

TOWNSHIP OF EAST BRADFORD
CHESTER COUNTY, PENNSYLVANIA

ORDINANCE NO. 3-2019

AN ORDINANCE OF THE TOWNSHIP OF EAST BRADFORD, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE ZONING CHAPTER OF THE CODE OF THE TOWNSHIP OF EAST BRADFORD, AS AMENDED, AT § 115-6 “DEFINITIONS AND WORD USAGE” TO ADD DEFINITIONS OF “ALLEY” AND “COMMUNITY SPACE”; AT § 115-7 (ENTITLED “CLASSES OF DISTRICTS; ZONING MAP”), SUBSECTION A THEREOF, TO ADD A NEW R-RESIDENTIAL USE OVERLAY DISTRICT; AT § 115-58(B)(1)(b)[3] BY PROVIDING 9' X 18' PARKING SPACE SIZES; AND BY ADDING A NEW ARTICLE XXV THERETO ENTITLED “R-RESIDENTIAL OVERLAY DISTRICT” TO ESTABLISH AND PROVIDE THE REQUIREMENTS FOR THE R-RESIDENTIAL OVERLAY DISTRICT; AMENDING THE SUBDIVISION AND LAND DEVELOPMENT CHAPTER OF THE EAST BRADFORD TOWNSHIP CODE, AT § 95-17 AND § 95-19 TO ADD STREET STANDARDS FOR R-RESIDENTIAL OVERLAY DISTRICT STREETS; AND AMENDING THE EAST BRADFORD TOWNSHIP ZONING MAP, AS AMENDED, TO ESTABLISH AN R-RESIDENTIAL OVERLAY DISTRICT ON CERTAIN PROPERTY WITHIN THE C-2 COMMERCIAL DISTRICT LOCATED TO THE SOUTHWEST OF WEST STRASBURG ROAD AND WEST OF NORTH BRADFORD AVENUE IMMEDIATELY ADJACENT TO WEST CHESTER BOROUGH.

AND NOW, this 9 day of July, 2019, it is hereby enacted and ordained by the Board of Supervisors of East Bradford Township, Chester County, Pennsylvania that the Zoning Chapter and the Subdivision and Land Development Chapter of the East Bradford Code, as heretofore amended, shall be amended as follows:

Section 1. § 115-6 “Definitions and word usage” is hereby amended at § 115-6.A to add definitions of “Alley” and “Community Space” as follows:

ALLEY – A private street providing vehicular access to the side or rear of two or more properties.

COMMUNITY SPACE – Areas containing community amenities including but not limited to plazas, mail kiosks, game courts, gazebos, dog parks, etc.

Section 2. § 115-7 “Classes of districts; Zoning Map” is hereby amended at § 115-7.A to add the following zoning district:

R-Residential Overlay District

Section 3. A new Article XXV is added as follows:

Article XXV. R-Residential Overlay District

§ 115-152. Purpose; applicability.

A. The intent of the R-Residential Overlay District is to enable unique higher intensity residential infill development and redevelopment, in a unified and organized arrangement of buildings, service and parking areas, and community spaces. The R-Residential Overlay District is also intended to promote compact, walkable, neighborhood development adjacent to an urban center, and provide for appropriate connections to other higher density areas within the surrounding area, including the Borough of West Chester.

B. In the R-Residential Overlay District, the following regulations apply.

§ 115-153. Use regulations.

The following use shall be permitted by conditional use when authorized by the Board of Supervisors, subject to the provisions of this chapter and, in particular, § 115-77:

A. Multi-Family development limited to townhouses and accessory uses customary thereto.

§ 115-154. Area and bulk regulations.

A. Total tract area: 5 acres minimum.

B. Total tract density: 12.5 units per Net Tract Area

C. Tract width at street line/building line: 150 feet minimum.

D. Building coverage: 35% of total tract area maximum.

E. Lot coverage: 65% of total tract area maximum.

F. Building setback line from existing streets: 20 feet from existing right-of-way minimum.

G. Building setback line from interior residential streets (excluding alleys): 10 feet from cartway minimum.

H. Principal building height: four stories or 40 feet above grade plane as measured from the midpoint of the roof maximum.

