

West Bradford Township  
Ordinance 86-06

AN ORDINANCE AMENDING THE WEST BRADFORD TOWNSHIP ZONING ORDINANCE #77-01, AS AMENDED, BY DELETING SECTION 804.5, STRUCTURES ON STEEP SLOPES, AND ADDING A NEW SECTION 810., STEEP SLOPE REGULATIONS.

BE IT AND IT IS HEREBY ORDAINED, BY THE BOARD OF SUPERVISORS OF WEST BRADFORD TOWNSHIP:

Section 1: Delete Section 804.5, Structures on steep slopes, as amended, in its entirety.

Section 2: Add the following Section:

810 STEEP SLOPE REGULATIONS

For the 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.

A. Use Regulations

1. Parks and outdoor recreational uses, not including structures, shall be permitted, so long as their activities do not conflict with the use of the land as a watershed.
2. Tree farming, forestry, and other agricultural uses, not including structures, when conducted in conformance with conservation practices that ensure adequate protection against soil erosion.
3. A single family detached dwelling and accessory structure may be permitted on land with a natural slope of twenty percent (20%) or more, subject to the following requirements:
  - a) Each lot must comply with the definition of "lot area." However, if any construction, including but not limited to any access driveway, parking area, primary or accessory building, or storm water management facility is constructed on land with a natural slope of 20% or greater, than the lot must contain a minimum lot area of three acres.

- b) Each building or structure shall be constructed in such a manner as not to substantially alter the existing grade and natural soil condition.
  - c) The applicant shall supply the following: at any time that earthmoving or construction takes place on 20% or greater slope:
    - 1. Site Plan of the property indicating existing grades, with contour lines at two (2) feet intervals, and proposed grades within the area of proposed construction.
    - 2. Landscaping plan indicating proposed paved areas, storm drainage facilities, retaining walls, and ground cover, as well as trees, and ornamental shrub locations.
    - 3. Architectural plans, elevations, and sections for any proposed structures.
    - 4. A statement prepared by a registered architect stating an explanation of the building methods to be used in overcoming foundation and other structural problems created by slope conditions, preserving the natural watersheds, and preventing soil erosion.
  - d) No building permit shall be issued until the information required by Section 3-c has been reviewed by the Township Engineer and/or Building Official and noted to be satisfactory for the construction that is intended. Any deviation from the approved permit shall be subject to submission of revised documents, such that any are different from the originally approved documents; said revised documents must be received by the Township Engineer and/or Building Official and noted to be satisfactory for the construction that is intended.
- 4) A public street or private street may be constructed on slopes of 20% or greater as a conditional use, subject to the provisions of Section 804.1 of the West Bradford Township Zoning Ordinance in addition to the following criteria and conditions:
- a) Such street shall be proposed for construction only when no viable alternative for access exists. The burden shall be upon the applicant to show that no other alternative exists.

- b) The proposed road shall be placed as close to the natural contour of the land in order to minimize cutting and filling.
- c) The construction standards of the proposed street shall be as specified in the West Bradford Township Subdivision and Land Development Ordinance.
- d) The proposed street shall be designed to preclude direct discharge of storm water into a water course without natural filtration provided by a filtration bed and/or detention basin sized in accordance with accepted design criteria for storm water management.
- e) The construction of the proposed street shall be preceded by the installation of the proposed storm drainage and erosion and sedimentation control measures.
- f) The banks created by cutting and filling, shall not exceed the proposed road right-of-way limit. Road right-of-way, in addition to that required by the West Bradford Subdivision and Land Development Ordinance regulations, shall be granted for the areas of cutting and filling; however, the right-of-way shall not be increased beyond a 100 feet maximum for the purpose of gaining additional area for cutting and filling.
- g) Criteria for compaction and stabilization of cutting and filling areas shall be proposed by the applicant. Such criteria shall be in accordance with acceptable engineering standards and shall be subject to approval of the Township Engineer.

Section 3:

This ordinance shall become effective immediately upon enactment.

Enacted and ordained this 13<sup>th</sup> day of January 1986.

Board of Supervisors

Attest:



