

**TOWNSHIP OF WEST BRADFORD
CHESTER COUNTY, PENNSYLVANIA
ORDINANCE 97-08**

AN ORDINANCE AMENDING THE WEST BRADFORD TOWNSHIP
ZONING ORDINANCE, ORDINANCE 77-1, AS AMENDED BY CHANGING
CERTAIN REQUIREMENTS AND ADDING CERTAIN SECTIONS.

NOW, THEREFORE, be it enacted and ordained, by the Board of Supervisors of West Bradford Township, Chester County, Pennsylvania, as follows:

Section 1.

The following changes or additions and/or deletions shall be made to the West Bradford Township Zoning Ordinance 77-1, as amended.

- (1) Section 201 of Article 200, entitled "Definitions" is amended by adding or replacing the defined terms with the following:

Sports Complex Development: A parcel of property of not less than fifteen (15) acres held in single and separate ownership, containing both outdoor and indoor athletic fields and facilities, designed and developed primarily to accommodate competitive adult and youth ball sports, including, soccer, lacrosse, field hockey, track, baseball, volleyball, basketball, handball, tennis and other racket sports, together with facilities accessory thereto, such as gymnasium, exercise and weight machines and equipment, swimming pool, spa and sauna, sports medicine clinic and offices, restaurant, sporting goods store and similar uses, but excluding any activity requiring motorized equipment, such as go-carts, motorcycles or other mechanized vehicles.

Impervious Surface Area: All Surfaces which do not absorb rain, including any structure which will not permit absorption of rain into the ground. Total roof square foot area as projected on a horizontal plane shall be considered as impervious surface area.

- (2) Section 302 District Boundary Lines delete the following sentence:

"Where a district boundary line divides a lot which was in single ownership at the time of passage of this ordinance, the Zoning Hearing Board may

permit, as a special exception, the extension of the regulations for the least restrictive district into the more restrictive but not to exceed fifty (50) feet beyond the district boundary line”

(3) Section 401.3 D. Maximum Impervious Surface Area, add the following:

1. Impervious surface area may be increased up to seventeen percent (17%) when a system is installed to create recharge of ground water for any amount of impervious surface that is over twelve percent (12%), subject to approval of the Township Engineer.

(4) Section 401.3 C. E. Maximum Impervious Surface Area, add the following:

1. Impervious surface area may be increased up to seventeen percent (17%) when a system is installed to create recharge of ground water for any amount of impervious surface that is over twelve percent (12%), subject to approval of the Township Engineer.

(5) Add the following:

401.9(d) 3 I. Performance Standards

Driveway access and storm water facilities may be located on steep slopes, provided that not less than 70% of steep slope areas on the tract remain undisturbed. Section 810 A.3(a) may be modified to permit construction of any access driveway and storm water facilities on steep slopes in excess of twenty percent (20%) without a compensating increase in minimum lot size otherwise applicable, provided that the standards of the West Bradford Township Driveway Ordinance are satisfied, and each lot in the tract contains not less than 4,000 square feet of contiguous land not constrained by steep slopes, wetlands, or flood hazard areas. The area of land containing slopes in excess of 20% shall not be used in calculating the area size. The modifications shall be permitted only with the review and approval of the Township Engineer.

(6) Section 402.3 D. Maximum Impervious Surface Area, add the following:

1. Impervious surface area may be increased up to twenty percent (20%) when a system is installed to create recharge of ground water for any amount of impervious surface that is over fifteen percent (15%), subject to approval of the Township Engineer.

(7) Section 402.3 B. D. Maximum Impervious Surface Area, add the following:

1. Impervious surface area may be increased up to twenty percent (20%) when a system is installed to create recharge of ground water for any amount of impervious surface that is over fifteen percent (15%), subject to approval of the Township Engineer.

(8) Section 403.3 D. Maximum Impervious Surface Area, add the following:

1. Impervious surface area may be increased up to thirty-five percent (35%) when a system is installed to create recharge of ground water for any amount of impervious surface that is over thirty percent (30%), subject to approval of the Township Engineer.

(9) Section 404.3 D. Maximum Impervious Surface Area, add the following:

1. Impervious surface area may be increased up to forty percent (40%) when a system is installed to create recharge of ground water for any amount of impervious surface that is over thirty-five percent (35%), subject to approval of the Township Engineer.

(10) Amend Section 601.2 "Uses and Structures", by adding new subparagraph B.10 to read:

B.10 Sports Complex Development - when authorized as a conditional use on a lot having a minimum contiguous lot area of fifteen (15) acres.

(11) Section 601.3 B. Maximum Impervious Surface Area, add the following:

1. Impervious surface area may be increased up to thirty percent (30%) when a system is installed to create recharge of ground water for any amount of impervious surface that is over twenty-five percent (25%), subject to approval of the Township Engineer.

- (12) Amend Section 601.9 “Conditional Use Standards” by designating the existing paragraph thereof as paragraph “A” and by adding a new paragraph “B to read, as follows:

601.9.B.- In an application for conditional use approval of a Sports Complex Development, where the total tract area proposed for development exceeds thirty (30) acres, the Board of Supervisors may waive or modify any of the minimum standards or requirements of this Ordinance, except minimum lot size, to which the proposed use would otherwise be subject if the Board determines that alternative standards or requirements proposed by the applicant are adequate in the context of the proposed development to protect the public health, safety and general welfare. In doing so, the Board may attach such reasonable conditions and safeguards, in addition to those expressed in Section 804.1 of this ordinance, as it determines necessary to implement the purposes of the zoning ordinance.

- (13) Amend Section 808.1 H by deleting the following sentence: *No access driveway shall be located within ten (10) feet of any property line except when using a common driveway by approval of the Board of Supervisors.* Replace that sentence with the following:

No access driveway, except for single family dwellings, shall be located within ten (10) feet of any property line except when using a common access driveway by approval of the Board of Supervisors.

- (14) Section 809.3 General Regulations

Delete the word “permanently” from the sentence in Section X.

Section 2. Severability

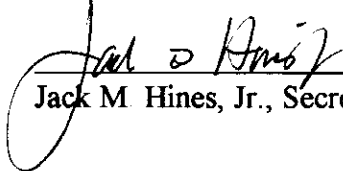
If any sentence, clause section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such provisions, sentences, clauses, sections, or parts hereof. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

Section 3. Effective Date

This Ordinance shall become effective five (5) days after enactment as by law provided.


Enacted this 9th day of December 1997 by the Board of Supervisors of West Bradford Township.

Attest:

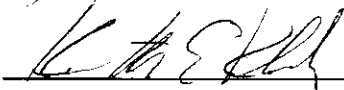


Jack M. Hines, Jr., Secretary

Board of Supervisors:



John Haiko, Chairman



Kenneth Klunk, Vice-Chairman



Mark Blair, Member