

**WEST BRADFORD TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA
ORDINANCE NO. 25-03**

**AN ORDINANCE OF THE TOWNSHIP OF WEST BRADFORD, CHESTER COUNTY, PENNSYLVANIA, AMENDING CHAPTER 166 OF THE WEST BRADFORD TOWNSHIP CODE, TITLED, "DRIVEWAYS"; SECTION 166-7.H TO CLARIFY THE MINIMUM WIDTH OF A DRIVEWAY LEADING TO A SINGLE FAMILY DWELLING; SECTION 166-7.I TO REQUIRE A DRIVEWAY ON A STREET OF LOWER CLASSIFICATION; SECTION 166-7.Q TO REFER TO A SHARED DRIVEWAY;
TO ADD A NEW SECTION 166-7.T TO LIMIT THE NUMBER OF DRIVEWAYS TO ONE UNLESS THE LOT HAS MORE THAN 300 FEET OF FRONTAGE; TO ADD A NEW SECTION 166-7.U TO ALLOW SHARED DRIVEWAYS; SECTION 166-9 TO ESTABLISH A MODIFICATION PROVISION AND SECTION 166-10 TO AUTHORIZE APPEALS FROM DECISIONS RENDERED PURSUANT TO CHAPTER 166; AND AMENDING CHAPTER 368 OF THE WEST BRADFORD TOWNSHIP CODE, TITLED, "SOLID WASTE"; SECTION 368-5, TITLED "CONTROLLED BURNING REGULATIONS" TO REQUIRE CONTROLLED FIRES TO CONFORM TO THE TOWNSHIP'S FIRE CODE; 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 166 titled, "Driveways", Section 166-7.H shall be amended as follows:

"§166-7.H. The width of a driveway leading to a single family dwelling shall be a minimum width of 12 feet within the legal right-of-way of the public road or when carried by a bridge and a minimum of 10 feet at all other points within the property line."

SECTION 2. Chapter 166 titled, "Driveways", Section 166-7.I shall be revised to state as follows:

"§166-7.I. If a lot has frontage on more than one street, the driveway shall be located on the street of lower classification and shall not be from a collector or arterial street.

SECTION 3. Chapter 166 titled, "Driveways", Section 166-7.Q shall be amended as follows:

"§166-7.Q. No driveway shall be located closer than five feet to any property line except when approved as a shared driveway."

SECTION 4. Chapter 166 titled, "Driveways", Section 166-7 shall be amended by adding a new subparagraph "T" which shall provide as follows:

"§166-7.T. No lot shall have more than one driveway with one access point; provided that a lot with a minimum of 300 feet of street frontage may have a second driveway if the owner demonstrates to the satisfaction of the Township Engineer that an additional driveway is necessary or an additional access point for the driveway is necessary to adequately serve the use on the lot."

SECTION 5. Chapter 166 titled, “Driveways”, Section 166-7 shall be amended by adding a new subparagraph “U” which shall provide as follows:

“§166-7.U. Shared driveways may be permitted provided that the driveway must continue as a shared driveway for 25 feet from the edge of the cartway. If a lot owner seeks approval to connect to an existing shared driveway, the Township has the right to evaluate the condition of the existing driveway and require improvements to be made to accommodate an additional lot. A declaration of easement and/or maintenance agreement shall be prepared for any shared driveway and must be approved by the Township Solicitor.”

SECTION 6. Chapter 166 titled, “Driveways”, Section 166-9, titled “Variances” shall be retitled, “Modifications” and amended as follows:

“§166-9. **Modifications.** If a mandatory provision of this chapter is shown by the applicant to the satisfaction of the Township engineer to be unreasonable and to cause unique and undue hardship as it applies to the proposed driveway and lot, the Township engineer may grant a modification in writing to such applicant from such mandatory provision provided the public interest is secured and granting such modification will not have the effect of nullifying the intent and purposes of this chapter. In granting a modification, the Township engineer may impose such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements so modified.”

SECTION 7. Chapter 166 titled, “Driveways”, Section 166-10, titled “Right of appeal” shall be revised as follows:

“§166-10. **Right of appeal.** This chapter is adopted pursuant to the Township's police power under the provisions of the Second Class Township Code of the Commonwealth of Pennsylvania. Any person aggrieved by the application, enforcement or other adjudication (action) made pursuant to the terms of this chapter may appeal within 30 days of said action for a hearing before the Board in accordance with the applicable provisions of the Pennsylvania Local Agency Law (2 Pa.C.S.A. § 551 et seq.).”

SECTION 8. Chapter 368 titled, “Solid Waste”, Section 368-5, titled “Controlled burning regulations” shall be revised as follows:

“§368-5. **Controlled burning regulations.** No person shall allow, cause or maintain any bonfire, junk fire, refuse fire or open fire upon any public or private property in West Bradford Township except in conformance with the regulations on open burning and recreational fires in the Township’s adopted Fire Code.”

SECTION 9. 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 10. 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 11. Repealer. All ordinances or parts of ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

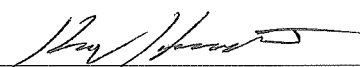
SECTION 12. Effective Date. This Ordinance shall become effective five (5) days following the enactment as by law provided.

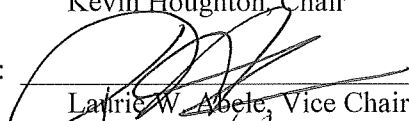
ENACTED AND ADOPTED by the Board of Supervisors on this 6th day of January 2025.

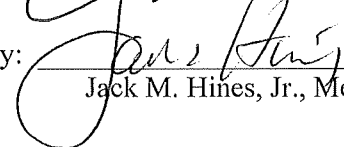
ATTEST:

**WEST BRADFORD TOWNSHIP
BOARD OF SUPERVISORS**


Justin V. Yaich
Township Secretary

By: 
Kevin Houghton, Chair

By: 
Laurie W. Abele, Vice Chair

By: 
Jack M. Hines, Jr., Member