

East Bradford Township Zoning Ordinance Update



Memorandum – December 15, 2022

To: Planning Commission

From: Chris Patriarca, AICP – Chester County Planning Commission

Handouts: Article IV: R-1, Residential District (1st Draft)
Article V: R-2, Residential District (1st Draft)
General Standards: Accessory Structures (1st Draft)
Supplemental Use Standards: Accessory Dwelling Units, Cemetery (1st Drafts)
Definitions: A and B

Article IV: R-1, Residential District (1st Draft)

This draft is based on the existing [Article IV R-1 Residential District](#). The revised and reorganized article incorporates existing content and new content and clarifications as necessary. Included is also the current version for reference as well as link to exiting ordinance in the new draft.

Article V: R-2, Residential District (1st Draft)

This draft is based on the existing [Article V R-2 Residential District](#). The revised and reorganized article incorporates existing content and new content and clarifications as necessary. Included is also the current version for reference as well as link to exiting ordinance in the new draft.

General Standards: Accessory Structures (1st Draft)

This draft will be incorporated as part of a larger Article containing various General and Design Standards. Given this will be a large Article, we will review applicable sections of this article throughout the process.

Supplemental Use Standards: Accessory Dwelling Units, Cemetery (1st Draft)

This draft will be incorporated as part of a larger Article containing various Supplemental Use Standards. Given this will be a large Article, we will review applicable sections of this article throughout the process.

Definitions: A and B (1st Draft)

As the definitions Article is very long, we will review pieces of it throughout. Ones highlighted in red are not presently utilized in the ordinance. Ones highlighted in yellow are new proposed definitions.

Chris Patriarca, AICP

Senior Community Planner

Chester County Planning Commission
601 Westtown Road, Suite 270, West Chester, PA 19380
610-344-6505 | www.chescoplanning.org



Article IV: R-1 – Residential District

SECTION 115-400. PURPOSE (Currently §115-9)

- A. It is the intent of the R-1 District, as outlined by the East Bradford Township Comprehensive Plan, to support the preservation of critical natural resources, such as streams, floodplains, wet soils, variable groundwater yield areas and conditionally suitable soil for on-lot sewage disposal systems; to encourage continued agricultural, open space and conservation uses; and to provide for continued low-density residential development that is compatible with established land use patterns. The R-1 District establishes maximum density standards which:
1. Provide for low-density residential uses on a lot-by-lot basis, as well as an open space development option that encourages the preservation of open space ancillary to such development; and
 2. Promote the conservation of surface water and groundwater supplies, soils for on-lot sewage disposal systems and the control of soil erosion and flooding.

SECTION 115-401. DEVELOPMENT OPTIONS (Currently §115-10(A))

- A. Land and buildings in this district may be used for the purposes listed in this Article, when developed in accordance with one of the following development options:
1. Conventional development option in accordance with this Article.
 2. Open space development option where approved by the Board of Supervisors as a conditional use, in accordance with this Article and §115-49.
- B. Applicants under either development option are strongly encouraged to submit a sketch plan to the East Bradford Township Planning Commission and to discuss community development objectives, arrangement of the development with respect to views of the project from adjacent roads and properties, open space and resource conservation objectives, sewage facilities planning and other matters relevant to the purpose of this Article. (Currently §115-10(B))
- C. A tract may only be used for one of the permitted residential development options.

SECTION 115-402. USES PERMITTED BY RIGHT (Currently §115-10(C)1, 2, 3)

- A. Under any development option, a building may be erected, altered, or used and a lot may be used for one of the following principal uses as provided below and no other:
1. Single-family detached dwelling.
 2. Agriculture, per §115-11D.
 3. Forestry, per §115-11E.
 4. General Municipal Use.
 5. Bed-and-breakfast facility in a Class I historic resource, per §115-16xxx.

SECTION 115-403. USES PERMITTED BY SPECIAL EXCEPTION (Currently §115-10(C)6)

- A. The following uses shall be permitted by special exception, when authorized by the Zoning Hearing Board, subject to the provisions of §115-xxxx and the specific sections listed below:
1. Accessory dwelling unit, per §115-16xx. *NEW PROPOSED USE*
 2. Except as provided by §115-402(A)(4) above, municipal, county, state, and federal uses, excluding educational uses, dumps, sanitary landfills and corrective or penal institutions.