- I. Minimum separation between buildings containing dwelling units. At any point, said separation shall not be less than 20 feet except that minimum separation shall not be less than 40 feet measured perpendicularly from the rear wall of any residential structure to any point on any other building not accessory to such residential structure.
- J. Where not attached, separation of accessory structures from principal buildings shall not be less than 5 feet.
- K. Maximum length of any residential building shall not exceed 160 feet.
- L. Maximum depth of any section of any residential building shall not exceed 75 feet.
- M. A minimum of 1,500 square feet of Community Space shall be provided for each acre of gross tract area with at least one contiguous area containing a minimum of 3,000 square feet.

§ 115-155. Site development and design standards.

A. The following standards shall apply:

- (1) § 115-45 Vegetation Preservation, Management and Compensatory Planting requirements shall apply except that § 115-45.B(1)(a) and the corresponding calculation shall be modified as follows:

No vegetated areas shall be disturbed (other than for the installation of public sidewalks) in such a manner that the number of existing trees having a DBH of 12 inches or greater shall be removed pursuant to the following calculation, where x is the total acreage of existing woodlands, y is the acreage of woodlands permitted to be removed and z is the total lot acreage (gross):

$$y = x - 0.1(z)$$

- (2) § 115-45.1 Planting Requirements shall apply, except that the street tree placement requirements of § 115-45.1(G)(2) shall be modified to permit street tree planting anywhere between the subject road right-of-way and 10 feet behind the building setback line(s).
- (3) § 115-52 Buffer requirements shall apply, except that the buffer type and minimum buffer yard width requirements shall be as follows:
 - (a) Perimeter-type buffer a minimum of 20 feet in width adjacent to multifamily residential, institutional or commercial land uses.

- (b) Screen-type buffer a minimum of 50 feet in width adjacent to single-family residential, mobile home, and agricultural, industrial, conservation or recreational land uses.
 - (c) Where proposed dwelling units front existing rights-of-way, no perimeter or screen type buffer shall be required.
- (4) A conditional use landscape plan shall be submitted as part of any conditional use application for townhouse and commercial development within the R-Residential Overlay District that demonstrates feasibility of compliance with all applicable planting requirements. The conditional use landscape plan shall include:
- (a) A color-rendered graphic plan-view indication of plants sufficient to demonstrate feasibility of compliance with the applicable planting requirements.
 - (b) A table listing the applicable vegetation removal and planting requirements and the manner in which the conditional use landscape plan does or does not comply.
 - (c) At least one (1) representative color-rendered Section/Elevation.
 - (d) A tentative plant list for (at a minimum) the following categories of required trees: Street Trees, Buffer Trees, Compensatory Planting Trees.
- (5) Pedestrian connectivity to Community Space shall be provided throughout the development to enable connections to existing sidewalks or pathways on adjacent properties.
- (6) Stormwater management basins, which shall be permitted to retain water in accordance with applicable regulations, shall be designed and graded for use as Community Space when dry.

Section 4. § 115-58 "Off-Street Parking" is hereby amended at § 115-58(B)(1)(b)[3] to read as follows:

[3] Residential parking spaces for each vehicle in the R-Residential shall be at least 9 feet by 18 feet and there shall be sufficient vehicle overhang area which does not interfere with any sidewalks, walkways, trails or other areas where pedestrian traffic is intended to occur.

Section 5. § 95-17 "Street system" is hereby amended at § 95-17.J(2)(c)[2] to read as follows:

[2] Minimum road right-of-way width shall be 50 feet, except in the R-Residential Overlay District where the minimum road right-of-way width shall be 35 feet for an interior residential street, 18 feet for a two way alley and 16 feet for a one way alley.

