

WEST BRADFORD TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

ORDINANCE NO. 23-03

AN ORDINANCE OF THE TOWNSHIP OF WEST BRADFORD, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE CODE OF WEST BRADFORD TOWNSHIP AT CHAPTER 450, ZONING TO INCLUDE A DEFINITION UNDER SECTION 450-8 FOR AGRICULTURAL DAY CAMP AS AN ACCESSORY USE AND TO PROVIDE FOR ADDITIONAL REGULATIONS FOR SUCH AGRICULTURAL ACCESSORY USE IN SECTION 450-62.I, AND AT CHAPTER 385, SUBDIVISION AND LAND DEVELOPMENT IN ORDER TO UPDATE SUBMITTAL PROCEDURES FOR SKETCH PLANS SUBMITTED AS A BASIS FOR DISCUSSION WITH THE TOWNSHIP PLANNING COMMISSION IN SECTION 385-14.B, PRELIMINARY PLAN SUBMISSION PROCEDURES, INCLUDING NOTICE REQUIREMENTS, IN SECTION 385-15.A(2), AND FINAL PLAN SUBMISSION PROCEDURES, INCLUDING NOTICE REQUIREMENTS, IN SECTION 385-16.A(2), AND RELATED EFFECTIVE DATE, SEVERABILITY AND REPEALER PROVISIONS.

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

SECTION 1. ZONING ORDINANCE. Chapter 450, Zoning shall be amended as follows:

a) The following definition shall be added to Section 450-8:

“AGRICULTURAL DAY CAMP - a day camp or retreat generally related to agricultural activities permitted as an accessory use on a farm of 10 acres or more that complies with the provisions of §450-62.I.(7).”

b) A new section (7) shall be added to Section 450.62.I as follows:

“(7). Agricultural Day Camp Standards. An Agricultural Day Camp, as defined in Section 450-8, shall be a permitted agricultural accessory use in all zoning districts that permit agricultural uses. The following regulations shall apply to Agricultural Day Camps:

- (1) No overnight camping shall be permitted.
- (2) A maximum of forty (40) campers shall be allowed at any one time on-site.
- (3) No accessory structures shall be constructed other than those that are typical for agricultural use.
- (4) The applicant shall demonstrate to the Zoning Officer that there is a sufficient area off of the street on the property to handle the estimated number of vehicles

- that will require parking for the camp. Any parking associated with the camp shall be located at least one-hundred (100') feet from adjacent properties.
- (5) No outside public address systems or other amplifying systems shall be permitted to be used as part of the camp.
 - (6) The applicant shall provide to the Township a copy of all outside agency approvals needed to operate the camp, including but not limited to permits from the Chester County Health Department.”

SECTION 2. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. Chapter 385 shall be amended as follows:

- a) Section 385-14.B shall be removed and replaced to read as follows:

“B. Submittal procedure. The sketch plan may be submitted by the applicant as a basis for discussion with the Planning Commission as to the intended use and arrangement of a proposed subdivision or land development. Sketch plan information recommendations are included in § 385-20. The applicant shall furnish nine (9) copies of the sketch plan to the Township office for transmittal to the Planning Commission, which copies shall include an address and telephone number of the applicant who may be contacted regarding the sketch plan in accordance with the provisions of § 385-20. Applicant shall also furnish the Township with the plans in a digital format deemed acceptable by Township Staff.”

- b) Section 385-15.A(2) addressing preliminary plan submissions shall be removed and replaced to read as follows:

“(2) Accompanied by 15 copies of the preliminary plan and profiles and six copies of the required accompanying material as described in these regulations, including proof of notice of the proposed subdivision/land development to each property owner of record within 250 feet of the property which is the subject of the proposed subdivision/land development. This proof of notice may be a copy of the first class notification letter mailed to each property owner of record within 250 feet; registered/certified mail is not required.”

- c) Section 385-16.A(2) addressing final plan submissions shall be removed and replaced to read as follows:

“(2) Be accompanied by 15 copies of the final plan and profiles and six copies of the required accompanying material as described in these regulations. Including proof of notice of the proposed subdivision/land development to each property

owner of record within 250 feet of the property which is the subject of the proposed subdivision/land development. This proof of notice may be a copy of the first-class notification letter mailed to each property owner of record within 250 feet; registered/certified mail is not required.”

SECTION 3. 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 4. 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 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.

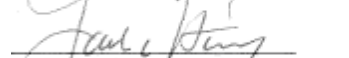
ENACTED AND ADOPTED by the Board of Supervisors this 8 day of August, 2023.


ATTEST:


Justin V. Yaich, Secretary

**WEST BRADFORD TOWNSHIP
BOARD OF SUPERVISORS**


Laurie W. Abele, Chairwoman


Jack M. Hines, Jr., Vice Chairman


Kevin Houghton, Member