

WEST BRADFORD TOWNSHIP ORDINANCE 84-06

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

BE IT AND IT HEREBY IS ORDAINED, by the Board of Supervisors of West Bradford Township, Chester County, Pa.:

Section 1. Add the following section to Section 802.12 as noted;

Section 802.12 Home Occupation

- L. the practice of the following professions; doctor, dentist, artist, architect, lawyer, engineer, or accountant may be considered a home occupation and an office established when the following standards are met;
 1. The use is conducted within the principal dwelling or an accessory building located no further than 100' from the principal dwelling. The accessory use shall not be located any closer than 100' to any property line.
 2. A planted visual barrier or landscape screen shall be provided and maintained between the area of the accessory use and any parking, adjacent to other residential use, and the nearest other residential use. The screening shall be as provided in Section 802.1 screening, of this ordinance.
 3. The property has a minimum lot size of five (5) acres.
 4. The use does not exceed 500 square feet of floor area or 25% of the total floor area of the principal dwelling, whichever is less, plus an additional 50 square feet of floor area per each additional acre in the property over the first five (5) acres. In no case shall the use exceed 1,000 square feet of floor space.
 5. The principal person practicing the profession must be a resident of the principal dwelling, with no more than two (2) additional employees working on the premises at any given time.
 6. There shall be no laboratory facility on the premises other than to use for such general professional practice.
 7. Sufficient parking, additional to the residential use requirement must be provided on the property to include one (1) parking space for each employee (as allowed in 4. above) and one (1) for each 100 square feet of floor space occupied by the home occupation.

Section 2. Enforcement of this ordinance shall be as prescribed in the Zoning Ordinance, 77-1.

Section 3. This ordinance shall be effective immediately upon enactment.

Adopted this 24th day of July, 1984.

ATTEST:

BY THE BOARD OF SUPERVISORS,
WEST BRADFORD TOWNSHIP:

John D. Harris

Mark Wood

George R. Guba Jr.