



WEST BRADFORD TOWNSHIP
1385 CAMPUS DRIVE
DOWNINGTOWN, PA 19335
 Phone (610) 269-4174
 Fax (610) 269-3016

Permit # _____
 2005.1

Parcel # _____

APPLICATION FOR ZONING

Use for any structures including buildings, additions, pools, pool barriers, spas, patios, driveways, tents, sheds (under 500 sq/ft) and decks less than 30 inches in. from grade.

OBTAIN ZONING PERMIT PRIOR TO BUILDING PERMIT

PROPERTY INFORMATION:

Name: _____ Phone: _____

Address: _____ Cell Phone: _____

_____ Email: _____

CONTRACTOR INFORMATION:

Name: _____ Office Phone: _____

Business Name: _____ Cell Phone: _____

Address: _____ Email: _____

_____ FAX #: _____

Permit Type	Height	Dimensions L x W	Material Type
Dwellings			
Commercial Buildings			
Retaining wall under 4 ft			
Shed under 500 sq/ft			
Patio			
Paving/Driveways			
Decks under 30 in			
Decks over 30 in			
Chicken Coop			
Other:			

ESTIMATED COST:

Describe work to be completed: _____

CERTIFICATION:

I hereby certify that I am the owner of record of the named property; or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as their authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Zoning Officer shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions for the code(s) applicable to such permit.

Signature of Applicant _____ Address _____ Contact # _____

Print Name _____

DEPARTMENT APPROVALS Zoning Official _____	Fee _____
_____ Date _____	

PLEASE INCLUDE TWO SITE PLANS

HOME OWNERS ASSOCIATION ARCHITECTURAL APPROVAL (PLEASE CHECK ONE):

- This property is not in a community governed by an HOA.
- This property is in a community governed by an HOA, however this project does not fall within HOA jurisdiction.
- This property is in a community governed by an HOA and I acknowledge that I will obtain necessary approvals prior to commencement of construction.

Applicant's Name

Signature of Applicant

Date signed



TOWNSHIP OF WEST BRADFORD

1385 CAMPUS DRIVE
DOWNTOWN, PA 19335
Phone 610-269-4174 Fax 610-269-3016

WEST BRADFORD TOWNSHIP LIABILITY STATEMENT

TO BE COMPLETED BY OWNER OR AN AUTHORIZED AGENT

Owner or authorized agent of property at:

Permit #

Property Address :	Phone Number:
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The issuance of this permit is conditioned upon compliance with all facets of the approved permit application and/or the subdivision plan from which this lot was created, to include, but not be limited to, soil erosion controls, stormwater management, grading plan, monument placing and all other details of the subdivision approval.

If, upon inspection, work is being done other than as approved, a Stop Work Order will be issued with the condition that corrections be made before any work is resumed.

If it is necessary to make a change, the proposed change shall be detailed by the applicant and submitted in writing. A written approval must be received prior to proceeding, as requested. Failure to procure written change approval will result in an obligation to construct as originally approved.

When inspection for a Use and Occupancy Permit is made and it is noted that the provisions of the permit issuance and/or subdivision approval have not been accomplished, a Use and Occupancy Permit will NOT be issued.

Print Name

Print Name

Sign Name

Sign Name

Date

Date

THIS PAGE MUST BE COMPLETED & RETURNED WITH YOUR APPLICATION

TOWNSHIP OF WEST BRADFORD DECK AND SHED PERMIT
APPLICATION REQUIREMENTS

THE FOLLOWING INFORMATION MUST BE SUBMITTED WHEN APPLYING FOR A DECK PERMIT

I. Site Plan; two copies indicating the following information:

- A. Lot size with metes and bounds and north arrow.
- B. Size and location of proposed structure.
- C. Setback lines, right-of-ways and any easements.
- D. Distances to other structures.

II. Construction details; two copies indicating the following information:

A. Top Views

- 1. Footing size, locations and spacing.
- 2. Post size and locations.
- 3. Method of attachment o other structures.
- 4. Size, span and location of any beams.
- 5. Size, spacing, direction and spans of floor joists and bridging.
- 6. Size, type and direction of decking.
- 7. Exterior dimensions.
- 8. Type, grade and species of lumber.
- 9. Location of any stairs.

B. Side and front elevations indicating the following information:

- 1. Footing size, locations and spacing
- 2. Post size, locations and spacing.
- 3. Beam size and locations.
- 4. Method of attachment to existing structures.
- 5. Dimensions from grade to deck floor.
- 6. Guardrail details.
- 7. Stair locations and details.
- 8. Any cantilevers or overhangs.
- 9. Wind or diagonal bracing (will be reviewed on an individual basis).

(There are samples attached for your information. If you have any questions, please call.)

