

WEST BRADFORD TOWNSHIP

CHESTER COUNTY, PENNSYLVANIA

ORDINANCE 20 - 04

AN ORDINANCE OF THE TOWNSHIP OF WEST BRADFORD, CHESTER COUNTY, PENNSYLVANIA AMENDING THE WEST BRADFORD TOWNSHIP ZONING ORDINANCE OF 1977, AS AMENDED AND CODIFIED IN CHAPTER 450 OF THE WEST BRADFORD TOWNSHIP CODE, SPECIFICALLY SECTION 450-9 TO REZONE TWO PARCELS FROM R-1 RESIDENTIAL TO R-3 RESIDENTIAL AND TO ADOPT AN AMENDMENT TO THE WEST BRADFORD ZONING MAP TO REFLECT THAT REZONING; SECTION 450-8 TO AMEND CERTAIN DEFINITIONS RELATING TO TYPES OF DWELLING UNITS; TO DELETE THE DEFINITIONS OF MOBILE HOME UNIT AND SEMI-INDEPENDENT ELDERLY HOUSING AND TO ADOPT NEW DEFINITIONS FOR INDEPENDENT SENIOR LIVING COMMUNITY, MOBILE HOME, MOBILE HOME LOT AND MOBILE HOME PARK; TO AMEND THE REFERENCE TO TWO-FAMILY DWELLINGS TO SEMIDETACHED DWELLINGS IN SECTIONS 450-11.B(3)(d), 450-16.C(3), 450-16.D(4), 450-17.B(1)(a), 450-17.C(1)b), 450-17.C(1)(c), 450-17.C(3)(b), 450-17.D(2)(a), 450-47.B(1)(c), 450-47.B(2)(c), 450-47.B(3)(b) AND 450-47.B(5)(a); TO REMOVE THE REFERENCE TO TWO-FAMILY DWELLINGS IN SECTIONS 450-28.A(1)(c) AND 450-46.A(1)(c); SECTION 450-16.B(3) TO AMEND THE USE REGULATIONS FOR THE R-3 RESIDENTIAL DISTRICT TO ALLOW MULTI-FAMILY DWELLINGS AND INDEPENDENT SENIOR LIVING COMMUNITIES BY CONDITIONAL USE; SECTION 450-16.C(1) TO ADD AREA, LOT WIDTH AND COVERAGE REQUIREMENTS FOR MULTI-FAMILY DWELLINGS AND INDEPENDENT SENIOR LIVING COMMUNITIES IN THE R-3 DISTRICT; SECTION 450-16.C(3)(1) TO ADD LOT WIDTH AT SETBACK LINE REQUIREMENTS FOR MULTI-FAMILY DWELLINGS AND INDEPENDENT SENIOR LIVING COMMUNITIES IN THE R-3 DISTRICT; SECTION 450-16.D TO ADD SIDE YARD AND REAR YARD REQUIREMENTS FOR MULTI-FAMILY DWELLINGS AND INDEPENDENT SENIOR LIVING COMMUNITIES IN THE R-3 DISTRICT; SECTION 450-28.A(1)(d) TO REFER TO SINGLE FAMILY ATTACHED DWELLING; SECTION 450-28.A(1)(e) TO REFER TO DWELLING UNIT INSTEAD OF APARTMENT; SECTION 450-57.B(2) TO AMEND THE USE

