

TOWNSHIP OF WEST BRADFORD
CHESTER COUNTY, PENNSYLVANIA

ORDINANCE 98-02

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, and it is hereby ENACTED and ORDAINED, as follows:

Section 1.

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

1. Amend Section 401.9(d)3B by adding the following subparagraph:
 1. The minimum lot width at the street line may be reduced to forty (40) feet on a cul-de-sac if the radius of the cul-de-sac is at least seventy-five (75) feet and the West Bradford Township Planning Commission recommends the reduction in lot width to be appropriate for that particular plan.

2. Amend Section 601.2 "Uses and Structures", by adding the following additional language to subparagraph B.10. Insert the following after the sentence ending, "... having a minimum contiguous lot area of fifteen (15) acres."

Provided, however, two or more lots not held in single and separate ownership totaling in the aggregate fifteen (15) or more acres may be combined for purposes of developing a sports complex development as a unified development, subject to the following requirements:

- a. The owners thereof shall enter into a written agreement with the Township to develop the combined lots as a single lot in accordance with the Township's Subdivision and Land Development Ordinance.

- b. Required cross easements for the development among the combined lots shall be in form and substance acceptable to the township and shall be executed and recorded prior to construction of any facilities.

- c. The owners shall jointly submit for review and approval under the Township's Subdivision and Land Development Ordinance a plan of development in which the sports complex is shown as an integrated development.
- d. Once approved, if the sports complex use is abandoned or discontinued on one or more of the combined lots or if one or more of the combined lots is otherwise withdrawn from the combined unified development plan, then the remainder of the property on which the sports complex is located shall not be permitted to continue to operate, and all Township approvals, permits and occupancy certificates issued or granted for the sports complex development shall be deemed to be null and void, UNLESS: (1) the remainder of the property on which the sports complex is located (a) contains an aggregate area of at least fifteen (15) acres, AND (b) complies with all of the area and bulk regulations, design standards and other provisions of the Zoning Ordinance and with the requirements of the Subdivision and Land Development Ordinance for its continued use as such; OR UNLESS (2) a revised development plan which complies with the provisions of the Zoning Subdivision and Land Development Ordinances then in effect is approved.
- e. Any lot withdrawing from the unified development plan which does not contain a minimum area of fifteen (15) acres or more shall not thereafter be used or operated as a sports complex development, and shall thereafter be used and occupied only pursuant to the then applicable use, area and bulk, and design regulations of the Township's Zoning Ordinance and the provisions of the Township's Subdivision and Land Development Ordinance. Neither the withdrawn lot(s) nor the remaining lot(s) shall be entitled to legal non-conforming status as a result of such withdrawal.

Section 2. Severability

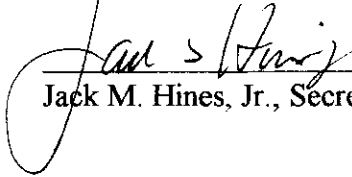
The provisions of this Ordinance shall be independent and severable. If any provision, sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal, unenforceable, or invalid, such unconstitutionality, illegality, unenforceability or invalidity shall not affect any of the remaining provisions, sentences, clauses, sections, or parts hereof, which shall continue to be as fully operative as if the unconstitutional, illegal, unenforceable or invalid part had not been enacted. 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 not been included herein.

Section 3. Effective Date

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

Enacted this 24th day of February 1998 by the
Board of Supervisors of West Bradford Township.

Attest:

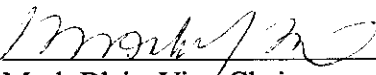


Jack M. Hines, Jr., Secretary

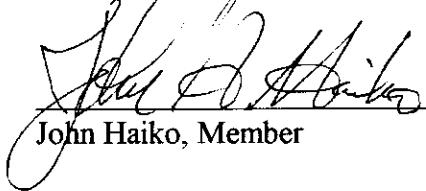
Board of Supervisors:



Kenneth Klunk, Chairman



Mark Blair, Vice-Chairman



John Haiko, Member