

West Bradford Township  
Ordinance 87-01

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

Be it and it hereby is ordained, by the Board of Supervisors of West Bradford Township, Chester County, Pennsylvania, that the following shall be an amendment to the West Bradford Township Zoning Ordinance, 77-1, as amended:

SECTION I

Within Section 201 - Definitions - delete the definition for Individual Sewage System. Replace it with the following:

Individual Sewage System. A system of piping, tanks, or other facilities serving a single lot and collecting and disposing of sewage in whole or in part into the soil or into any waters of the Commonwealth and which is approved by the Pennsylvania Department of Environmental Resources. The system must be within the confines of the lot on which the use is located, or on a parcel of ground that is owned fee simple by the owner.

Within Section 201 - Definitions - Within the definition - On-site Water Service after the sentence ending with the word "agency." Add the following sentence: The well must be within the confines of the lot on which the use is located, or on a parcel that is owned fee simple by the owner.

SECTION II

Within Section 401, make the following changes as noted:

Section 401.3C

1. Add the following sentence, "As measured by chord not arc at the minimum distance as set by Section 401.4A of this ordinance".
2. Add the following sentence, "As measured by chord not arc at the minimum distance as set by Section 401.4A of this ordinance".

Section 401.4A

1. Change the words, "Sixty (60) feet" to read, "Ninety-five (95) feet". Change the words, "Seventy-five (75) feet" to read "One hundred and ten (110) feet".
2. Change the words, "Fifty (50) feet" to read, "Eighty-five (85) feet". Change the words, "Sixty-five (65) feet" to read, "One hundred (100) feet".
3. Change the words, "Forty (40) feet" to read, "Seventy-five (75) feet". Change the words, "Fifty-five (55) feet" to read, "Ninety (90) feet".

Section 401.4B

1. Remove the sentence, "Each building or structure shall have two (2) side yards, neither of which shall be less than fifteen (15) feet".

Replace it with the following sentences, "There shall be two (2) side yards with an aggregate area of Sixty (60) feet; however, the minimum distance of any one side yard shall be twenty-five (25) feet".

2. Change the words, "Twenty-five (25) feet" to read, "Forty (40) feet".

Section 401.4C

1. Change the words, "Thirty (30) feet" to read, "Fifty (50) feet".
2. Change the words, "Ten (10) feet" to read, "Twenty (20) feet".
3. Change the words, "Fifty (50) feet" to read, "Seventy (70) feet".
4. Change the words, "Fifteen (15) feet" to read, "Thirty (30) feet".

SECTION III

Within Section 402, make the following changes as noted:

Section 402.2A 4

After the words "Country Clubs", add the following " , providing that public and private parks and recreation areas are not commercial in nature and are not for profit.

Section 402.3A

Add a section as follows:

7. Parks, recreation areas- 5 acres, or when a facility is owned or operated by the municipality, than it may be of size as determined by the Board of Supervisors to be necessary to serve the interests of the community.
8. Golf courses and Country clubs- (Fifty (50) acres)

Section 402.3C

1. Add the following sentence, "As measured by chord not arc at the minimum distance as set by Section 402.4A of this ordinance".
2. Add the following sentence, "As measured by chord not arc at the minimum distance as set by Section 402.4A of this ordinance".
3. Add the following sentence, "As measured by chord not arc at the minimum distance as set by Section 402.4A of this ordinance".

Section 402.4A

1. Change the words, "Sixty (60) feet" to read, "Seventy-five (75) feet".  
Change the words, "Seventy-five (75) feet" to read, "Ninety (90) feet".
2. Change the words, "Fifty (50) feet" to read, "Sixty-five (65) feet".  
Change the words, "Sixty-five (65) feet" to read, "Eighty (80) feet".
3. Change the words, "Forty (40) feet" to read, "Fifty-five (55) feet".  
Change the words, "Fifty-five (55) feet" to read, "Seventy (70) feet".

SECTION IV

Within Section 403, make the following changes as noted:

Section 403.4A

1. Change the words, "Sixty (60) feet" to read, "Seventy-five (75) feet".  
Change the words, "Seventy-five (75) feet" to read, "Ninety (90) feet".
2. Change the words, "Fifty (50) feet" to read, "Sixty-five (65) feet".  
Change the words, "Sixty-five (65) feet" to read, "Eighty (80) feet".
3. Change the words, "Thirty (30) feet" to read, "Forty (40) feet".  
Change the words, "Forty-five (45) feet" to read, "Fifty-five (55) feet".

Section 403.3C

1. Add the following sentence, "As measured by chord not arc at the minimum distance as set by Section 403.4A of this ordinance".
2. Add the following sentence, "As measured by chord not arc at the minimum distance as set by Section 403.4A of this ordinance".
3. Add the following sentence, "As measured by chord not arc at the minimum distance as set by Section 403.4A of this ordinance".
4. Add the following sentence, "As measured by chord not arc at the minimum distance as set by Section 403.4A of this ordinance".

SECTION V

Within Section 404, make the following changes as noted:

Section 404.3C

1. Add the following sentence, "As measured by chord not arc at the minimum distance as set by Section 404.4A of this ordinance".
2. Add the following sentence, "As measured by chord not arc at the minimum distance as set by Section 404.4A of this ordinance".
3. Add the following sentence, "As measured by chord not arc at the minimum distance as set by Section 404.4A of this ordinance".

4. Add the following sentence, "As measured by chord not arc at the minimum distance as set by Section 404.4A of this ordinance".
5. Add the following sentence, "As measured by chord not arc at the minimum distance as set by Section 404.4A of this ordinance".
6. Add the following sentence, "As measured by chord not arc at the minimum distance as set by Section 404.4A of this ordinance".

Section 404.4A

1. Change the words, "Sixty (60) feet" to read, "Seventy-five (75) feet".  
Change the words, "Seventy-five (75) feet" to read, "Ninety (90) feet".
2. Change the words, "Fifty (50) feet" to read, "Sixty-five (65) feet".  
Change the words, "Sixty-five (65) feet" to read, "Eighty (80) feet".
3. Change the words, "Thirty (30) feet" to read, "Forty (40) feet".  
Change the words, "Forty-five (45) feet" to read, "Fifty-five (55) feet".

SECTION VI

Effective Date: This ordinance shall be effective immediately upon enactment.

ENACTED AND ORDAINED this 24th day of February 1987 .

ATTEST:

Jack D. Hines

BY THE BOARD OF SUPERVISORS  
WEST BRADFORD TOWNSHIP

Samuel Wagner

John Wood

George R. Gahn