REGULATIONS IN THE INDUSTRIAL DISTRICT TO ALLOW MULTI-FAMILY DWELLINGS AND INDEPENDENT SENIOR LIVING COMMUNITIES BY CONDITIONAL USE; SECTION 450-57.C(1) TO ADD A DENSITY LIMIT FOR MULTI-FAMILY DWELLINGS AND INDEPENDENT SENIOR LIVING COMMUNITIES IN THE INDUSTRIAL DISTRICT; SECTION 450-57.D(5) TO ADD MINIMUM LOT WIDTH AT SETBACK, FRONT YARD, SIDE YARD, AND REAR YARD REQUIREMENTS FOR MULTI-FAMILY DWELLINGS AND INDEPENDENT SENIOR LIVING COMMUNITIES IN THE INDUSTRIAL DISTRICT; SECTION 450-58.B(2)(k) TO ALLOW INDEPENDENT SENIOR LIVING COMMUNITIES BY CONDITIONAL USE IN THE INSTITUTIONAL/MIXED USE DISTRICT; TO AMEND SECTION 450-62.A(1)(b) TO ADD BUFFER REQUIREMENTS FOR MULTI-FAMILY DWELLINGS AND INDEPENDENT SENIOR LIVING COMMUNITIES; AND TO ADOPT A NEW SECTION 450-70 TO ESTABLISH REGULATIONS FOR MULTI-FAMILY DWELLINGS AND INDEPENDENT SENIOR LIVING COMMUNITIES AND TO INCLUDE SEVERABILITY, REPEALER AND EFFECTIVE DATE CLAUSES.

WHEREAS, on January 14, 2020, the Board of Supervisors of West Bradford Township (the "Board") made a formal Declaration (the "Declaration") pursuant to Section 609.2 of the Pennsylvania Municipalities Planning Code (MPC), 53 P.S. § 10609.2, and declared a portion of the West Bradford Township Zoning Ordinance of 1977, as amended (the "Ordinance") invalid because of its potential failure to: (1) allow an adequate amount of available land to be developed with multi-family dwellings, including multiple-family dwellings, single-family attached dwellings (townhouses), semidetached dwellings, quadraplexes and apartments at reasonable densities; and (2) allow an adequate amount of available land to be developed as mobile home parks; and

WHEREAS, on February 11, 2020, the Board adopted Resolution No. 20-07 wherein the Board declared its intent to prepare a curative zoning ordinance amendment to overcome any invalidity relating to the issues raised in the Declaration; and

WHEREAS, the Township's Land Planner, Thomas J. Comitta, AICP, prepared draft amendments to the Ordinance to address the potential invalidity; and

WHEREAS, the West Bradford Township Planning Commission reviewed the draft amendments to the Ordinance at its May 5, 2020 meeting and provided a recommendation to the Board; and

WHEREAS, the Chester County Planning Commission reviewed the draft amendments to the Ordinance and issued a review letter wherein it provided recommendations to the Board; and

WHEREAS, the Board followed all necessary procedures to adopt amendments to the Ordinance and the Township Zoning Map that are required pursuant to Section 609 of the MPC, 53 P.S. §10609.

NOW THEREFORE, IT IS HEREBY ORDAINED AND ENACTED, by the Board of Supervisors of West Bradford Township, that the Ordinance shall be further amended as follows:

SECTION 1. The West Bradford Township Zoning Map which is adopted in Article III of the Ordinance titled, "Establishment of Districts", Section 450-9, titled, "Zoning Map", shall be revised to rezone the following two parcels of property from R-1 Residential District to R-3 Residential District as depicted on the revised Zoning Map which is attached hereto as Exhibit "A" and is incorporated herein by reference:

<u>Parcel No.</u>	<u>Legal Owner</u>	<u>Property Address</u>
50-6-38	W.H. Handsel, Ltd.	Thorndale Rd.
50-5-160	W.H. Handsel, Ltd.	900 Marshallton-Thorndale Rd.

SECTION 2. Article II, titled, "Definitions", Section 450-8, titled "Terms defined" shall be revised to delete the existing definitions under the term "Dwelling Types" and to adopt the following new definitions:

DWELLING TYPES

SINGLE-FAMILY DETACHED

A dwelling unit accommodating a single family and having two side yards.

SINGLE-FAMILY SEMIDETACHED

A building containing two dwelling units, including a twin or duplex.

(1) TWIN

Two dwelling units, each accommodating one family, which are attached through the use of a common party wall, and having two side yards.

(2) DUPLEX

Two dwelling units, each accommodating one family, which are located one over the other, and having two side yards.

