

ORDINANCE 88-03

AN ORDINANCE AMENDING THE
WEST BRADFORD TOWNSHIP ZONING
ORDINANCE 77-1, AS AMENDED,
BY CHANGING CERTAIN PERMITTED
USES IN SECTION 503.2 TO
CONDITIONAL USES

SECTION I

1. Any use listed in Section 503.2A other than single family detached, semi-detached and two family dwellings shall be listed in a new Section B and be permitted only as "conditional uses" subject to Section 804.1.

SECTION II

1. Add the following section:

503.9 CONDITIONAL USE STANDARDS

In addition to any information as required by Section 804.1 of this Ordinance, the applicant shall provide information to prove by a preponderance of evidence that the proposed use will comply in all respects with the commercial use performance regulations (Section 802.7). When the applicant does not provide information as required, then it shall be presumed that the proposed use is not in accordance with the requirements applicable for the granting of conditional use approval.

SECTION III

1. Add the following to Section 802.7 as noted.
 - C. Add after the words . . . "on the lot boundaries".
The standards as specified in Section 802.8 B.4 shall serve as the maximum permitted sound levels. The term "residential districts" shall also mean "any residential use".
 - E. No highly flammable or explosive liquids, solids or gases shall be stored in bulk above ground, except tanks or drums of fuel directly connecting with energy devices, heating devices, or appliances located and operated on the same lot as the tanks or drums of fuel.
 - F. No materials or wastes shall be deposited upon a lot in such form or manner that they may be transferred off the lot or into the underground aquifers by natural causes or forces, nor shall any substance which can contaminate a stream, watercourse, or aquifer or otherwise render such stream watercourse or aquifer undesirable as a source of water supply or recreation, or which will destroy aquatic life, be allowed to enter any stream, watercourse or aquifer.

- G. All material or wastes which might cause fumes or dust or which constitute a fire hazard or which may be edible or otherwise attractive to rodents or insects shall be stored outdoors only if enclosed in containers which are adequate to eliminate such hazards.
- H. In areas of historic significance it must be demonstrated that the materials, design, and use will not detract from the character of the historic building or ground and that all materials, design and use will be in furtherance of the character, integrity, aesthetics of the historical nature of the C-3 District.

For the purpose of this section all of the C-3 district shall be considered to have historic significance.

SECTION IV

ENACTED AND ORDAINED this 10th day of May 1988.
This ordinance shall become effective upon passage.

ATTEST:

BOARD OF SUPERVISORS
WEST BRADFORD TOWNSHIP

John S. Davis

Jonathan
George R. Gault
Samuel Wagoner