

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

**ORDINANCE 19 - 07**

**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  
PROVIDE FOR ACCESSORY SUITES AS A USE PERMITTED BY CONDITIONAL  
USE AND SUBJECT TO CERTAIN REQUIREMENTS.**

**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.** Article II, Definitions, §450-8, Terms defined, shall be amended to add a new term and definition as follows:

**ACCESSORY SUITE**

A self-contained dwelling unit, resulting from the conversion of an existing single-family detached dwelling into two (2) units, or the creation of a dwelling unit with an Accessory Suite, which is complete with kitchen and bath facilities, has direct access to the outdoors or to a hallway from which there is direct access to the outdoors, and is physically subordinate to the principal dwelling unit that exists on the property.

**SECTION 2.** Article IV, Residential Districts, §450-11, R-1 Residential District, subsection B, Uses and Structures, subsection 3, Conditional uses, shall be amended to add new subsection (e) as follows:

- (e) Accessory Suite, subject to the provisions of §450-64.H.

**SECTION 3.** Article IV, Residential Districts, §450-12, R-1C Residential District, subsection B, Uses and Structures, subsection 2, Conditional use, shall be amended to add new subsection (d) as follows:

- (d) Accessory Suite, subject to the provisions of §450-64.H.

**SECTION 4.** Article XII, Supplementary Regulations, §450-64, Conditional use regulations, shall be amended to add new subsection H as follows:

- H. Accessory Suite.

- (1) Statement of Intent. It is the intent of this section to recognize that certain uses such as in-law suites and employee housing are legitimate accessory

uses but that they shall be regulated in order to keep them from becoming commercial enterprises or second dwelling units on a property zoned for and used as a single-family detached dwelling.

(2) Requirements. All conditional use applications for Accessory Suites shall comply with the following provisions:

- (a) Attached Structure. An Accessory Suite shall be attached to or contained in the principal single-family detached dwelling.
- (b) Street Address. There shall be a single street address for the primary dwelling and the Accessory Suite.
- (c) Utilities. The principal dwelling and the Accessory Suite shall share the same utilities and, to the extent possible, share the same meter, including without limitation, water, sewer, electric, cable, and the like.
- (d) Primary Exterior Entrance. Access to the Accessory Suite shall be located within the dwelling unit. If the Accessory Suite is located in the basement, secondary egress shall be required in accordance with the Pennsylvania Uniform Construction Code, as adopted and amended from time to time by West Bradford Township.
- (e) Interior Access. Interior access shall be maintained to all parts of the dwelling to ensure that no additional, separate, or independent dwelling units are created.
- (f) Sewage Facilities. The applicant shall demonstrate the adequacy of the sewage facilities serving the principal dwelling and the Accessory Suite.
- (g) Parking. One (1) off-street parking space shall be provided for the Accessory Suite, in addition to any parking required by §450-68. The applicant shall demonstrate compliance with off-street parking requirements.
- (h) Limitations. Accessory Suites shall be intended and suitable for, and exclusively used by, employees of the owner of the principal dwelling, or relatives by blood, marriage or adoption. In no event shall any property containing an Accessory Suite be used as, converted to, advertised or conveyed as more than one independent dwelling unit.

- (i) Code Compliance. Dwellings with Accessory Suites shall comply with the Pennsylvania Uniform Construction Code, as adopted and amended from time to time by West Bradford Township.
- (j) Certificate of Occupancy. Before a certificate of occupancy is issued for the allowance of an Accessory Suite, the Township shall require a written confirmation of compliance and acknowledgment of the provisions of this Section, in a form satisfactory to the Township, that shall be recorded in the Chester County Office of the Recorder of Deeds, with evidence thereof provided to the Township.
- (k) Private Restrictions. None of the provisions of this Section shall operate to supersede any deed restriction, covenant or agreement restricting the use of land, nor any master deed, bylaw or other document applicable to a common interest ownership community, prohibiting or otherwise limiting such Accessory Suites.
- (l) Transfer of Ownership of the Principal Dwelling. In the event of Transfer of Ownership of a Principal Dwelling for which an Accessory Suite was granted Conditional Use Approval, West Bradford Township shall be entitled to conduct an inspection of the dwelling and Accessory Suite in order to verify that the regulations are met for the continuation of the Accessory Suite Use.

**SECTION 5. 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.

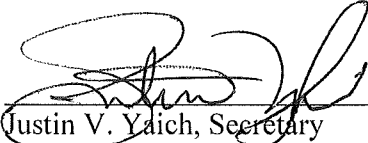
**SECTION 6. Repealer.** All ordinances or parts of ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

**SECTION 7. 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 8. Effective date.** This Ordinance shall become effective as provided by law and shall remain in force and effect unless otherwise amended by the Township.

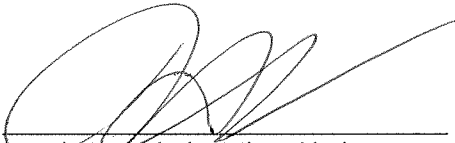
ENACTED AND ADOPTED by the Board of Supervisors this 10th day of  
December, 2019.

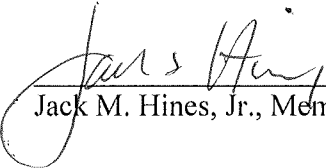
ATTEST:

  
Justin V. Yaich, Secretary

**WEST BRADFORD TOWNSHIP  
BOARD OF SUPERVISORS**

  
William R. Christman, III, Chairman

  
Laurie W. Abele, Vice-Chair

  
Jack M. Hines, Jr., Member