

ORDINANCE 88 - 06

AN ORDINANCE AMENDING THE
WEST BRADFORD TOWNSHIP
ZONING ORDINANCE 77-1, AS
AMENDED, BY REPEALING
SECTIONS 401.2CB, 401.3CE, 401.4CC,
401.6CC, 401.9C, 401.11C, AND 401.12C

BE IT ENACTED AND ORDAINED AND IT IS HEREBY ENACTED AND
ORDAINED, by the Board of Supervisors of West Bradford Township,
Chester County, Pennsylvania as follows:

1. Repealed:
Sections 401.2CB, 401.3CA1(b), 401.3CE, 401.4CC,
401.6CC, 401.9C, and 401.11C are hereby repealed.
2. New sections 401.2CB, 401.3CA1(b), 401.3CE, 401.4CC,
401.6CC, 401.9C, and 401.11C are adopted as follows:

SECTION I

401.2C B. Conditional Use

1. Single-family detached dwellings and accessory uses may be permitted by conditional use on smaller lots than would be permitted in R-1 in accordance with the following requirements.
2. Consideration for conditional use requires a minimum tract size of 200 acres.
3. The accessory uses permitted shall not include home occupations but may include driveway access, parking areas, and stormwater management facilities. The accessory uses which are permitted may be located on steep slopes provided that the average lot size exceeds three acres.

- 401.3C A. 1. (b) Minimum Lot Area -**
not less than 20,000 square feet with all lots in a subdivision averaging a lot area not less than 108,000 square feet. For purposes of calculating average lot area, in a subdivision, the gross acres of the subdivision shall be divided by the number of lots in that subdivision.

- 401.3C E. Maximum Impervious Surface Area-**
5,225 square feet or twelve (12%) percent of lot area, whichever is greater.

401.4C C. Rear Yard:

1. Each principal building or structure shall have a rear yard which shall not be less than fifty (50') feet unless the rear yard borders on open space.
2. When the rear yard borders an open space, the following standards shall apply:
 - a. Each specified building or structure shall have a rear yard which shall be not less than fifteen (15') feet.
 - b. Accessory buildings or structure shall be permitted in the rear yard provided that a setback of not less than five (5') feet is maintained.
 - c. The rear lot line of each lot shall be a minimum of one-hundred (100') feet from the rear lot line of adjoining lots.
 - d. 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.

401.6C 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, entry features related to access to the tract, and stormwater management facilities.

401.9C OPEN SPACE

The natural character of the tract shall be maintained by one of the tow following methods:

- A. The subdivision of the tract into lots with the following deed restrictions:
 1. No lot may be further subdivided.
 2. No lot may be disturbed in excess of the maximum impervious surface area permitted on that lot.

B. The subdivision of the tract into lots and open space with the following requirements for open space:

1. 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 right-of-way. Open space shall be left in a natural state except in the case of specific authorized uses of open space on approved subdivision plans.
2. 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.
3. Total open space will be a minimum of sixty (60%) percent of the total parcel.
4. All areas of open space will contain a minimum width of fifty (50') feet.
5. There will be open space of a minimum width of seventy-five (75') feet adjacent to all collector roads.
6. The Township will be provided with adequate assurance of the preservation and maintenance of open space.

401.11C SANITARY SEWER

A. The lots will be served by public sanitary sewer facilities.

SECTION 11

Enforcement of this Ordinance shall be as prescribed in the Zoning Ordinance, 77-1.

SECTION 111

This Ordinance shall be effective immediately upon enactment.

ENACTED AND ORDAINED THIS 28 day of February, 1988.

ATTEST:

Paul W. Smith

BY THE BOARD OF SUPERVISORS

George T. Gahr
J. L. West