THE FOLLOWING INFORMATION MUST BE SUBMITTED WHEN APPLYING FOR A SHED PERMIT.

I. Site plan; two copies indicating the following information:

- A. Proposed location of the structure.
- B. Distances to the property lines and other structures. Accessory structures are not permitted in front yards.
- C. Locations of any right-of-ways or easements.

II. Construction details; two copies indicating the following information:

A. Pre-manufactured – Copy of manufacturer’s literature.

B. On site construction

- 1. Four elevations indicating the following:
 - a. Dimensions from grade to peak.
 - b. Framing member’s size, spacing and types.
 - c. Exterior coverings, roof slope and materials.
 - d. Method of anchorage to ground.
- 2. Floor Plan indicating the following:
 - a. Interior/exterior dimensions.
 - b. Size, type and locations of any doors or windows.

**TOWNSHIP OF WEST BRADFORD
ADDENDUM TO BUILDING PERMIT**

Building Permit # _____

Name of Applicant: _____

Address: _____

City: _____ State _____ Zip Code _____

Applicant's Federal or State Employer Identification Number (EIN) _____

I. The applicant for the building permit, in compliance with Act 44 of 1993, hereby submits (check one):

- Certificate of Insurance (please attach)
- Certificate of Self-Insurance (please attach)
- Affidavit of Exemption

II. If a Certificate of Insurance or Self Insurance has been submitted, please complete the following:

Name of Insurer or Self Insurer _____

Address _____

City _____ State _____ Zip Code _____

Contractor/Policy Holder's Federal or State Employer Identification Number (EIN) _____

1. This policy provides coverage for the requirements of the Worker's Compensation Act, the Occupational Disease Act, and where applicable, the Federal Longshore and Harbor Workers' Compensation Act.
2. The insurer has been notified that the municipality issuing the building permit is to be named a policy certificate Holder.
3. Any subcontractors used on this project will be required to carry their own workers' compensation coverage.
4. The contractor/policy holder will notify the municipality of any change in status, cancellation or expiration of workers' compensation coverage.
5. Violation of the Workers' Compensation Act or the terms of this permit will subject the contractor/policy holder to a Stop-Work Order and other fines and penalties as provided by law.

III. If an exemption is being claimed and you are the property owner, please check the block below and sign the back of this form where it asks for signature.

- Applicant is the individual who owns the property.

IV. If an exemption is being claimed, please complete the following and sign in the presence of a notary public.

Basis for exemption (check one):

- Contractor/Applicant is a sole proprietorship without employees.
- Contractor/applicant is a corporation and the only employees working on the project have and are qualified as "Executive Employees" under Section 104 of the Workers' Compensation Act. Please explain:

All of the contractor/applicant's employees on the project are exempt on religious grounds under Section 304.2 of the Workers' Compensation Act. Please explain:

Other. Please explain:

Any subcontractors used on this project will be required to carry their own workers' compensation coverage.

The applicant is not permitted to employ any individual to perform work on this project pursuant to the permit in violation of the Act.

Violation of the Workers' Compensation Act or the terms of this permit will subject the applicant to a Stop Work Order and other fines and penalties provided by law.

My signature on behalf of or as the contractor/applicant for this building permit constitutes my verification that the statements contained here are true, and that I am subject to the penalty of the 18 PA C.S.A. ss 4904 relating to unsworn falsifications to authorities.

Signature

Title

Name (please print)

Name of Company

Date

STATE OF PENNSYLVANIA
COUNTY OF CHESTER

Subscribed before me this ____ day of _____ 20____.

(SEAL)

Notary Public

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

ORDINANCE 13-01

**AN ORDINANCE REGULATING THE RAISING AND KEEPING
OF CHICKENS IN THE TOWNSHIP**

WHEREAS, West Bradford Township (the "Township") Issues permits regarding the installation of accessory structures; and,

WHEREAS, the keeping of chickens is an accessory use to residential property; and,

WHEREAS, a chicken coop or henhouse is an accessory structure to a residential property; and,

WHEREAS, the Township desires to ensure said structures are installed in such a way and the keeping of chickens is done in such a way as to not adversely affect the safety and general welfare of the citizens of the Township.

NOW THEREFORE, IT IS HEREBY ORDAINED AND ENACTED, by the Board of Supervisors of the Township, as follows:

Section I. Definitions

- A. Chicken Pen – A fenced or other type enclosure for the purpose of allowing chickens to leave the henhouse while remaining in an enclosed, predator-safe environment.
- B. Henhouse or Chicken Coop – A structure for the sheltering of female chickens.
- C. Public Nuisance – Any condition or usage whatsoever related to the keeping of chickens within the Township of West Bradford, which the Township shall find to adversely impact the properties surrounding the property on which the chickens are kept as a result of noise, odor, unsanitary animal living conditions, unsanitary waste storage and removal, the attraction of predators, rodents, insects or parasites, non-confined chickens leaving the property, and unsightly or dilapidated henhouse, chicken coop, enclosure, or area where the chickens are kept or other adverse impacts.