MULTI-FAMILY DWELLING

Three or more dwellings, each accommodating one family, with one or more families living wholly or partly over another or other units, including single-family attached (townhouse), quadraplex, or garden apartment.

(1) SINGLE-FAMILY ATTACHED (TOWNHOUSE)

Three, but not more than six, dwelling units, each accommodating one family, which are attached side by side through the use of common party walls and which shall have side yards adjacent to each end unit.

(2) QUADRAPLEX

A building containing four dwellings, each sharing two common party walls and forming the corner of a square.

(3) GARDEN APARTMENT

A multi-family dwelling up to three stories in height designed for rental or condominium ownership of the dwelling unit.

SECTION 3. Article II, titled, "Definitions", Section 450-8, titled "Terms defined" shall be revised to delete the existing definitions of "Semi-Independent Elderly Housing" and "Mobile Home Unit".

SECTION 4. Article II, titled, "Definitions", Section 450-8, titled "Terms defined" shall be revised to add the following new definitions:

INDEPENDENT SENIOR LIVING COMMUNITY

A unified planned residential community for persons who are age 55 years of age and older which qualifies for the exemption to the prohibition against discrimination based on familial status found in Section 3607(b)(1) of the United States Fair Housing Act, 42 U.S.C. § 3607(b)(1), and the Housing for Older Persons Act of 1995 and the regulations promulgated thereunder. Such community may include single-family detached, single-family semidetached and/or multi-family dwellings. Such communities may provide dining services, basic housekeeping and laundry services, transportation, social programs, and fitness facilities, but do not provide healthcare or assistance with daily living activities.

MOBILE HOME

A transportable building intended for permanent occupancy as a single-family dwelling, contained in one unit or two units, designed to be joined into one integral unit capable of again being separated for repeated towing, which arrives at the site complete and ready for occupancy except for minor and incidental unpacking and assembly operations, and constructed so that it may be used without a permanent foundation, i.e., a double-wide mobile home, not a modular home.

MOBILE HOME LOT

A parcel of land in a mobile home park, improved with the utility connections and other appurtenances necessary for the erection thereon of a single mobile home, which said lot is leased by the park owner to the occupants of the mobile home erected on the lot.

MOBILE HOME PARK

A parcel of land or contiguous parcels of land under single ownership, which has been planned and improved for the placement of mobile homes for non-transient use, consisting of two or more mobile home lots.

SECTION 5. Article IV, titled, "Residential District", Section 450-11, titled, "R-1 District" shall be amended at Section 450-11.B(3)(d) as follows:

"(d) Single-family semidetached dwellings; single-family attached dwellings; and multi-family dwellings, only through the conversion of existing historic structure(s) in accordance with §450-62.O."

SECTION 6. Article IV, titled, "Residential District", Section 450-16, titled, "R-3 District" shall be amended at Section 450-16.B(1)(a) as follows:

"(a) Single-family detached and single-family semidetached dwellings."

SECTION 7. Article IV, titled, "Residential Districts", Section 450-16, titled, "R-3 District" shall be amended at Section 450-16.B(3) to add the following new subparagraphs (c) and (d) and to permit such uses as conditional uses:

"(c) Multi-family dwellings, subject to the design standards in §450-70.

(d) Independent senior living community, subject to the design standards in §450-70."

SECTION 8. Article IV, titled, "Residential Districts", Section 450-16, titled, "R-3 District" shall be amended at Section 450-16.C(1) as follows:

"(C) Area, lot width and coverage requirements. Area, lot width and coverage requirements of not less than the dimensions shown below shall be provided for each dwelling unit and/or nonresidential building or use thereafter erected, established or altered for any use permitted in this district.

(1) Lot area.

(a) Single-family detached dwelling and single-family semidetached dwelling without approved public sewerage and public water system.

[1] Maximum density: one dwelling per net acre.

[2] Minimum lot area: 43,560 square feet.