Section 6. § 95-17 “Street system” is hereby amended at § 95-17.J(2)(c)[3] to read as follows:

[3] Minimum cartway width shall be 18 feet, except in the R-Residential Overlay District where the minimum cartway width shall be 28 feet for an interior residential street, 18 feet for a two way alley and 16 feet for a one way alley.

Section 7. § 95-19 “Street width” is hereby amended at § 95-19.A to add the following standards:

Type of Street	Right-of-Way (feet)	Lane Width (feet)	Parking
		Travel	
Private street			
R-Residential Overlay District Subdivision (excluding alleys)	35 feet	9	NA
R-Residential Overlay District Alley	18 feet (two way) 16 feet (one way)	9	NA

Section 8. § 95-19 “Street width” is hereby amended at § 95-19.D to read as follows:

D. Subdivisions abutting existing streets shall provide, for dedication, the minimum right-of-way widths for those streets in accordance with the provisions of this section except that rights-of-way of existing streets abutting a townhouse development in the R-Residential Overlay District shall not be required to conform to the requirements of § 95-17 provided that the existing streets contain a minimum right-of-way width of at least 50 feet.

Section 9. The East Bradford Township Zoning Map, Chester County, as heretofore amended, which is adopted as part of the Zoning Chapter of East Bradford Township Code in § 115-7.B is hereby amended as follows:

An R-Residential Overlay District is established on property within the C-2 Commercial District located southwest of Strasburg Road and west of North Bradford Avenue, East Bradford Township, Chester County, Pennsylvania, immediately adjacent to the Borough of West Chester, as delineated on

Attachment "A" hereto, which shall overlay all existing and hereafter created underlying zoning districts applicable to the property in the area designated as "Proposed Residential Overlay District" on Attachment "A" hereto.

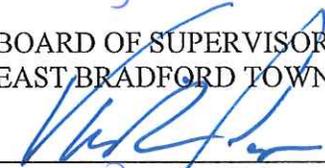
Section 10. If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts hereof. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal or invalid provision, sentence, clause, section or part thereof not been included herein.

All ordinances or parts of ordinances conflicting or inconsistent herewith are hereby repealed.

This Ordinance shall become effective five (5) days after enactment as provided by law.

ENACTED AND ORDAINED this 9 day of July, 2019.

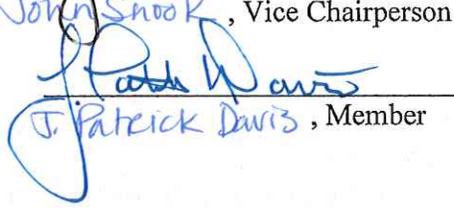
BOARD OF SUPERVISORS
EAST BRADFORD TOWNSHIP