Section II. Domesticated Chickens

- A. Purpose.

The purpose of this article is to provide standards for the keeping of domesticated chickens. It is intended to enable residents to keep a small number of female chickens on a non-commercial basis while limiting the potential adverse impacts on the

surrounding properties. The Township recognizes that adverse impacts may result from the keeping of domesticated chickens as a result of noise, odor, unsanitary animal living conditions, unsanitary waste storage and removal, the attraction of predators, rodents, insects, or parasites, and non-confined animals leaving the owner's property. This article is intended to create licensing standards and requirements that ensure that domesticated chickens do not adversely impact the properties surrounding the property on which the chickens are kept.

B. Permits Required; Leg banding.

1. An annual permit is required for the keeping of any domesticated chickens in the Township of West Bradford. The annual permit to keep chickens is personal to the homeowner and may not be assigned. In the event the homeowner is absent from the property for longer than sixty (60) days, the permit shall automatically terminate and become void.
2. The first permit year shall expire on December 31, 2013. Thereafter the permit year shall be from January 1 to December 31 of each year.
3. A zoning permit shall be required for the construction of a henhouse and chicken pen or other chicken enclosure less than 500 square feet. A building permit shall be required for the construction of a henhouse and chicken pen or other chicken enclosure 500 square feet or greater.
4. Leg banding for identification purposes of all chickens is required. Bands must identify the owners name, address and telephone number.

C. Fees.

The fee for an annual permit to keep chickens shall be resolved in the annual fee schedule published by the Township.

D. Minimum Lot Size, Maximum Number and Type of Chickens Allowed.

1. A minimum lot size of 1.00 gross acre is required to raise chickens.
2. Three (3) chickens are permitted on a lot between 1.00 and 1.99 gross acres.
3. Four (4) chickens are permitted on a lot between 2.00 and 4.99 gross acres.
4. There is no limit to the number of chickens on lots of 5.00 gross acres or larger.
5. No roosters shall be permitted on lots less than 5.00 gross acres.
6. There is no restriction on chicken species at any lot.

E. Non-Commercial Use Only.

Chickens shall be kept for personal use only; no person shall sell eggs or engage in chicken breeding or fertilizer production for commercial purposes. The slaughtering of chickens on the permittee's property is prohibited.

F. Enclosures.

1. Chickens must be kept in an enclosure or fenced area at all times. During daylight hours, chickens may be allowed outside of their chicken pens in a securely fenced yard if supervised. Chickens shall be secured within the henhouse during non-daylight hours.

2. Enclosures must be clean, dry, and kept in a neat and sanitary condition at all times, in a manner that will not disturb the use or enjoyment of neighboring lots due to noise, odor or other adverse impact.

3. The hen house and chicken pen must provide adequate ventilation and must be impermeable to rodents, wild birds, and predators, including dogs and cats.

4. Henhouses.

a) A henhouse shall be provided and shall be designed to provide safe and healthy living conditions for the chickens while minimizing adverse impacts to other residents in the neighborhood.

(1) The structures shall be enclosed on all sides and shall have a roof and doors. Access doors must be able to be shut and locked at night. Opening windows and vents must be covered with predator- and bird-proof wire of less than one (1) inch openings.

(2) The materials used in making the structure shall be uniform for each element of the structure such that the walls are made of the same material, the roof has the same shingles or other covering, and any windows or openings are constructed using the same materials. The use of scrap, waste board, sheet metal, or similar materials is prohibited. The henhouse shall be well-maintained.

(3) The henhouse shall be constructed a minimum of 18" off of the ground.

(4) The henhouse shall be constructed to provide a minimum of four (4) square feet of space per chicken.

b) Henhouses shall be considered accessory structures and must conform to the applicable zoning regulations as set forth in the zoning ordinance.

5. Chicken Pens.

An enclosed chicken pen must be provided consisting of sturdy wire fencing buried at least 12" in the ground unless the fencing wraps around at the ground and becomes the flooring and extends to and continues up the opposing wall. The pen must be covered with wire, or solid roofing.

G. Odor and Noise Impacts.

1. Odors from chickens, chicken manure, or other chicken-related substances shall not be perceptible at the property boundaries. Any odors perceptible at the property boundaries shall be considered a public nuisance.
2. Perceptible noise from chickens shall not be loud enough at the property boundaries to disturb persons by creating a public nuisance.

H. Feed and Water.

Chickens must be provided with access to feed and clean water at all times; such feed and water shall be unavailable to rodents, wild birds and predators.