- (b) Single-family detached dwelling and single-family semidetached dwelling with approved public sewerage and public water systems.
 - [1] Maximum density: four dwelling units per net acre.
 - [2] Minimum lot area: 8,500 square feet.
- (c) Multi-family dwellings with approved public sewerage and public water systems.
 - [1] Maximum density: five (5) dwellings per net acre.
 - [2] Minimum lot area: five (5) acres.
- (d) Independent senior living community with approved public sewerage and public water systems.
 - [1] Maximum density: four (4) dwellings per net acre.
 - [2] Minimum lot area: five (5) acres.
- (e) Educational use: five acres or as required by the Pennsylvania Department of Education.
- (f) Church or religious use: three acres.
- (g) Cemetery: 20 acres.
- (h) Any other nonresidential use: 30,000 square feet.
- (i) Day-care center: two acres.”

SECTION 9. Article IV, titled, “Residential Districts”, Section 450-16, titled, “R-3 District” shall be amended at Section 450-16.C(3) as follows:

- “(3) Minimum lot width at setback line.
 - (a) Single-family detached and single-family semidetached dwellings without approved public sewerage and public water systems: 125 feet per dwelling unit as measured by chord, not arc, at the minimum distance as set by Subsection D(1) of this section.
 - (b) Single-family detached dwelling with approved public sewerage and public water systems: 75 feet per dwelling as measured by chord, not arc, at the minimum distance as set by Subsection D(1) of this section.

- (c) Single-family semidetached dwelling with approved public sewerage and public water systems: 50 feet per dwelling unit as measured by chord, not arc, at the minimum distance as set by Subsection D(1) of this section.
- (d) Any nonresidential use: 125 feet as measured by chord, not arc, at the minimum distance as set by Subsection D(1) of this section.”
- (e) Multi-family dwelling and Independent Senior Living Community with approved sewerage and public water: 150 feet as measured by chord, nor arc, at the minimum distance as set by Subsection D(1) of this section.”

SECTION 10. Article IV, titled, “Residential Districts”, Section 450-16, titled, “R-3 District” shall be amended at Section 450-16.D(2)(a) as follows:

“(2) Side yard.

- (a) Single family detached and single family semidetached dwellings and accessory structures to such dwellings shall have two side yards, neither of which shall be less than 10 feet. Multi-family dwellings and dwellings within an Independent Senior Living Community shall have two side yards, neither of which shall be less than 20 feet.

[1] A residential storage shed shall have a minimum side yard of five feet. Any other size accessory shed shall comply with the minimum setback as required in Subsection D(2)(a).”

SECTION 11. Article IV, titled, “Residential Districts”, Section 450-16, titled, “R-3 District” shall be amended at Section 450-16.D(3) as follows:

“(3) Rear yard.

- (a) Single family detached and single family semidetached dwellings : 25 feet.
- (b) Multi-family dwellings and dwellings within an Independent Senior Living Community: 50 feet.
- (c) Multi-family dwellings and dwellings within an Independent Senior Living Community dwellings shall not be closer than 50 feet from the rear of any other building, except the rear yard setback to a side unit shall not be less than 25 feet.
- (d) Buildings and structures accessory to a residential use: five feet.
- (e) Nonresidential buildings: 30 feet.
- (f) Buildings and structures accessory to a nonresidential use: 10 feet.”

SECTION 12. Article IV, titled, "Residential Districts", Section 450-16, titled, "R-3 District" shall be amended at Section 450-16.D(4) as follows:

"(4) For single-family detached and single-family semidetached dwellings without approved public sewerage and public water systems, the side and rear yard setback requirements of the R-1 District shall apply for each building."

SECTION 13. Article IV, titled, "Residential Districts", Section 450-17, titled, "R-4 District" shall be amended at Section 450-17.B(1)(a) as follows:

"(a) Single-family detached and single-family semidetached dwellings."

SECTION 14. Article IV, titled, "Residential Districts", Section 450-17, titled, "R-4 District" shall be amended at Section 450-17.C(1)(b) as follows:

"(b) Single-family semidetached dwellings: one acre per dwelling unit, without public sewerage and public water systems."