Vincent Ponzio, Chairperson



John D. Snook, Vice Chairperson



J. Patrick Davis, Member

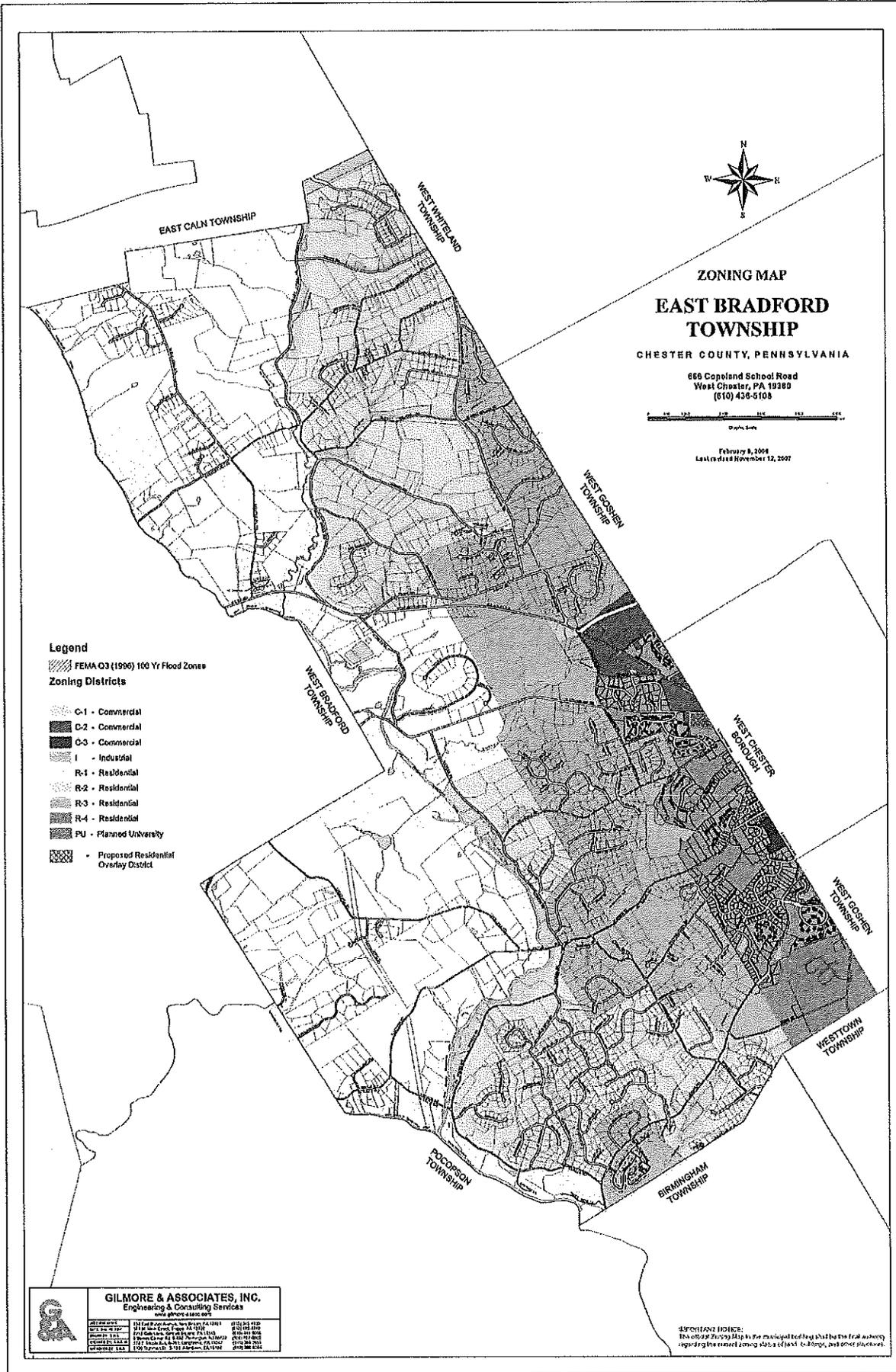
ATTEST:

By: 

Mandie Cantlin, Township Secretary



ATTACHMENT "A"



ZONING MAP
EAST BRADFORD
TOWNSHIP
 CHESTER COUNTY, PENNSYLVANIA
 666 Copeland School Road
 West Chester, PA 19380
 (610) 436-5108
 February 8, 2008
 Last revised November 12, 2007

- Legend**
- FEMA Q3 (1996) 100 Yr Flood Zones
 - Zoning Districts**
 - C-1 - Commercial
 - C-2 - Commercial
 - C-3 - Commercial
 - I - Industrial
 - R-1 - Residential
 - R-2 - Residential
 - R-3 - Residential
 - R-4 - Residential
 - PU - Planned University
 - Proposed Residential Overlay District

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IMPORTANT NOTICE:
 This zoning map is for informational purposes only and does not constitute a contract or any other legal instrument. The user of this map is advised to consult with legal counsel regarding the intended zoning status of any property.