

TOWNSHIP OF WEST BRADFORD
CHESTER COUNTY, PENNSYLVANIA

ORDINANCE 99-05

AN ORDINANCE AMENDING THE WEST BRADFORD TOWNSHIP ZONING
ORDINANCE, 77-1, AS AMENDED, BY CHANGING A SECTION IN THE
UNIFIED DEVELOPMENT AREA DISTRICT REGULATIONS.

SECTION 1 ADD THE FOLLOWING TO THE UNIFIED DEVELOPMENT AREA
DISTRICT

Section 405.6 A. PERFORMANCE STANDARDS-

Add the following underlined/italicized words to this section. All others parts of this section shall remain the same.

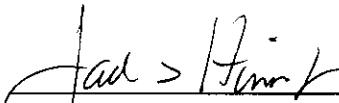
Driveway access, single family homes, and storm water facilities may be located on steep slopes, provided that not less than 70% of steep slope areas on the tract remain undisturbed. Section 810A.3(a) may be modified to permit construction of an access driveway, single family homes, and storm water facilities on steep slopes in excess of twenty percent (20%) without a compensating increase in minimum lot size otherwise applicable, provided that not less than three (3) acres of open space which is not located in steep slopes or flood hazard areas shall be provided for each lot in which construction on steep slopes in excess of twenty percent (20%) is permitted, the standards of Section 8403 of the 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, wet lands, or flood hazard areas. These modifications shall be permitted only with the review and approval of the Township Engineers.

SECTION 2 ONLY CHANGE

All other aspects of the West Bradford Township Zoning Ordinance shall remain the same.

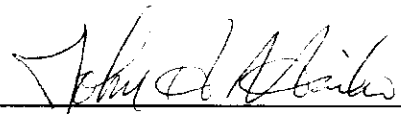
Enacted this 25th day of January 2000 by the
Board of Supervisors of West Bradford Township.

Attest:



Jack M. Hines, Jr.,
Secretary

West Bradford Township
Board of Supervisors:



John Haiko, Chairman



Kenneth Klunk, Vice-Chairman



Mark Blair, Member