

ORDINANCE 87-10

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:

Section 1. Add the following section to Section 401 as follows:

SECTION

401C R-1-C RESIDENTIAL DISTRICT

401.1C INTENDED PURPOSE

The purpose of the R-1-C Residential District is to provide for low density housing and open space on large parcels in which the natural features are such that it is desirable to retain large portions of the tract in permanent open space.

401.2C USES AND STRUCTURES

A. Permitted

1. Single-family detached dwellings on lots of a minimum of 108,000 square feet.
2. Accessory uses not including home occupations.
3. Public and private parks of a minimum size of two and one-half acres each.

B. Conditional Use

1. Single-family detached dwellings and accessory uses not including home occupations on smaller lots than would be permitted in R-1 in accordance with the following requirements. Consideration for conditional use requires a minimum tract size of 200 acres.

401.3C AREA, LOT WIDTH AND COVERAGE REQUIREMENTS

Area, lot width, and coverage requirements of not less than the dimensions shown below shall be provided for each dwelling unit erected, established, or altered in this district.

A. Lot Area

1. Single family detached dwelling

(a) Maximum Density - The same number of units as permitted pursuant to R-1 based upon a density plan prepared in accordance with the requirements of the R-1 district and Subdivision regulations and containing the following information:

1. Key or Location Map.
2. The plan shall be submitted on a sheet no smaller than 18" x 22" and no larger than 30" x 42". The scale shall not exceed 1" = 100'.
3. The total net acreage of the tract, the number of lots or dwelling units, minimum lot size and average lot size.
4. Approximate net lot area of each lot.
5. Soil types as indicated by the SCS USDA Soil Survey of Chester County.
6. Zoning requirements - district and lot size.
7. Surveyed contours at vertical intervals of not more than five (5) feet, location of bench mark and datum used.
8. Tract boundaries showing distances and bearings.
9. Steep slope areas.
10. Flood Hazard areas, alluvial soils, and soils that have a seasonably high water table.
11. Building envelope and driveway locations.
12. Clear sight distances at proposed intersections.
13. Natural Ridge lines, swales and water sheds.
14. Source of water supply and method of sewage disposal and storm water management.

15. Constructed centerlines along all roads with existing and approximate finished road gradient to demonstrate general compliance with Township standards.
 16. Notes regarding proposed use of Open Space.
 17. Actual number of lots to be determined by Planning Commission.
- b. Minimum Lot Area - not less than 12,500 square feet with all contiguous lots averaging a lot area not less than 15,625 square feet. The area of any non-contiguous lot shall not be less than 15,625 square feet. For purposes of calculating average lot area, no lot depth greater than 125 feet shall be used in such calculations.
- B. Minimum Lot Width at the Street Line - Fifty (50) feet, as measured by chord not arc.
- C. Minimum Lot Width at the Setback Line - not less than one hundred (100) feet with all contiguous lots averaging a width at the set back line of 125 feet. All dimensions are measured by chord not arc. The lot width at the setback line of any non-contiguous lot shall be not less than 125 feet. For purposes of calculating the average width at the set back line of contiguous lots, no lot width at the set back line greater than 225 feet shall be used in such calculations.
- D. Minimum Lot Depth - not less than one hundred twenty-five (125) feet.
- E. Maximum Impervious Surface Area - 5,225 square feet per lot.

401.4C SETBACK REGULATIONS

- A. Front Yard: Front yard setback distances are determined by the kind of road or highway on which the property abuts as follows:
1. Arterial - Eighty-five (85') feet from the street right of way lines or one hundred (100') feet from the street centerline, whichever is greater.
 2. Collector - Seventy-five (75') feet from the street right of way line or ninety (90') feet from the street centerline, whichever is greater.

3. Local - Fifty (50') feet from the street right of way line or sixty-five (65') feet from the street centerline, whichever is greater.
- B. Side Yard: Each building or structure shall have two (2) side yards, neither of which shall be less than fifteen (15') feet.
- C. Rear Yard:
1. Each principal building or structure shall have a rear yard which shall not be less than fifteen (15') feet.
 2. Accessory buildings or structures shall be permitted in the rear yard provided that a setback of not less than five (5') feet is maintained.
 3. The rear lot line of each lot shall be a minimum of one-hundred (100') feet from the rear lot line of adjoining lots.
 4. The rear lot line of each lot shall be a minimum of fifty (50') feet from the side lot line of adjoining lots which face said rear lot lines.

