

**WEST BRADFORD TOWNSHIP**  
**CHESTER COUNTY,**  
**PENNSYLVANIA ORDINANCE NO.**

**23-05**

**AN ORDINANCE OF THE TOWNSHIP OF WEST BRADFORD, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE ZONING ORDINANCE OF WEST BRADFORD TOWNSHIP OF 1977, AS AMENDED, AND CODIFIED AT CHAPTER 450 OF THE WEST BRADFORD TOWNSHIP CODE, TO AMEND THE DEFINITION OF "EDUCATION USE" TO BE "EDUCATIONAL USE" IN SECTION 450-7; TO AMEND THE DEFINITION OF "LOT COVERAGE" IN SECTION 450-7; TO CLARIFY THAT THE MINIMUM LOT AREA FOR EDUCATIONAL USES IS 5 ACRES; TO REMOVE THE REQUIREMENT FOR MAXIMUM IMPERVIOUS SURFACE AREA FOR ALL DISTRICTS AND TO ADD MAXIMUM LOT COVERAGE REQUIREMENTS FOR ALL DISTRICTS.**

**NOW THEREFORE, IT IS HEREBY ORDAINED AND ENACTED,** by the Board of Supervisors of West Bradford Township, that the West Bradford Township Zoning Ordinance of 1977, as amended, which is codified in Chapter 450 of the West Bradford Code, shall be further amended as follows:

**SECTION 1.** The term "Education use" in Section 450-7 shall be revised to be "Educational use."

**SECTION 2.** The definition of "Lot coverage" in Section 450-7 shall be revised as follows:

**"LOT COVERAGE-** The area of a lot occupied by buildings, structures and other paved or compacted materials, including but not limited to paved driveways, sidewalks, walkways, compacted soils, gravel or stone surfaces used for vehicle parking and movement, areas of porous pavement, porous pavers and other similar manmade permeable materials, and the total horizontal projection area of all ground-mounted and free-standing solar collectors."

**SECTION 3.** Section 450-11, titled, "R-1 Residential District", Subsection C, "Area, lot width and coverage requirements" is hereby amended at Section 450-11.C(1)(b) to read as follows:

"(b) Educational use: five acres."

**SECTION 4.** Section 450-11, titled, "R-1 Residential District", Subsection C, "Area, lot width and coverage requirements" is hereby amended at Section 450-11.C(4) to read as follows:

"(4)(a) Maximum lot coverage for all uses other than educational uses: 12%, provided that the maximum lot coverage may be increased up to 17% when a system is installed

to create a recharge of groundwater for any amount of impervious surface that is over 12%, subject to approval of the Township Engineer.

(b) Maximum lot coverage for educational uses: 25%, provided that the maximum lot coverage may be increased up to 30% when a system is installed to create a recharge of groundwater for any amount of impervious surface that is over 25%, subject to approval of the Township Engineer."

**SECTION 5.** Section 450-12, titled, "R-1C Residential District", Subsection C, "Area, lot width and coverage requirements" is hereby amended at Section 450-12.C(5) to read as follows:

"(5)(a) Maximum lot coverage: 12%, provided that the maximum lot coverage may be increased up to 17% when a system is installed to create a recharge of groundwater for any amount of impervious surface that is over 12%, subject to approval of the Township Engineer."

**SECTION 6.** Section 450-13, titled, "R-2 Residential District", Subsection C, "Area, lot width and coverage requirements" is hereby amended at Section 450-13.C(1)(c) to read as follows:

"(c) Educational use: five acres."

**SECTION 7.** Section 450-13, titled, "R-2 Residential District", Subsection C, "Area, lot width and coverage requirements" is hereby amended at Section 450-13.C(4) to read as follows:

"(4)(a) Maximum lot coverage for all uses other than educational uses: 15%, provided that the maximum lot coverage may be increased up to 20% when a system is installed to create a recharge of groundwater for any amount of impervious surface that is over 15%, subject to approval of the Township Engineer.