SECTION 15. Article IV, titled, "Residential Districts", Section 450-17, titled, "R-4 District" shall be amended at Section 450-17.C(1)(c) as follows:

"(c) Single-family detached dwelling, single-family semidetached dwelling, single-family attached dwelling, quadruplex and garden apartments, with approved public sewerage and public water systems.

[1] Maximum density: five dwellings per net acre.

[2] Average lot area: 7,000 square feet per dwelling unit; except for single-family detached dwellings for which the lot size shall be not less than 10,000 square feet per dwelling unit.

[3] Minimum lot area per garden apartment development: two acres.

[4] Minimum lot area for quadruplex or single-family attached dwellings: 2,500 square feet per dwelling unit."

SECTION 16. Article IV, titled, "Residential Districts", Section 450-17, titled, "R-4 District" shall be amended at Section 450-17.C(3)(b) as follows:

"(b) Single-family semidetached dwellings with approved public sewerage and public water systems: 50 feet per dwelling unit as measured by chord, not arc, at the minimum distance as set by Subsection D(1) of this section."

SECTION 17. Article IV, titled, "Residential Districts", Section 450-17, titled, "R-4 District" shall be amended at Section 450-17.D(2)(a) as follows:

- "(a) Single-family detached dwellings, single-family semidetached dwellings and accessory buildings and structures. Each building or structure shall have two side yards, neither of which shall be less than 10 feet."

SECTION 18. Article VI, titled, "Traditional Neighborhood Development-1 (TND-1)/Village Overlay District", Section 450-28, titled, "Permitted Uses" shall be amended at Section 450-28.A.(1)(c) to delete the following and to reserve the section number:

- "(c) Two-family dwelling."

SECTION 19. Article VI, titled, "Traditional Neighborhood Development-1 (TND-1)/Village Overlay District", Section 450-28, titled, "Permitted Uses" shall be amended at Section 450-28.A.(1)(d) to state as follows:

- "(d) Multi-family dwelling".

SECTION 20. Article VI, titled, "Traditional Neighborhood Development-1 (TND-1)/Village Overlay District", Section 450-28, titled, "Permitted Uses" shall be amended at Section 450-28.A.(1)(e) to state as follows:

- "(e) Dwelling unit on the second or third floor of a shop or office in the village center; and"

SECTION 21. Article VIII, titled, "Traditional Neighborhood Development-2 (TND-2) District", Section 450-46, titled, "Uses/Structures" shall be amended at Section 450-46.A.(1)(c) to delete the following and to reserve the section number:

- "(c) Two-family dwelling."

SECTION 22. Article VIII, titled, "Traditional Neighborhood Development-2 (TND-2) District", Section 450-47, titled, "Area and bulk requirements" shall be amended at Section 450-47.B.(1)(c) as follows:

- "(c) 5,000 square feet per dwelling unit for single family semidetached dwellings."

SECTION 23. Article VIII, titled, "Traditional Neighborhood Development-2 (TND-2) District", Section 450-47, titled, "Area and bulk requirements" shall be amended at Section 450-47.B.(2)(c) as follows:

- "(c) 6,000 square feet per dwelling unit for single-family semidetached dwellings."

SECTION 24. Article VIII, titled, "Traditional Neighborhood Development-2 (TND-2) District", Section 450-47, titled, "Area and bulk requirements" shall be amended at Section 450-47.B.(3)(b) as follows:

"(b) Thirty-six (36) feet for single-family semidetached dwellings."

SECTION 25. Article VIII, titled, "Traditional Neighborhood Development-2 (TND-2) District", Section 450-47, titled, "Area and bulk requirements" shall be amended at Section 450-47.B.(5)(a) as follows:

"(a) Eight (8) feet for single-family detached dwelling and single-family semi detached dwelling on one side and 10 feet on the other side."

SECTION 26. Article X, titled, "Industrial District", Section 450-57, titled, "I Industrial District" shall be amended at Section 450-57.B(2) to add the following new subparagraphs (n) and (o) as allowable conditional uses:

"(n) Multi-family dwellings, subject to the design standards in §450-70.

