

Ordinance 85-04

AN ORDINANCE AMENDING THE WEST BRADFORD TOWNSHIP ZONING ORDINANCE 77-1, AS AMENDED, BY CHANGING THE DEFINITION OF LOT AREA, DELETING CERTAIN REFERENCES TO LOT SIZE AND CHANGING THEM TO LOT AREA.

BE IT AND IT HEREBY IS ORDAINED; by the Board of Supervisors of West Bradford Township, Chester County, Pennsylvania;

SECTION 1: Within Section 201 Definitions, delete the present definition for "Lot Area" and insert the following:

Lot Area: The area of land included within the title lines of a lot. The following shall not be calculated in determining the minimum lot area;

- a. 75% of any land lying within the flood hazard district as shown on the zoning map for West Bradford Township.
- b. Area within the title lines set aside as right-of-way for a street, public or private utilities and all areas of easements, including but not limited to; storm drainage easements, sewage easements and easement of access.
- c. Any land containing slopes in excess of 20%, providing that compliance with (c.) shall not be required if the proposed lot is three acres or more.

SECTION 2: Change the following sentences in the noted sections to read as follows:

Section 401.3 A. 1. (b) lot area - 43,560 sq. ft.

Section 402.3 A. 1. (b) lot area - 43,560 sq. ft.

2. (b) lot area - 20,000 sq. ft.

Section 402.3 A. - A. 1. (b) minimum lot area - 43,560 sq. ft.

2. (b) minimum lot area - 20,000 sq. ft.

Section 402.3 A. 4. - The minimum lot area for commercial uses - 15,000 sq. ft.

Section 402.3 B. A. 1. (b) minimum lot area - 43,560 sq. ft.

2. (b) minimum lot area - 16,000 sq. ft.

Section 403.3 A. 1. (b) lot area - 43,560 sq. ft.

2. (b) lot area - 8,500 sq. ft.

Section 404.3 A. 3. (b) lot area - 7,000 sq. ft.

(d) minimum lot area per garden apartment development - two (2) acres.

(e) minimum lot area for quadruplex or single family attached dwellings - 2,500 sq. ft.

SECTION 3: Within Article 700, Section 705 delete Sections 705 B. "Special Exception Use" Item 1. and insert the following:

Section 705 B. Special Exception Uses:

1. As an area comprising no more than three fourths (3/4) of the required minimum lot area for any lot contiguous to the Flood Hazard District, provided that no building or structure and no sanitary drainage field shall be placed within the Flood Hazard District. The immediately preceding sentence shall apply to subdivided lots held in single and separate ownership as of the date of the adoption of the amendment. All lots subdivided after the date of this amendment shall comply herewith as well as comply with the definition of "lot area".

SECTION 4: Within Article 800, Section 804.5 delete Section A. 3. (a) and insert the following.

Section 804.5 Structures on Steep Slopes:

A. 3. (a) - Each lot must comply with the definition of "lot area".

SECTION 5: All other provisions of the West Bradford Township Zoning Ordinance shall remain the same as previously enacted or amended. This ordinance shall be effective immediately upon enactment.

Adopted this 28 day of May, 1985.

ATTEST:

Paul A. Hunsf

WEST BRADFORD TOWNSHIP  
BOARD OF SUPERVISORS:

Samuel Wagner  
Paul Wood