

**WEST BRADFORD TOWNSHIP  
CHESTER COUNTY, PENNSYLVANIA  
ORDINANCE NO. 25-02**

**AN ORDINANCE OF THE TOWNSHIP OF WEST BRADFORD, CHESTER COUNTY, PENNSYLVANIA, AMENDING CHAPTER 385 OF THE WEST BRADFORD TOWNSHIP CODE, TITLED, "SUBDIVISION AND LAND DEVELOPMENT"; SECTION 385-21.A AND 385-22.A TO AMEND THE SIZE OF PLAN SHEETS FOR PRELIMINARY AND FINAL PLANS, SECTION 385-66.C(1) TO REVISE THE MINIMUM FIRE FLOW REQUIREMENTS FOR COMMERCIAL AND INDUSTRIAL USES; AND AMENDING CHAPTER 450 OF THE WEST BRADFORD TOWNSHIP CODE, TITLED, "ZONING"; SECTION 450-30.A(10); 450-30B(6), 450-30C(5), 450-30D(5) AND 450-30E(3) TO AMEND THE MAXIMUM LOT COVERAGE REQUIREMENTS FOR THE TND-1 DISTRICT FOR THE VARIOUS USES PERMITTED IN SUCH DISTRICT; SECTION 450-65.A AND B TO ESTABLISH SETBACKS FOR ACCESSORY STRUCTURES, BUILDINGS AND USES; AND PROVIDING SEVERABILITY, REPEALER, GENERAL CODE AND EFFECTIVE DATE PROVISIONS.**

**IT IS HEREBY ORDAINED AND ENACTED**, by the Board of Supervisors of West Bradford Township, that the Code of the Township of West Bradford, shall be amended as follows:

**SECTION 1.** Chapter 385 titled, "Subdivision and Land Development", Section 385-21 titled "Preliminary plan requirements", subparagraph A, shall be amended as follows:

**"§385-21.A.** The preliminary plan shall be submitted on either black-and-white or blue-and-white prints, clearly identified as a "preliminary plan," and drawn to a scale of 50 feet to the inch. The sheet size shall be ANSI D through E or ARCH D through EI or as approved by the Township Engineer."

**SECTION 2.** Chapter 385 titled, "Subdivision and Land Development", Section 385-22 titled "Final plan requirements", subparagraph A, shall be amended as follows:

**"§385-22.A.** The final plan shall be submitted on either black-and-white or blue-and-white prints, clearly identified as a "final plan," and drawn to a scale of 50 feet to the inch. The sheet size shall be ANSI D through E or ARCH D through EI or as approved by the Township Engineer."

**SECTION 3.** Chapter 385 titled, "Subdivision and Land Development", Section 385-66.C(1) shall be amended as follows:

**"§385-66.C(1).** In all subdivisions and land development served by public water, the following water pressure and volume requirements shall apply:

(a) Residential use.

[1] A minimum domestic pressure of 30 pounds per square inch shall be provided at each house to be connected to the water main. The system to which the residential unit is connected shall have sufficient capacity to supply a minimum of 300 gallons of water per residential unit per day within the subdivision or land development.

[2] For purposes of fire protection in residential uses, the system shall be professionally designed in accordance with the Pennsylvania Uniform Construction Code and the adopted Fire Code. Fire

flow and flow duration for dwellings having a fire-flow calculation area in excess of 3,600 square feet shall not be less than that specified in the current edition of the Pennsylvania Uniform Construction Code.

[3] A reduction in the required fire flow by 50% is allowed when the building is provided with an approved automatic sprinkler system in accordance with the International Fire Code as adopted by the current edition of the Pennsylvania Uniform Construction Code.

(b) Commercial or industrial use.

[1] A minimum pressure of 30 pounds per square inch shall be provided at each commercial or industrial building connected to the water supply main. When a builder wishes to connect to a public water system, a study will be made to determine if there is adequate water supply to supply the building and use.

