

WEST BRADFORD TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

ORDINANCE 20 - 05

AN ORDINANCE OF THE TOWNSHIP OF WEST BRADFORD, CHESTER COUNTY, PENNSYLVANIA AMENDING THE WEST BRADFORD TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AS AMENDED AND CODIFIED IN CHAPTER 385 OF THE WEST BRADFORD TOWNSHIP CODE, SPECIFICALLY SECTION 385-8 TITLED, "TERMS DEFINED"; SECTION 385-70.A(6)(a)[1] TO AMEND THE SCREENING REQUIREMENTS FOR A MULTI-FAMILY DWELLING AND INDEPENDENT SENIOR LIVING COMMUNITY WHICH ABUTS A LOT IN A RESIDENTIAL DISTRICT TO BE A SCREEN 3 (S-3); SECTION 385-84 TITLED "ASSOCIATED DEFINITIONS" TO AMEND THE DEFINITIONS OF MOBILE HOME, MOBILE HOME LOT AND MOBILE HOME PARK; SECTION 385-89.E TITLED "PARK REQUIREMENTS" TO AMEND THE SCREENING AND BUFFERING REQUIREMENTS OF MOBILE HOME PARKS; AND SECTION 385-89.J TO ESTABLISH A MAXIMUM DENSITY OF FOUR DWELLING UNITS PER NET ACRE OF LAND WITHIN A MOBILE HOME PARK AND TO ESTABLISH A MAXIMUM IMPERVIOUS COVER OF 35% FOR EACH MOBILE HOME LOT.

BE IT HEREBY ORDAINED AND ENACTED, by the Board of Supervisors of West Bradford Township, that the West Bradford Township Subdivision and Land Development Ordinance, as amended, (the "Ordinance"), which is codified in Chapter 385 of the Caln Code shall be further amended as follows:

SECTION 1. The definitions of "Mobile Home", "Mobile Home Lot" and "Mobile Home Park" in Section 385-8 titled, "Terms defined" and Section 385-84 titled, "Associated definitions" shall be amended as follows:

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 2. Article V, titled, "Site Development, Design and Improvement Standards", Section 385-70 titled "Buffering, landscaping and required preservation" shall be amended at Section 385-70.A(6)(a)[1] as follows:

"[1] Where a proposed Multi-family dwelling or independent senior living community abuts a lot in an existing residential district, the requirements of Screen 3 (S-3) shall apply."

SECTION 3. Article VII, titled, "Mobile Homes and Mobile Home Parks", Section 385-89 titled "Park requirements" at Section 385-89.E(3) shall be amended as follows:

- "(3) All mobile home parks shall be required to provide visual screening in accordance with the following design standards:
- (a) A continuously planted buffer shall be provided where any proposed Mobile Home Park abuts properties in residentially zoned districts, except where natural or physical manmade barriers exist.
 - (b) The planted buffer shall be a minimum of thirty-five (35) feet in width.
 - (c) 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.
 - (d) The Screen 3 (S-3) requirements of this Chapter 385 shall apply in order to provide an opaque screen with fully blocked views.
 - (e) The buffer shall be a minimum height of eight (8) feet at the time of planting.

- (f) All other requirements pertaining to buffering, landscaping, and required preservation in Section 385-70 which are not inconsistent with this section shall apply."

SECTION 4. Article VII, titled, "Mobile Homes and Mobile Home Parks", Section 385-89 titled "Park requirements" at Section 385-89.J(1) shall be amended as follows:

- "(1) The total number of lots in a park shall not exceed four mobile homes per net acre of land within the mobile home park, unless Chapter 450, Zoning, requires a lesser density."

SECTION 5. Article VII, titled, "Mobile Homes and Mobile Home Parks", Section 385-89 titled "Park requirements" at Section 385-89.J shall be amended to add a new subparagraph (3) which shall provide as follows:

- "(3) Each mobile home lot may have a single-wide or double-wide mobile home, provided that:
 - (a) the maximum impervious surface coverage for each mobile home lot does not exceed 35%.
 - (b) each mobile home is setback at least 20 feet from another mobile home, and at least 25 feet from interior road rights-of-way."

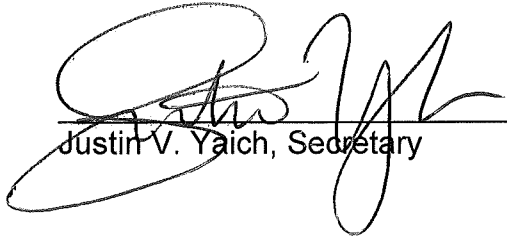
SECTION 6. Severability. If any sentence, clause, section, or part or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair and of the remaining provisions, sentences, clauses, sections 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 7. Repealer. All Ordinances or parts of Ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

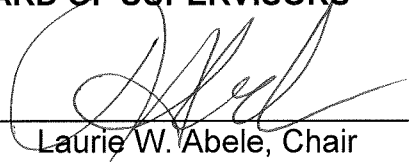
SECTION 8. Effective Date. This Ordinance shall become effective five (5) days following the enactment as by law provided.

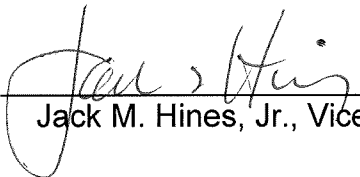
ENACTED AND ORDAINED this 9th day of June 2020.

ATTEST:


Justin V. Yaich, Secretary

**WEST BRADFORD TOWNSHIP
BOARD OF SUPERVISORS**

By: 
Laurie W. Abele, Chair

By: 
Jack M. Hines, Jr., Vice Chair

By: 
Kevin Houghton, Member