

Ordinance 87-03

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, Pennsylvania, that the following shall be an amendment to the West Bradford Township Zoning Ordinance, 77-1, as amended:

SECTION I

Within Section 400, add the following sections:

401.8 Development Regulations

If any property is proposed to be developed other than with minimum lot sizes as set forth herein, whether said proposed development is in the form of leasehold, condominium form of ownership, common law condominium, land development or similar development procedures, regardless of the form of ownership, the maximum density permitted on any tract shall be no greater than the number of dwelling units which would otherwise be permitted if the property were developed in accordance with conventional minimum lot size development as set forth in the preceding paragraph of this Article. For example, if a tract of land could be developed by the creation of minimum lot size as set forth herein and if pursuant to all the regulations of this ordinance, said tract would yield eight lots, then in that event, no more than eight dwelling units shall be permitted upon said tract of land if the same were to be developed under a leasehold, land development, condominium form of ownership, common law condominium form of ownership or other development format.

402.8 Development Regulations

If any property is proposed to be developed other than with minimum lot sizes as set forth herein, whether said proposed development is in the form of leasehold, condominium form of ownership, common law condominium, land development or similar development procedures, regardless of the form of ownership, the maximum density permitted on any tract shall be no greater than the number of dwelling units which would otherwise be permitted if the property were developed in accordance with conventional minimum lot size development as set forth in the preceding paragraph of this Article. For example, if a tract of land could be developed by the creation of minimum lot size as set forth herein and if pursuant to all the regulations of this ordinance, said tract would yield eight lots, then in that event, no more than eight dwelling units shall be permitted upon said tract of land if the same were to be developed under a leasehold, land development, condominium form of ownership, commonlaw condominium form of ownership or other development format.

403.8 Development Regulations

If any property is proposed to be developed other than with minimum lot sizes as set forth herein, whether said proposed development is in the form of leasehold, condominium form of ownership, common law condominium, land development or similar development procedures, regardless of the form of ownership, the maximum density permitted on any tract shall be no greater than the number of dwelling units which would otherwise be permitted if the property were developed in accordance with conventional minimum lot size development as set forth in the preceding paragraph of this Article. For example, if a tract of land could be developed by the creation of minimum lot size as set forth herein and if pursuant to all the regulations of this ordinance, said tract would yield eight lots, then in that event, no more than eight dwelling units shall be permitted upon said tract of land if the same were to be developed under a leasehold, land development, condominium form of ownership, common law condominium form of ownership or other development format.

404.8 Development Regulations

If any property is proposed to be developed other than with minimum lot sizes as set forth herein, whether said proposed development is in the form of leasehold, condominium form of ownership, common law condominium, land development or similar development procedures, regardless of the form of ownership, the maximum density permitted on any tract shall be no greater than the number of dwelling units which would otherwise be permitted if the property were developed in accordance with conventional minimum lot size development as set forth in the preceding paragraph of this Article. For example, if a tract of land could be developed by the creation of minimum lot size as set forth herein and if pursuant to all the regulations of this ordinance, said tract would yield eight lots, then in that event, no more than eight dwelling units shall be permitted upon said tract of land if the same were to be developed under a leasehold, land development, condominium form of ownership, common law condominium form of ownership or other development format.

SECTION II

Effective Date: This ordinance shall be effective immediately upon enactment

ENACTED AND ORDAINED this 9 day of April 1987.

ATTEST:

BY THE BOARD OF SUPERVISORS
WEST BRADFORD TOWNSHIP