(b) Maximum lot coverage for educational uses: 25%, provided that the maximum lot coverage may be increased up to 30% when a system is installed to create a recharge of groundwater for any amount of impervious surface that is over 25%, subject to approval of the Township Engineer."

**SECTION 8.** Section 450-14, titled, "R-2A Residential District", Subsection C, "Area, lot width and coverage requirements" is hereby amended at Section 450-14.C(1)(c) to read as follows:

"(c) Educational use: five acres."

**SECTION 9.** Section 450-14, titled, "R-2A Residential District", Subsection C, "Area, lot width and coverage requirements" is hereby amended to add new subparagraphs (4)(a) and (4)(b) to read as follows:

"(4)(a) Maximum lot coverage for all uses other than educational uses: 15%, provided that the maximum lot coverage may be increased up to 20% when a system is installed

to create a recharge of groundwater for any amount of impervious surface that is over 15%, subject to approval of the Township Engineer.

(b) Maximum lot coverage for educational uses: 25%, provided that the maximum lot coverage may be increased up to 30% when a system is installed to create a recharge of groundwater for any amount of impervious surface that is over 25%, subject to approval of the Township Engineer."

**SECTION 10.** Section 450-15, titled, "R-2B Residential District", Subsection C, "Area, lot width and coverage requirements" is hereby amended at Section 450-15.C(1)(c) to read as follows:

"(c) Educational use: five acres."

**SECTION 11.** Section 450-15, titled, "R-2B Residential District", Subsection C, "Area, lot width and coverage requirements" is hereby amended at Section 450-15.C(4) to read as follows:

"(4)(a) Maximum lot coverage for all uses other than educational uses: 15%, provided that the maximum lot coverage may be increased up to 20% when a system is installed to create a recharge of groundwater for any amount of impervious surface that is over 15%, subject to approval of the Township Engineer.

(b) Maximum lot coverage for educational uses: 25%, provided that the maximum lot coverage may be increased up to 30% when a system is installed to create a recharge of groundwater for any amount of impervious surface that is over 25%, subject to approval of the Township Engineer."

**SECTION 12.** Section 450-16, titled, "R-3 Residential District", Subsection C, "Area, lot width and coverage requirements" is hereby amended at Section 450-16.C(1)(e) to read as follows:

"(e) Educational use: five acres."

**SECTION 13.** Section 450-16, titled, "R-3 Residential District", Subsection C, "Area, lot width and coverage requirements" is hereby amended at Section 450-16.C(4) to read as follows:

"(4) Maximum lot coverage for all uses: 30%, provided that the maximum lot coverage may be increased up to 35% when a system is installed to create a recharge of groundwater for any amount of impervious surface that is over 30%, subject to approval of the Township Engineer."

**SECTION 14.** Section 450-17, titled, "R-4 Residential District", Subsection C, "Area, lot width and coverage requirements" is hereby amended at Section 450-17.C(1)(d) to read as follows:

"(d) Educational use: five acres."

**SECTION 15.** Section 450-17, titled, "R-4 Residential District", Subsection C, "Area, lot width and coverage requirements" is hereby amended at Section 450-17.C(4) to read as follows:

"(4) Maximum lot coverage for all uses: 35%, provided that the maximum lot coverage may be increased up to 40% when a system is installed to create a recharge of groundwater for any amount of impervious surface that is over 35%, subject to approval of the Township Engineer."

**SECTION 16.** Section 450-37, titled, "Area, lot width, tract coverage requirements and tract density", Subsection D, is hereby amended as follows:

"(5) Maximum lot coverage for tract: 35%."

**SECTION 17.** Section 450-46, titled, "Uses and structures", Subsection C(h), is hereby amended as follows:

"(C)(h) Educational use."

**SECTION 18.** Section 450-47, titled, "Area and bulk requirements", Subsection 8(7), is hereby amended as follows:

"(8)(7) Maximum building coverage and maximum lot coverage:

{!}\_For lots 9,000 square feet or less:

I118uilding coverage: 35%.

l61.lot coverage: 70%.

{.Ql}\_For lots greater than 9,000 square feet to 30,000 square feet:

I118uilding coverage: 30%.

fillet coverage: 60%.

