

WEST BRADFORD TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

ORDINANCE 22-02

AN ORDINANCE OF THE TOWNSHIP OF WEST BRADFORD, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE WEST BRADFORD TOWNSHIP ZONING ORDINANCE OF 1977, AS AMENDED AND CODIFIED AT CHAPTER 450 OF THE WEST BRADFORD TOWNSHIP CODE, BY AMENDING SECTION 450-8 TO AMEND THE DEFINITION OF DESIGN REVIEW COMMITTEE (DRC) AND TO ADD A DEFINITION FOR PRIMARY FACADE; SECTION 450-45.A TO CLARIFY APPLICABILITY OF THE TND-2 DISTRICT PROVISIONS; SECTION 450-48.B(8) TO AMEND THE DESIGN GUIDELINE FOR THE WIDTH OF THE PRIMARY FAÇADE OF A BUILDING IN THE TND-2 DISTRICT; SECTION 450-52 RELATED TO THE PROCEDURES FOR REVIEW OF DEVELOPMENT IN THE TND-2 DISTRICT; TO REVISE SECTION 450-48.A-5 OF THE MANUAL OF GENERAL DESIGN GUIDELINES TO UPDATE DEFINITION OF PRIMARY FAÇADE; TO DELETE SECTION 450-48.A.27.d OF THE MANUAL OF GENERAL DESIGN GUIDELINES; TO ADD A NEW ATTACHMENT TO ADDRESS A SIMPLIFIED REVIEW PROCESS IN THE TND-2 DISTRICT; AND PROVIDING SEVERABILITY, REPEALER AND EFFECTIVE DATE PROVISIONS.

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 Code of the Township of West Bradford, shall be amended as follows:

SECTION 1. The definition of "Design Review Committee" in Section 450-8 is amended as follows:

"DESIGN REVIEW COMMITTEE (DRC) - A committee of five persons appointed by the Board of Supervisors to oversee the design and approval process in the TND-2 District, as illustrated in 450 Attachment 1, TND - 2 District Summary of Design and Approvals Process and in 450 Attachment 1A, TND-2 District Summary of Design and Approvals Process – Simplified Approach (located as attachments to this Chapter). The DRC shall consist of the following: one member of the Planning Commission; one member of the Board of Supervisors; one member of the Historical Commission; one resident who is a licensed architect or has experience with architecture, building design, or building construction; and one resident member at large. The members of the DRC shall be appointed by the Board of Supervisors at the annual reorganizational meeting and shall serve a term of one year or until successor members are appointed. The West Bradford Township Planning Commission shall serve as the designated DRC in the absence of an appointed DRC by the Board of Supervisors."

SECTION 2. The following definition shall be added to Section 450-8:

"PRIMARY FAÇADE- The elevation of the façade of a building facing the front yard."

SECTION 3. Section 450-45.A is amended as follows:

“The Traditional Neighborhood Development-2 (TND-2) District shall apply to lots located within the Village of Marshallton as shown on the Township Zoning Map, and shall govern the development and redevelopment of a lot or lots, as well as alterations and enlargements to existing buildings which require a building permit.”

SECTION 4. Section 450-48.B(8) is amended as follows:

“(8) The primary façade of a building shall be a minimum width of 20 feet and a maximum width of 40 feet. In measuring the width of the primary façade of the building, all portions of the primary façade that are stepped back shall be included.”

SECTION 5. Section 450-52 is amended as follows:

“§ 450-52. Procedures.

A. The regulations of Article VIII shall take precedence over other provisions of this Chapter and Chapter 385, Subdivision and Land Development, to the extent this Article VIII specifies additional or modified requirements. Otherwise, all applicable sections of this Chapter and Chapter 385, Subdivision and Land Development, shall apply. The provisions herein may be modified by the Board of Supervisors to allow relief whenever modifications to this article are necessary where the applicant has demonstrated to the satisfaction of the Board that modification from these standards results in a better design that is compatible with development in the Village of Marshallton.

B. Design Review Committee.

(1) The Design Review Committee (DRC) shall be involved throughout the TND design and approvals process and shall collaborate with Township officials and staff as outlined in Attachment 1, “TND-2 District Summary of Design and Approvals Process” and Attachment 1A, “TND-2 District Summary of Design and Approvals Process – Simplified Approach” (which shall be located as attachments to this Chapter), whenever a subdivision or land development is proposed, whenever demolition of a historic building or structure is proposed, for single lot development or redevelopment, and whenever an existing building is altered or enlarged. The DRC shall not review alterations that only affect the interior of the historic building or structure or exterior alterations that are not visible from the public right of way.

(a) For subdivision and land development applications, the DRC shall provide its recommendations to both the Planning Commission and the Board of Supervisors as part of the subdivision and/or land development review process and prior to any final approvals given by the Board of Supervisors.

(b) For demolition permit applications of a historic building or structure, the DRC shall provide its recommendations to the Zoning Officer and Zoning Hearing

Board. The DRC's recommendations shall specify if the applicant has met its burden of proof of the special exception criteria in §450-53.B(4).

