

**TOWNSHIP OF WEST BRADFORD
ORDINANCE #93-05**

***AN ORDINANCE AMENDING CERTAIN SECTIONS
OF THE WEST BRADFORD TOWNSHIP
ZONING ORDINANCE, 77-1 AS PREVIOUSLY AMENDED.***

SECTION I

The purpose of this amendment to the Zoning Ordinance is to recognize the need to define day care centers and to provide for different intensities of that use.

SECTION II

Definitions.

Add the following definitions to Section 201:

Day Care Center A facility which, on a daily basis, exclusively provides supplemental parental care and supervision and/or instruction to seven (7) or more children simultaneously who are not all related to the care giver or operator, where tuition, fees, or other forms of compensation are charged, whether governmentally subsidized or not, and which is licensed or approved to dispense child care by the Commonwealth of Pennsylvania, and whether operated for profit or not-for-profit.

Day Care Home A private residence where care, protection, and supervision are provided, for profit or not-for-profit, at least twice a week for four (4), five (5), or six (6), children at any one time, including any children of the adult provider living within the residence.

Family Care Home A private residence where care, protection and supervision are provided, for profit or not-for-profit at least twice a week to no more than three (3) children at any one time.

SECTION III

Add the following sections to the appropriate portions of the zoning ordinance as noted;

Section 401.2 B

6. Day Care Center

Section 401.3 A 10. Day Care Center - 2 acres

Section 402.2 B 8. Day Care Center

Section 402.3 A 9. Day Care Center - 2 acres

Section 402.2 A. B. 8. Day Care Center

Section 402.3 A A 7. Day Care Center - 2 acres

Section 402.2 B B 8. Day Care Center

Section 402.3 B A 7. Day Care Center - 2 acres

Section 403.2 B 4. Day Care Center

Section 403.3 A 7. Day Care Center - 2 acres

Section 404.2 B 4. Day Care Center

Section 404.3 A 8. Day Care Center - 2 acres

Section 501.2 A 20. Day Care Center

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Section 501.3 A 1a *Day Care Center - 2 acres*

Section 503.2 B 16. Day Care Center

Section 503.3 A 6. Day Care Center - 2 acres

Section 802.12 Home Occupation.

- M. The use of a home in any district where home occupations are permitted may include a family care home as a home occupation, without limitation to the area of the home being used for said home occupation.
- N. The use of a home in any district where home occupations are permitted may include a day care home when the following conditions are met.
 - 1. The property has a minimum lot size of 1 acre.
 - 2. Sufficient off-street parking in addition to the residential use requirements must be provided on the premises to include one (1) off street parking space for each employee and two standing areas (each one equal to a parking space) that are off the public road cartway.
 - 3. The limitation to the area of the home being used for a home occupation shall not apply to this accessory use.
 - 4. Any outside play area shall be fenced, which fencing shall be placed in accordance with any required yard setback for principle buildings; as stipulated in the district wherein the home occupation is located.

Section 803.2 Educational and Religious Uses.

Add - "Day Care Center" to the section title.

Section 803.2 B

Between the word, "sites" and the word, "abut" - add - "and Day Care Center"

SECTION IV

All other aspects of the West Bradford Township Zoning Ordinance, 77-1, as amended, shall remain the same. Penalties and enforcement of this ordinance shall be as specified in 77-1, as amended.

SECTION V

REPEALED

All ordinances or parts of ordinances which are inconsistent herewith are repealed.

SECTION VI

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 of this ordinance. 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 therein.

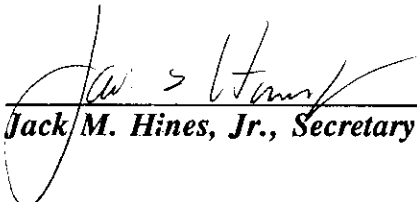
SECTION VII

EFFECTIVE DATE

This ordinance shall take effect immediately upon enactment by the Board of Supervisors of West Bradford Township.

Enacted and ordained this 14th day of December, 1993.

ATTEST:




Jack M. Hines, Jr., Secretary

TOWNSHIP OF WEST BRADFORD
BOARD OF SUPERVISORS:



Mark J. Blair, Chairman



John A. Haiko, Vice Chairman



Kenneth E. Klunk, Member