I. Waste Storage and Removal.

A written waste storage and removal plan must be submitted with each permit application. Provisions must be made for the storage and removal of chicken manure. All stored manure shall be covered by a fully enclosed structure with a roof or lid over the entire structure. No more than three (3) cubic feet of manure shall be stored. All other manure not used for composting or fertilizing shall be removed. In addition, the henhouse, chicken pen and surrounding area must be kept free from trash and accumulated droppings.

J. Application for Permit.

1. Every applicant for a permit to keep domesticated chickens shall:
 - a) Complete and file an application on a form prescribed by the Township;
 - b) Deposit the prescribed permit fee with the Township at the time the application is filed.
2. Any material misstatement or omission shall be grounds for denial, suspension or revocation of the permit.
3. The applicant shall submit a signed affidavit to the Township stating there has occurred no changes to the coop structure and/or number of chickens. Upon receipt of the affidavit and renewal fee a permit not to exceed one year will be issued.

K. Denial, Suspension or Revocation of Permit.

1. The Township shall deny a permit if the applicant has not demonstrated compliance with all provisions of this article.
2. A permit to keep domesticated chickens may be suspended or revoked by the Township where the Township finds that the keeping of the chickens creates a public nuisance as defined herein or where there is a risk to public health or safety or for any violation of or failure to comply with any of the provisions of this article or with the provisions of any other applicable ordinance or law.
3. Any denial, revocation or suspension of a permit shall be in writing and shall include notification of the right to and procedure for appeal.

L. Right to Appeal.

A person may appeal the issuance, denial, suspension or revocation of a permit to the Board of Supervisors by submitting a written request of appeal to the Board of Supervisors within thirty (30) days of the date of the Township's decision to issue, deny, suspend or revoke said permit. The Board of Supervisors shall then consider the appeal at a Public Meeting within forty-five (45) days of the receipt of the written request of appeal, unless the person shall agree to and grant an extension of this period.

M. Penalty.

In addition to any other enforcement action which the Township may take, violation of any provision of this article shall be a summary offense and a fine not exceeding one thousand dollars (\$1000.00) may be imposed. Each day that a violation continues will be treated as a separate offense.

N. Removal of Chickens.

1. In addition to the penalty stated in Section II.M, any violation of the provisions of this article or of the permit shall be grounds for an order from the Township to remove the chickens and the chicken-related structures. If the homeowner fails to remove the chickens and their related structures, the Township may enter the property and take whatever steps are necessary to remove the chickens and related structures at the homeowner's expense.
2. The Chester County Health Inspector, Health Officer, or Contracted Animal Control Officer may also order the removal of the chickens upon determination that the chickens pose a health risk.
3. If a chicken dies, it must be disposed of promptly in a sanitary manner.

O. Monthly Report to Board of Supervisors.

The Code Enforcement Officer shall submit a monthly report to the Board of Supervisors stating the number of permits issued in the previous month, the number and types of complaints reported in the previous month, the nature of any enforcement activities, and any other information relevant to the oversight of provisions in this article.

Section III. Separability

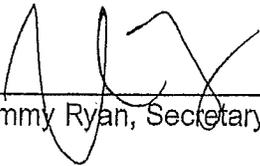
In the event that any section, subsection or portion of this article shall be declared by any competent court to be invalid for any reason, such decision shall not be deemed to affect the validity of any other section, subsection or portion of this article.

Section IV. Validity and Effective Date

- A. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.
- B. The invalidity of section, clause, sentence, or provision of this Ordinance shall not affect the validity of any other part of this Ordinance, which can be given effect without such invalid part or parts. It is hereby declared to be the intention of the Township that this Ordinance would have been adopted had such invalid section, clause, sentence, or provision not been included therein.
- C. To the extent this Ordinance is inconsistent with the Zoning Ordinance of West Bradford Township, the provisions of this Ordinance shall take precedence.
- D. This Ordinance shall become effective immediately upon enactment.

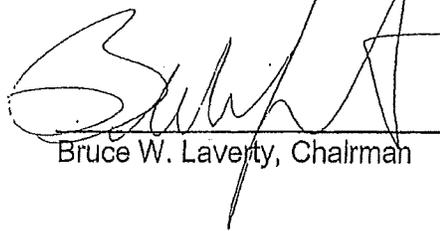
ENACTED AND ORDAINED by the Supervisors of the Township of West Bradford,
Chester County, Pennsylvania on this 7th day of January, 2013.

Attest:

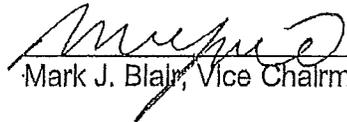


Tommy Ryan, Secretary

TOWNSHIP OF WEST BRADFORD
BOARD OF SUPERVISORS:



Bruce W. Lavery, Chairman



Mark J. Blair, Vice Chairman

John A. Halko, Member

