

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

ORDINANCE 19 – 01

**AN ORDINANCE OF THE TOWNSHIP OF WEST BRADFORD, CHESTER COUNTY,
PENNSYLVANIA PROVIDING FOR THE AMENDMENT OF THE ZONING
ORDINANCE OF WEST BRADFORD TOWNSHIP OF 1977, AS AMENDED, AND AS
CODIFIED AT CHAPTER 450 OF THE WEST BRADFORD TOWNSHIP CODE, TO
REQUIRE THE MERGER OF TWO OR MORE ADJACENT COMMONLY HELD
NONCONFORMING LOTS.**

NOW THEREFORE, IT IS HEREBY ORDAINED AND ENACTED, by the Board of Supervisors of the Township, that the West Bradford Township Zoning Ordinance of 1977, as amended (the “Zoning Ordinance”), shall hereby be further amended as follows:

SECTION 1. Section 450-66. Nonconforming use regulations. is hereby amended as follows:

A. New Section 450-66.B(3) shall be added, and shall read as follows:

- (3) Merger of lots. Where two or more adjacent lots, one or more of which is nonconforming, are owned by the same owner, and the ownership of the lots is concurrent, such lots shall be combined to create conforming lots, or to lessen the nonconformity if it is not possible to create all conforming lots.

SECTION 2. 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.

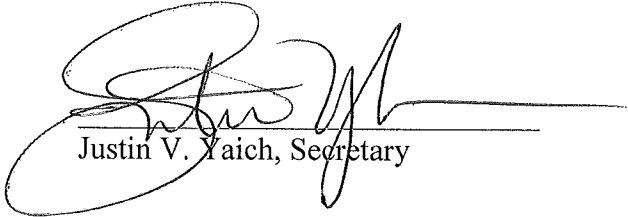
SECTION 3. Repealer. All ordinances or parts of ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

SECTION 4. Codification. General Code is hereby authorized to make non-substantive formatting and numbering changes necessary to clarify references to other sections of Township ordinances and/or codification and to bring the Ordinance into conformity with Township ordinances/codification.

SECTION 5. Effective date. This Ordinance shall become effective as provided by law and shall remain in force and effect unless otherwise amended by the Township.

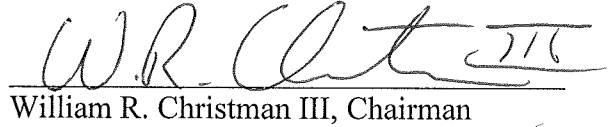
ENACTED AND ADOPTED by the Board of Supervisors this 7th day of January, 2019.

ATTEST:

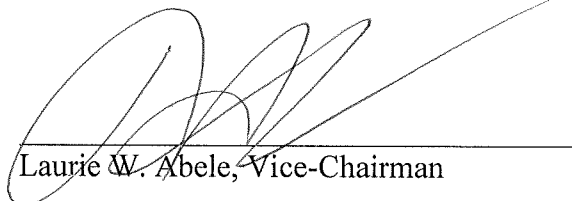


Justin V. Yaich, Secretary

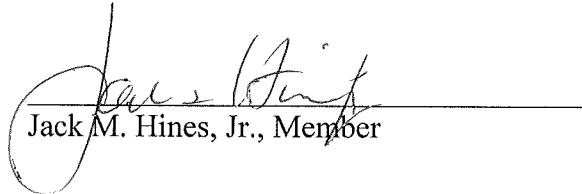
**WEST BRADFORD TOWNSHIP
BOARD OF SUPERVISORS**



William R. Christman III, Chairman



Laurie W. Abele, Vice-Chairman



Jack M. Hines, Jr., Member