"(o) Independent senior living community, subject to the design standards in §450-70."

SECTION 27. Article X, titled, "Industrial District", Section 450-57, titled, "I Industrial District" shall be amended at Section 450-57.C(1) to add the following new subparagraphs (e) and (f):

"(e) Maximum density for multi-family dwellings with approved public sewerage and public water systems: five (5) dwellings per net acre.

"(f) Maximum density for independent senior living community with approved public sewerage and public water systems: four (4) dwellings per net acre."

SECTION 28. Article X, titled, "Industrial District", Section 450-58, titled, "IM Institutional/Mixed Use District" shall be amended at Section 450-58.B(2)(k) as follows:

"(k) Independent senior living community."

SECTION 29. Article X, titled, "Industrial District", Section 450-57, titled, "I Industrial District" shall be amended at Section 450-57.D(4) as follows:

"(4) Except for Multi-family dwellings and dwellings within an Independent Senior Living Community no building or structure shall be located nearer than 200 feet to an existing residential building unless the owner of such residence waives this restriction in writing to the Board of Supervisors."

SECTION 30. Article X, titled, "Industrial District", Section 450-57, titled, "I Industrial District" shall be amended at Section 450-57.D to add the following new subparagraph (5):

- "(5) Multi-family dwellings and dwellings within an independent senior living communities shall observe the following requirements:
- (a) Minimum lot width at setback: 150 feet.
 - (b) Front yard: Front yard setback distances are determined by the classification of road or highway on which the property abuts, as follows:
 - [1] Arterial: 75 feet from the street right-of-way line or 90 feet from the street center line, whichever is the greater.
 - [2] Collector: 65 feet from the street right-of-way line or 80 feet from the street center line, whichever is the greater.
 - [3] Local: 40 feet from the street right-of-way line or 55 feet from the street center line, whichever is the greater.
 - (c) Side yard: Each building or structure shall have two side yards, neither of which shall be less than 20 feet.
 - (d) Rear yard: 50 feet.
 - [1] Multi-family dwellings and Independent Senior Living Community dwellings shall not be closer than 50 feet from the rear of any other building, except the rear yard setback to a side unit shall not be less than 25 feet."

SECTION 31. Article XII, titled, "Supplementary Regulations", Section 450-62, titled, "Supplementary use, design and performance regulations" shall be amended at Section 450-62.A.(1)(b) as follows:

- "(b) Where any proposed Multi-family dwelling or Independent Senior Living Community abut properties in residentially zoned districts, except where natural or physical manmade barriers exist."

SECTION 32. Article XII, titled, "Supplementary Regulations", shall be amended to add a new Section 450-70 which shall provide as follows:

"§450-70. Multi-Family Dwellings and Independent Senior Living Communities.

The following regulations shall apply to multi-family dwellings and independent senior living communities:

A. Site Layout and Design.

- (1) Buildings shall be oriented to face public/private streets, and open space where applicable.
- (2) Streets shall include sidewalks, pedestrian-scaled streetlights, and street trees.
- (3) The visibility of above-ground transformers, meters, and other utilities shall be minimized. These utilities shall not be located within the front yard.
- (4) Traffic calming features, such as on-street parking, textured paving materials and crosswalks to reinforce a pedestrian environment shall be implemented throughout the development.
- (5) Pedestrian connections shall be provided to link sidewalks, walkways, and pathways.

B. Common Open Spaces and Landscaping.

- (1) Common open spaces shall be provided for developments of more than five (5) acres.
- (2) A minimum of 10% of the gross tract area shall be designated and maintained as common open space.
- (3) Common open space area amenities shall be centralized and directly accessible to the dwelling units.
- (4) Existing large trees and other natural features shall be integrated into the common open space when possible.
- (5) Common open spaces shall be designed and maintained to provide for both active and passive uses.
- (6) The landscaping plans and requirements of §385-26 shall apply, as well as the following:
 - [1] Building foundation plantings shall be provided in front yards, rear yards facing a street or common open space, adjacent to garages and along property lines, and shall include a combination of trees and shrubs of varying species and colors.
 - [2] Common open spaces shall be accented with trees and other plantings.

