

**TOWNSHIP OF WEST BRADFORD**  
**CHESTER COUNTY, PENNSYLVANIA**

**ORDINANCE 98-09**

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

**SECTION 1      ADD THE FOLLOWING**

Residential Storage Shed - A self contained structure to be used solely for the purpose of enclosing, protecting, and/or securing objects used in the normal yard, lawn, and home maintenance associated with a single family residential use. A residential storage shed shall have a maximum size as follows: floor area - 80 square feet, height - 12 feet at its highest point.

**SECTION 2      CHANGE THE FOLLOWING**

**Section 401.4 B.      Side Yard**

1. Delete the words "twenty-five (25) feet" and replace them with "fifteen (15) feet".

**SECTION 3      ADD THE FOLLOWING**

**Section 401.4 B.      Side Yard**

- 1.(a) A residential storage shed shall have a minimum side yard of five (5) feet when placed to the rear of a residential building. If placed at the side of a residential structure it must comply with the setbacks as required in section 401.4 B. 1. Any other size accessory shed must be placed to the rear of the residential building and must comply with the setbacks as required in Section 401.4 B. 1.

**Section 401.4 C.      Rear Yard**

- 2.(a) Add the following sentence: A residential storage shed shall have a minimum rear yard of five (5) feet. Any other size accessory shed shall comply with the minimum setback as required in Section 401.4 C 2.

Enacted this 26<sup>th</sup> day of January, 1999 by the  
Board of Supervisors of West Bradford Township.

Attest:

Jack M. Hines, Jr.  
Jack M. Hines, Jr., Secretary

Board of Supervisors:

Mark Blair  
Mark Blair, Chairman

John Haiko  
John Haiko, Vice-Chairman

Kenneth Klunk  
Kenneth Klunk, Member