[2] For purposes of fire protection in commercial and industrial uses, the system shall be professionally designed in accordance with the Pennsylvania Uniform Construction Code and the adopted Fire Code and demonstrably capable of providing fire flow and flow duration based on type of use, hazard and construction as specified in the current edition of the Pennsylvania Uniform Construction Code.

[3] A reduction in the required fire flow by 50% is allowed when the building is provided with an approved automatic sprinkler system in accordance with the International Fire Code as adopted by the current edition of the Pennsylvania Uniform Construction Code. Where the structures are also of Type I or II construction and are considered a light-hazard occupancy as defined by NFPA 13, the reduction may be up to 75%; however the resulting fire flow shall not be less than 1,500 gallons per minute.”

**SECTION 4.** Chapter 450 titled, “Zoning”, Section 450-30.A(10) shall be amended as follows:

“(10) Maximum lot coverage is 40% for the overall tract; however, individual lots shall be governed by Subsections B(6), C(5), D(5) and E(3) of this section.”

**SECTION 5.** Chapter 450 titled, “Zoning”, Section 450-30.B(6) shall be amended as follows:

“(6) Maximum lot coverage - 70%.”

**SECTION 6.** Chapter 450 titled, “Zoning”, Section 450-30.C(5) shall be amended as follows:

“(5) Maximum lot coverage - 70%.”

**SECTION 7.** Chapter 450 titled, “Zoning”, Section 450-30.D(5) shall be amended as follows:

“(5) Maximum lot coverage - 70%.”

**SECTION 8.** Chapter 450 titled, “Zoning”, Section 450-30.E(3) shall be amended as follows:

“(3) Maximum lot coverage: 20% for village greens and 5% for open space.”

**SECTION 9.** Chapter 450 titled, “Zoning”, Sections 450-65.A and B shall be amended as follows:

“A. Unless otherwise provided in this chapter, no accessory building or structure in any district shall be erected in any front yard or within 10 feet of any street line. No separate accessory building or structure shall be erected within five feet of any other building or structure.

B. Unless otherwise provided in this chapter, no accessory use within any district shall be located nearer than 35 feet to any street line or within the front yard of any property.”

**SECTION 10. Severability.** If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining 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.

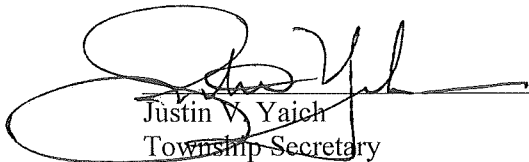
**SECTION 11. General Code.** General Code is hereby authorized to make whatever numbering and formatting changes are needed in order to properly codify this ordinance and properly incorporate this ordinance into the Township’s online Code.

**SECTION 12. Repealer.** All ordinances or parts of ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

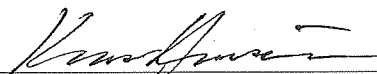
**SECTION 13. Effective Date.** This Ordinance shall become effective five (5) days following the enactment as by law provided.

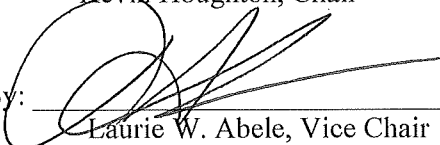
**ENACTED AND ADOPTED** by the Board of Supervisors on this 6<sup>th</sup> day of January 2025.

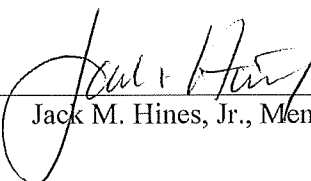
ATTEST:

  
Justin V. Yaich  
Township Secretary

**WEST BRADFORD TOWNSHIP  
BOARD OF SUPERVISORS**

By:   
Kevin Houghton, Chair

By:   
Laurie W. Abele, Vice Chair

By:   
Jack M. Hines, Jr., Member