

**TOWNSHIP OF EAST BRADFORD  
CHESTER COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 04-2019**

**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 §115-154 TO AMEND AREA AND BULK REGULATIONS AND AT §115-155 TO AMEND SITE DEVELOPMENT STANDARDS; AND OTHER MISCELLANEOUS PROVISIONS CONTAINED HEREIN**

AND NOW, this 8 day of October 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.** § 115-154, “Area and bulk regulations”, is hereby amended to read as follows, with strike through interlineations representing deletions and underline interlineations representing additions:

§ 115-154. Area and bulk regulations.

- A. Total tract area: 5 acres minimum.
- B. Total tract density: ~~12.5~~ 11.5 units per Net Tract Area
- C. Tract width at street line/building line: 150 feet minimum.
- D. Building coverage: ~~35%~~ 25% of total tract area maximum.
- E. Lot coverage: ~~65%~~ 60% 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 average grade plane surrounding the building 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~~ 140 feet.
- L. Maximum depth of any section of any residential building shall not exceed ~~75~~ 50 feet.
- M. A minimum of ~~1,500~~ 3,500 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~~ 7,500 square feet.

**Section 2.** § 115-155, “Site development and design standards”, is hereby amended at § 115-155.A(5) to read as follows, with underline interlineations representing additions:

- (5) Pedestrian connectivity to Community Space shall be provided throughout the development to enable connections to existing sidewalks or pathways on adjacent properties.
  - (a) Sidewalks shall be provided in accordance with Chapter 95, except that sidewalks or pathways adjacent to existing cartways shall have a minimum width of 5 feet, sidewalks or pathways that lead internally to more than one (1) unit shall have a minimum width of 4 feet, and sidewalks or pathways that lead to a single unit shall have a minimum width of 3 feet.
  - (b) Sidewalks or pathways installed along existing cartways shall extend to the shared property lines regardless of whether there are sidewalks or pathways to which to connect.
  - (c) Crosswalks shall be provided at all new points of vehicular connection with existing cartways. The design of the crosswalks shall be approved by the Township.

**Section 3.** § 115-155, “Site development and design standards”, is hereby amended at § 115-155.A(6) to read as follows, with underline interlineations representing additions:

- (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. However, the area of an above-ground stormwater management basin that is designed to retain or detain water shall not be counted toward the minimum area of Community Space as required by §115-154.M.

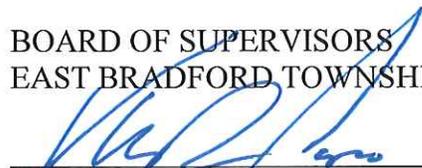
**Section 4.** If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts hereof. It 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 8 day of October, 2019.

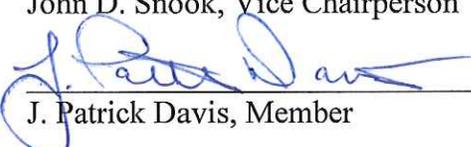
BOARD OF SUPERVISORS  
EAST BRADFORD TOWNSHIP

  
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Vincent M. Pompo, Esq., Chairperson

ATTEST:

By:   
\_\_\_\_\_  
Amanda Cantlin, Township Secretary

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John D. Snook, Vice Chairperson

  
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J. Patrick Davis, Member