401.5C BUILDING HEIGHTS REGULATIONS

- A. The maximum building height shall be three (3) stories or thirty-five (35') feet, whichever is the lesser.

401.6C STREET

- A. Under R-1-C the conditional use, the following definitions shall apply:
1. Loop road/street: A local road turning back on itself creating a "loop".
 2. Boulevard: A local road with traffic lanes separated by a planted median strip which shall not be less than twelve (12') feet. A boulevard requires a right of way measuring sixty (60') feet.
- B. A street pattern comprised of a Loop road connected to a Through street with a Boulevard shall not be considered a single access street, provided the Boulevard section does not exceed 1000'. Boulevards exceeding 250' must contain at least one crossover to accommodate left turns, centered over its length.

C. Arterial Roads

For a distance of one hundred (100') feet adjacent to the right of way of an existing arterial road, there shall be no new structures or grading with the exception of roadways and entry features related to access to the tract.

401.7C OFF-STREET PARKING REGULATIONS

- A. As provided for in Section 808.
- B. There shall be at least three (3) parking spaces per lot located on each lot in addition to spaces, if any, within garages.

401.8C SIGN REGULATIONS

- A. As provided for in Section 809.

401.9C OPEN SPACE

- A. Open Space - That area of land and water permanently restricted for common enjoyment and use by residents of a development, but not including individually owned lots and dedicated rights-of-way. Open space shall be left in a natural state except in the case of specific authorized uses of open space as depicted on approved subdivision plans.
- B. Open space will include one-hundred (100%) percent of the flood hazard district areas and one-hundred (100%) percent of areas with slopes in excess of twenty (20%) percent, or an equivalent area.
- C. Total open space will be a minimum of sixty (60%) percent of the total parcel.
- D. All areas of open space will contain a minimum width of fifty (50') feet.
- E. There will be open space of a minimum width of seventy-five (75') feet adjacent to all collector roads.
- F. The Township will be provided with adequate assurance of the preservation and maintenance of the open space.

401.10C WATER SUPPLY

- A. The tract will be provided with public water service.

401.11C SANITARY SEWER

- A. The tract will be served by a sanitary sewer system approved by the Township and the Pennsylvania Department of Environmental Resources with adequate assurance to the Township of its supervision by qualified operators and its continued maintenance.

401.12C HOMEOWNERS ASSOCIATION

- A. Documentary evidence shall be filed with the Township Board of Supervisors which shall affirm to the satisfaction of the Board that provisions have been made for the perpetual maintenance and care of all common facilities and open spaces by the developer or Homeowners Association or similar entity. In reviewing the documents, the Board of Supervisors shall be guided by the standards set forth in the Pennsylvania Municipalities planning code for Homeowners Associations.

401.13C EXCEPTIONS TO REGULATIONS

Where, after application by the developer or the landowner, it is proven that a literal application of the standards set forth above in certain cases, would work undue hardship or being plainly unreasonable, the Board of Supervisors may, in its sole discretion, grant such reasonable exceptions as will not be contrary to the public interest. In reviewing application for exceptions, the Board of Supervisors shall be guided by the standards set forth in the Pennsylvania Municipalities Planning Code for Zoning Hearing Boards to follow in the granting of variances and may attach such reasonable conditions and safeguards as it may deem necessary to implement the purposes of this Ordinance.

401.14C APPROVAL OF CONDITIONAL USE

- A. Conditional uses shall be approved only in conjunction with the approval of preliminary and/or final subdivision or land development plans and it shall be a specific condition of such approval that development may only be in accordance with the approved plans.
- B. If approval of revised subdivision or land development plans is requested, such request necessarily includes an abandonment of any prior approval of a conditional use and a request for approval of a new conditional use must be requested based upon the revised subdivision or land development plans.

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.

ENACTED AND ORDAINED this 21 day of October, 1987.

ATTEST:

BY THE BOARD OF SUPERVISORS

Jack O'Hara

Samuel Wagoner
Recorder

George R. Gable Jr.