and structures for residential use:  
There shall be one side yard of not less than twenty-five (25') feet.
2. Non-residential buildings and accessory buildings and structures:  
Each building or structure shall have two (2) side yards neither of which shall be less than twenty-five (25') feet.

C. Rear Yard

- 1) Residential buildings - Twenty-five (25') feet.
- 2) Buildings and structures accessory to a residential use - Eight (8') feet.

- 3) Non-residential buildings - Thirty-five (35') feet.
- 4) Buildings and structures accessory to a non-residential use - Twelve (12') feet.
- D. For a single family semi-detached dwelling without approved public sewerage and public water systems, the side and rear yard setback requirements of the R-1 district shall apply.
- E. No building, structure, or parking facility within a recreational, municipal or utility area shall be nearer than fifty (50') feet to any property line.

402.5 B. BUILDING HEIGHT REGULATION

- A. The maximum building height shall be two and one-half (2½) stories or thirty-five (35') feet, whichever is the lesser.

402.6 B. OFF-STREET PARKING REGULATIONS

- A. As provided for in Section 308.

402.7 B. SIGN REGULATIONS

- A. As provided for in Section 309.

ENACTED AND ORDAINED this 22 day of May, 1964.

ATTEST: *Jan. S. Haney*

BY THE BOARD OF SUPERVISORS,  
WEST BRADFORD TOWNSHIP

*Samuel Wagner*  
*John Miller*  
*George E. Seal*

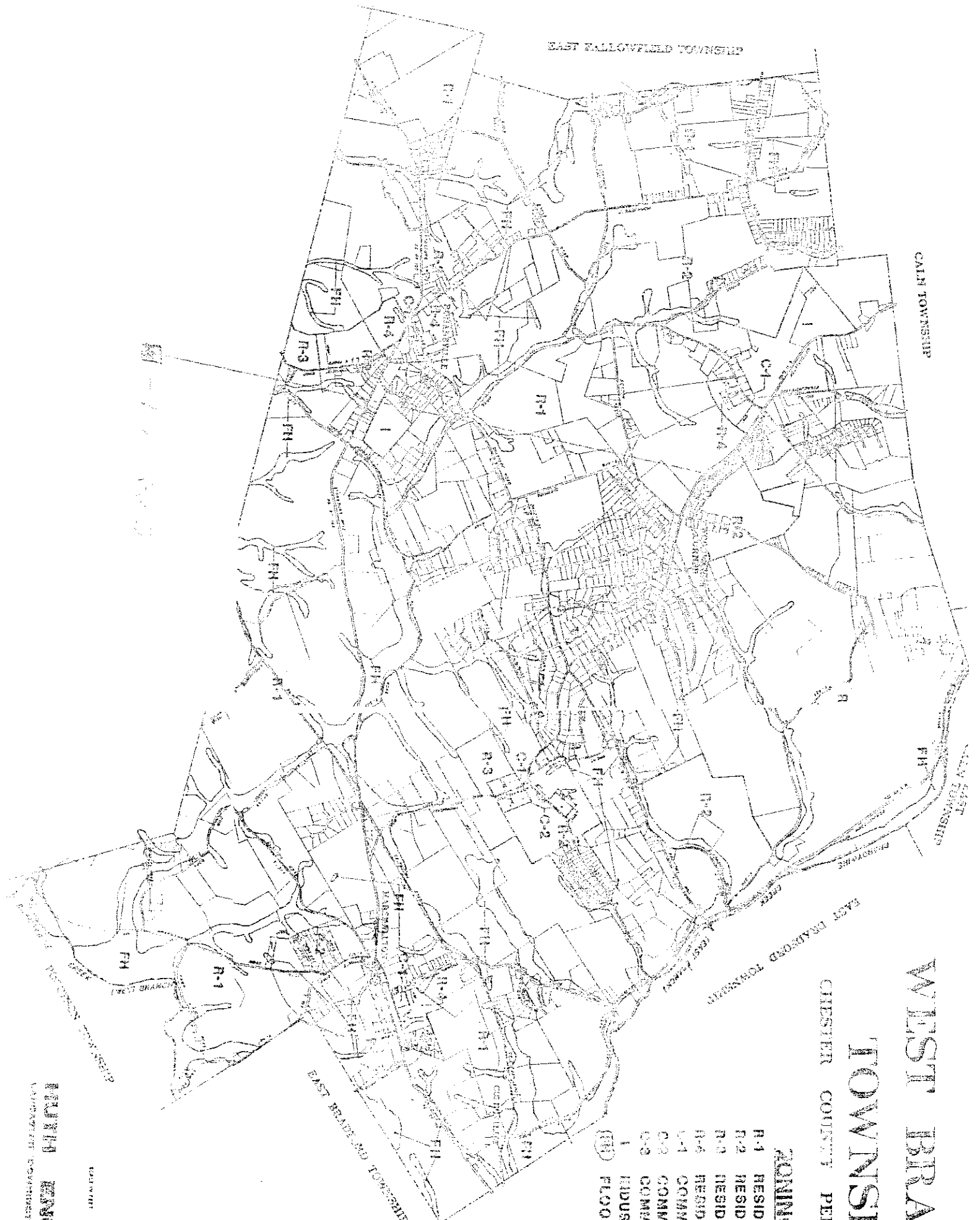
EAST FALLOWFIELD TOWNSHIP  
CALHOUN TOWNSHIP

# WEST BRA TOWNSHIP

CHESTER COUNTY PEI

## ZONING

- R-1 RESID
- R-2 RESID
- R-3 RESID
- R-4 RESID
- C-1 COMM
- C-2 COMM
- C-3 COMM
- I INDUS
- (FH) FLOOR



PLANNING DEPARTMENT  
UNIVERSITY OF PENNSYLVANIA

SCALE