C. Screening and Buffering.

- (1) A continuously planted buffer shall be provided where any proposed Multi-family dwelling or Independent Senior Living Community abut properties in residentially zoned districts, except where natural or physical manmade barriers exist.
- (2) The planted buffer shall be a minimum of thirty-five (35) feet in width.
- (3) The planted buffer shall include a combination of evergreen trees and evergreen shrubs in order to ensure effective year round screening. The plants shall be consistent with the West Bradford Township List of Approved Plants in Appendix E.2 of Chapter 385.
- (4) The Screen 3 (S-3) requirements of Chapter 385 shall apply in order to provide an opaque screen with fully blocked views.
- (5) The buffer shall be a minimum height of eight (8) feet at the time of planting.
- (6) All other requirements pertaining to buffering, landscaping, and required preservation in Section 385-70 which are not inconsistent with this section shall apply.

D. Building Design.

- (1) Buildings shall be differentiated through variations to building materials, colors, rooflines, and the use of architectural features such as awnings, light fixtures, pent eaves, porticos, pilasters, columns, arches, bay windows, and the like.
- (2) Buildings shall employ more than one color and material, and shall be designed with earth tone colors.
- (3) Changes in materials and colors shall correspond to variations in building mass or shall be separated by a building element.
- (4) A variety of building heights and varied roof articulation shall be provided through the use of dormers, gables, and the like.
- (5) The vertical massing and proportions shall be emphasized to create a rhythm to facades, and the massing shall extend down to the ground.
- (6) Taller massing shall be used to define significant building features, such as corners and terminus points.

- (7) The front facade of a building shall have recesses and projections.
- (8) Building entrances shall include features such as porches, stoops, pent eaves, front walkways, windows, and front doors, and provide a public "face" and orientation to a building.
- (9) When the side façade of a building is oriented to a street, driveway, or common open space areas, building articulation and detailing shall be consistent with the front façade.
- (10) Second and third stories shall not project beyond the ground floor footprint, except for bays no wider than 50% of that façade or projection.
- (11) Garages doors shall be of high-quality material, pattern and color consistent with the overall earth tone colors of the building."

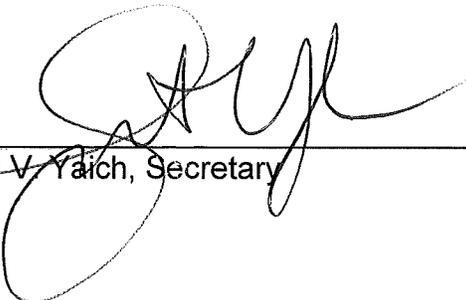
SECTION 33. Severability. If any sentence, clause, section, or part or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair and of the remaining provisions, sentences, clauses, sections 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 34. 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 35. Effective Date. This Ordinance shall become effective five (5) days following the enactment as by law provided.

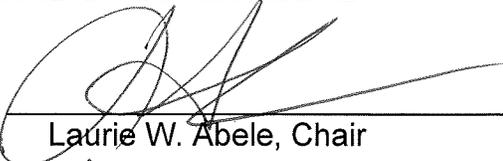
ENACTED AND ORDAINED this 9th day of June 2020.

ATTEST:

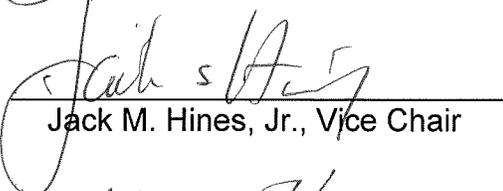


 Justin V. Yaich, Secretary

**WEST BRADFORD TOWNSHIP
 BOARD OF SUPERVISORS**

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 Laurie W. Abele, Chair

By: 

 Jack M. Hines, Jr., Vice Chair

By: 

 Kevin Houghton, Member