

**TOWNSHIP OF WEST BRADFORD
ORDINANCE #95-03**

An Ordinance Amending Certain Sections of the West Bradford Township Zoning Ordinance 77-1, as previously amended.

SECTION I.

The purpose of this amendment is to recognize the need to provide for agriculture uses in the "I" Zoning District. Also, to recognize the need to allow underground storage tanks for home heating and other appliances to be placed without regard to setback requirements, when certain conditions are met.

SECTION II.

Add the following section to the appropriate portion of the zoning ordinance, as noted:

601.2.A.

5. Agricultural uses and necessary buildings related to the tilling of the land, the raising of farm products, the raising and keeping of horses, cattle and other livestock, and the raising of poultry and poultry products subject to the agricultural use standards of Section 802.9.

SECTION III.

Change the following within the appropriate sections, as noted:

Delete the following section in its entirety:

Section 802.10 Sale of Farm Products.

Replace it with the following section.

802.10 SALE OF FARM PRODUCTS

Where the display and sale of farm products is permitted, it shall be provided that:

- A. Except as otherwise permitted in the C-2 Zoning District, at least fifty percent (50%) of such products shall have been produced on the property on which they are offered for sale or on property contiguous to the property on which they are offered for sale.
- B. Sale of farm products shall be conducted from a portable stand, dismantled at the end of the growing season, or from a permanent building. The sale of farm products shall be subject to the following conditions:
 - 1. Such building shall be located at least fifty (50) feet from the right-of-way line of the road.
 - 2. Parking space shall be provided behind the highway right-of-way line at a ratio of one (1) space for each two hundred (200) square feet of sales area, interior and exterior, of any building.
 - 3. A Highway Occupancy Permit is obtained.
 - 4. Maximum number of signs shall be two (2). Signs shall conform to the requirements of Section 809.
 - 5. Burning of debris and trash is prohibited.
 - 6. Lighting of building, area and parking facilities must be done in a manner which produces no glare in public streets or on any other parcel.
 - 7. The following portions of Section 808 - Off-Street Parking Regulations, shall not apply when a portable stand is used for the sale of farm products;
Section 808.1. B, C, and D.
 - 8. The parking surface shall be maintained by the application of wetting and/or dust control compounds, so as to minimize dust from the parking lot. If there is a failure to maintain the lot with appropriate dust control, then the lot shall be paved in accordance with Section 808.1.B..

SECTION IV. **Add the following section.**

801.9 **EXCEPTION TO YARD REQUIREMENTS**

In any residential district, an underground fuel storage tank that is connected to the heating appliance or other appliances in the residential unit, may be placed without regard to setback requirements when the following conditions are met.

1. The tank shall not be placed in any easement.
2. The tank shall have a minimum isolation distance to any water line, sewage line or other underground utility of at least 10 feet.
3. The tank shall be installed in compliance with building, plumbing and mechanical codes of the municipality or other regulatory agencies.
4. The tank shall have an isolation distance of 10 feet from any public right-of-way or any property line.

SECTION V. Within Section 805.B., in the first sentence change the word "residential" to "industrial."

SECTION VI. All other aspects of the West Bradford Township Zoning Ordinance 77-1, as amended, shall remain the same. Penalties and enforcement of this ordinance shall be as specified in Ordinance 77-1, as amended.

SECTION VII. **REPEALER**

All ordinances or parts of ordinances which are inconsistent herewith are repealed.

SECTION VIII. **SEVERABILITY**

If any sentence, clause, section or part of this ordinance is for any reason

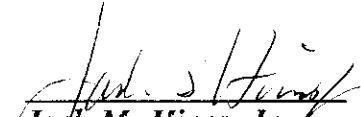
found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this ordinance. It is hereby declared, as the intent of the Board of Supervisors, that this ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section, or part thereof not been included therein.

SECTION IX. EFFECTIVE DATE

This ordinance shall take effect immediately upon enactment by the Board of Supervisors of West Bradford Township.

Enacted and ordained this 12th day of September, 1995.

ATTEST:



Jack M. Hines, Jr.,
Secretary

**TOWNSHIP OF WEST BRADFORD
BOARD OF SUPERVISORS:**



Kenneth E. Klunk, Chairman



Mark J. Blair, Vice Chairman



John A. Haiko, Member