- (c) For building permit and zoning permit applications seeking to alter or enlarge a building in the TND-2 District, the DRC shall provide its recommendations to the Zoning Officer as to whether the applicant's building permit and zoning permit applications are in compliance with the criteria in this Article VIII and the Manual of General Design Guidelines.
- (2) The DRC shall review and comment on all submissions by the applicant, particularly during the time when sketch plans and/or preliminary plans are submitted in order to provide comments early in the design process.
- (3) The DRC shall assist the applicant with interpretations of the criteria in this Article VIII and in the Manual of General Design Guidelines, especially in terms of the architectural design, neighborhood structure design (streets, alleys, lots, open spaces), and overall streetscape design.
- (4) The DRC shall meet regularly with the applicant to provide advice and guidance. The DRC shall mark-up the work product submitted by the applicant to illustrate alternative design solutions, where needed, in order to be consistent with the traditional diversity apparent in the Village of Marshallton relative to:
 - (a) The TND-2 District provisions and the Manual of General Design Guidelines; and
 - (b) Diversity of the massing, proportion, scale, height, color, texture, and detailing of buildings; and
 - (c) Diversity in streetscape and neighborhood design.
- (5) The applicant shall consider revisions to the plans and drawings as suggested by the DRC consistent with the Manual of General Design Guidelines.
- (6) Application fees related to the DRC review process shall be as set forth in the Township Fee Schedule as adopted by Board of Supervisors.
- (7) An application may be denied on the basis of its failure to demonstrate consistency with the provisions of this Article VIII."

SECTION 6. The definition of "primary elevation/primary façade" in Section 450-48.A-5 of the Manual of General Design Guidelines shall be deleted and replaced with the following:

"PRIMARY FAÇADE- The elevation of the façade of a building facing the front yard."

SECTION 7. Section 450-48.A.27.d of the Manual of General Design Guidelines shall be deleted.

SECTION 8. A new document entitled "450 Attachment 1A, TND-2 District, Summary of Design and Approvals Process – Simplified Approach" is hereby adopted as part of Chapter

450 of the Code and attached hereto as Exhibit "A" and incorporated herein as part of this Ordinance. Exhibit "A" shall be included immediately beneath existing Attachment 1 as an additional attachment to Chapter 450 of the Code.

SECTION 9. 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 10. General Code. General Code is hereby authorized to make whatever numbering and formatting changes are needed in order to properly codify this ordinance and properly incorporate this ordinance into the Township's online Code.

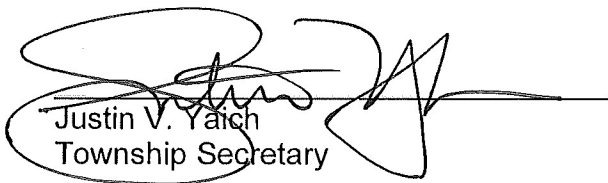
SECTION 11. Repealer. All ordinances or parts of ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.


SECTION 12. Effective Date. This Ordinance shall become effective five (5) days following the enactment as by law provided.


ENACTED AND ADOPTED by the Board of Supervisors 12th day of this March, 2024.

ATTEST:

**WEST BRADFORD TOWNSHIP
BOARD OF SUPERVISORS**


Justin V. Yaich
Township Secretary

By: 
Jack M. Hines, Jr, Chair

By: 
Kevin Houghton, Vice Chair

By: 
Laurie W. Abele, Member

450 Attachment 1A
TND-2 District
Summary of Design & Approvals Process - Simplified Approach
September 12, 2022

PATH TWO: APPLYING to RESIDENTIAL BUILDINGS: single lot development or redevelopment of a single lot, as well as changes to an existing residential building or outbuilding when it requires a building permit involving features addressed in the Manual of General Design Guidelines, excluding repairs.

APPLICANT/HOME OWNER	WEST BRADFORD TOWNSHIP
<p style="text-align: center;"><u>BUILDING PERMIT REQUEST / APPLICATION & OPTIONAL PRE-APPLICATION CONFERENCE</u></p> <ol style="list-style-type: none"> 1. Permit acknowledgement of project location within Marshallton and applicability of TND-2 Ordinance 2. Acknowledgement of TND-2 Provisions and Manual of Written & Graphic Guidelines 3. Acknowledgement of DRC Review Schedule 	<p style="text-align: center;"><u>COMPLETENESS REVIEW & COMMENT</u></p> <ol style="list-style-type: none"> 1. Township Zoning Officer 2. Township Codes Officer
<p style="text-align: center;"><u>COMPLETE BUILDING PERMIT APPLICATION SUBMISSION</u></p> <ol style="list-style-type: none"> 1. Description of property & proposed project Building Plans and Elevations Landscape/Lighting Plan 2. Demonstrate Compliance with TND Provisions Demonstrate compliance with general "Graphic Design Guidelines" 3. Material Samples 	<p style="text-align: center;"><u>REVIEW, COMMENT, & APPROVAL PROCESS</u></p> <ol style="list-style-type: none"> 1. Township Zoning Officer 2. Township Codes Officer 3. Township Design Review Committee 4. Township Architectural Consultant - (if needed) 5. Township Town Planner - (if needed)
<p style="text-align: center;"><u>30 DAY BUILDING PERMIT REVIEW SCHEDULE</u></p> <ol style="list-style-type: none"> 1. Starts upon Township receipt of complete Application 2. WBT DRC Recommendation to Approve or Deny Building Permit issued no more than 28 Days following Applicant Submittal of complete Application. May require Applicant presentation at WBT DRC Meeting. 3. WBT Approves or Denies Building Permit 2 Days following DRC Recommendation 	<p style="text-align: center;"><u>REVIEW & COMMENT</u></p> <ol style="list-style-type: none"> 1. Township Design Review Committee 2. Township Architectural Consultant - (if needed) 3. Township Town Planner - (if needed)