{£}\_For lots greater than 30,000 square feet:

I118uilding coverage: 20%.

fillet coverage: 35%."

**SECTION 19.** Section 450-47, titled, "Area and bulk requirements", Subsection C(6), is hereby amended as follows:

"C(6) Maximum building coverage and maximum lot coverage:

{!}\_For lots greater than 20,000 square feet to 30,000 square feet: I118uilding

coverage (maximum): 30%.

fillet coverage (maximum): 60%.

.(Q}\_ For lots greater than 30,000 square feet:

l.tl Building coverage (maximum): 20%, except in the case of a village inn, it shall not exceed 25%.

fillot coverage (maximum): 35%, except in the case of a village inn, where it shall not exceed 50%."

**SECTION 20.** Section 450-47, titled, "Area and bulk requirements", Subsection D, is hereby amended as follows:

"D. Maximum lot coverage as per § 450-47.8(7)."

**SECTION 21.** Section 450-54, titled, "C-1 Commercial District", Subsection C(2), is hereby amended as follows:

"C(2). Maximum lot coverage: 50%."

**SECTION 22.** Section 450-55, titled, "C-2 Commercial District", Subsection C(2), is hereby amended as follows:

"C(2). Maximum lot coverage: 30%."

**SECTION 23.** Section 450-56, titled, "C-2A Commercial District", Subsection C(1)(d), is hereby amended as follows:

"C(1)(d). Maximum lot coverage: 20%."

**SECTION 24.** Section 450-57, titled, "I Industrial District", Subsection C(2), is hereby amended as follows:

"C(2). Maximum lot coverage: Maximum lot coverage: 25%; provided that it may be increased up to 30% when a system is installed to create recharge of groundwater for any amount of impervious surface that is over 25%, subject to approval of the Township Engineer."

**SECTION 25.** Section 450-58, titled, "IM Institutional/Mixed Use District", Subsection C(2), is hereby amended as follows:

"C(2). Maximum lot coverage: Maximum lot coverage: 25%; provided that it may be increased up to 30% when a system is installed to create recharge of groundwater for any amount of impervious surface that is over 25%, subject to approval of the Township Engineer."

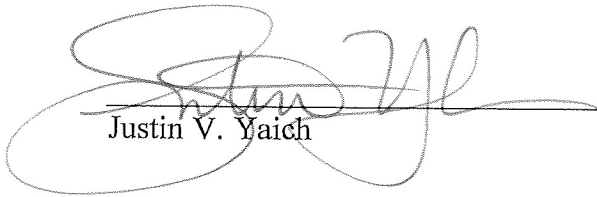
**SECTION 26. SEVERABILITY.** If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or 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 27. 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 28. EFFECTIVE DATE.** This Ordinance shall become effective as provided by law and shall remain in force and effect unless otherwise amended by the Township.

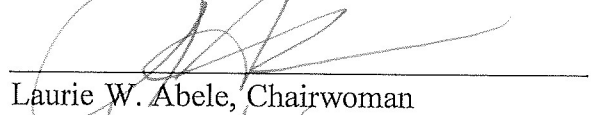
ENACTED AND ADOPTED by the Board of Supervisors this 11 day of July, 2023.

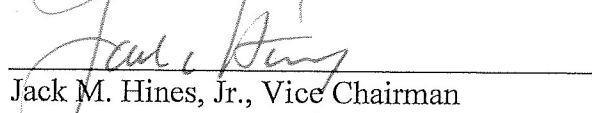
**ATTEST:**

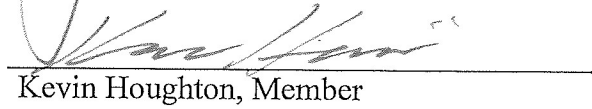
  
Justin V. Yaich

**WEST BRADFORD TOWNSHIP  
BOARD OF SUPERVISORS**

BY:

  
Laurie W. Abele, Chairwoman

  
Jack M. Hines, Jr., Vice Chairman

  
Kevin Houghton, Member