SECTION 115-404. CONDITIONAL USES (Currently §115-10(C)5)

- A. The following uses shall be permitted by conditional use, when authorized by the Board of Supervisors, subject to the provisions of §115-77 and the specific sections listed below:
1. Agricultural utilization or other land application of sludge, per §115-76.
 2. Open space development option, per §115-49.
 3. Major home-based business, per §115-48.
 4. Cemetery, per §115-16xx.
 5. Commercial recreational uses, per §115-xxxx(C).
 6. Adaptive reuse of Class I or Class II historic resource, per §§115-131.2 and 115-131.3.
 7. Bed-and-breakfast estate in a Class I historic resource, per §115-16xxx.
 8. Educational uses, per §115-16xx.
 9. Religious uses, per §115-16xx.
 10. Riding academy, per §115-16xx.

SECTION 115-405. ACCESSORY USES AND STRUCTURES (Currently §115-10(C)4)

- A. Except as otherwise indicated in this Chapter, accessory uses customarily incidental to any of the principal uses in this district shall be permitted by right on the same lot as the principal use. These uses include:
1. Customary residential and agricultural accessory uses and structures.
 2. Swimming pool, per §115-xxxx.
 3. Tennis court, per §115-xxxx.
 4. No-impact home-based businesses, per §115-xxxx.

5. The sale of farm products, per §115-74.
6. Solar energy systems, per §115-151.
7. Private stable, per §115-xxxx.

SECTION 115-406. AREA AND BULK REGULATIONS

Unless specifically stated otherwise or differing for a specific use as authorized by this Chapter, the following shall be the minimum area and bulk regulations for the district.

A. Density of development (Currently §115-11(A))

1. Under the conventional development option, the maximum permissible number of lots or dwelling units on any tract shall be determined by compliance with the area and bulk criteria herein.
2. Under the open space development option, the maximum permissible number of lots or dwelling units on any tract shall be determined by multiplying the net tract area by a factor of 0.40 and rounding the product down to the next lower whole number (i.e., 21.6 would be rounded to 21).

B. Lot coverages (Currently §115-11(C))

1. Building coverage: Ten percent (10%) maximum.
2. Lot coverage: Fifteen percent (15%) maximum.

C. Principal structure

1. Gross lot size: Three (3) acres.
2. Net lot area: One (1) acre, per §115-6.
3. Lot width at building line: Two hundred (200) feet.
4. Lot width at street line: Fifty (50) feet.
5. Front yard setback: Seventy-five (75) feet.
6. Side yard setback: Thirty (30) feet minimum, with not less than seventy (70) feet total for both yards.
7. Rear yard setback: Fifty (50) feet.
8. Building height: Three (3) stories above grade plane or thirty-five (35) feet.

D. Additional standards

1. Area and bulk regulations for the open space development option. Under the open space development option, no minimum lot area is prescribed; rather, specific lot and yard area standards shall apply per §115-49C(3). **(Currently §115-11(B))**
2. Agriculture uses shall be subject to the standards per §115-16xx. **(Currently §115-11(D))**
3. In addition to area and bulk regulations enumerated herein, the following shall apply for all principal buildings and uses within the vicinity of a Class I or Class II historic resource:
 - a. Historic setback line: 150 feet minimum from any Class I or Class II historic resource, regardless of whether such resource is located upon a tract or lot itself. **(Currently §115-11(G))**

E. Accessory structure(s).

1. Area and bulk regulations for accessory structures shall be subject to the standards per §115-17xx. **(Currently §115-11(F))**

SECTION 115-407. DESIGN STANDARDS **(Currently §115-12)**

The following design standards as applicable for permitted uses in this district shall include:

- A. Signs, per **Article XVIII**.
- B. Natural Features Protection Standards, per **Article XIV**.
- C. Historic Resource Protection Standards, per **Article XV**.
- D. General and Design Standards, per **Article XVII**.
- E. Off-street Parking and Loading, per **§115-58**.
- F. Stormwater Management, per **Chapter 94**.

ARTICLE IV

R-1 Residential District

[Amended 2-12-1974 by Ord. No. 26; 7-8-1980 by Ord. No. 39-1980; 11-10-1981 by Ord. No. 46-1981; 12-13-1983 by Ord. No. 66-1983; 8-14-1984 by Ord. No. 75-1984; 3-21-1988 by Ord. No. 97-1988]

§ 115-9. Purpose; applicability.

- A. It is the intent of the R-1 District, as outlined by the East Bradford Township Comprehensive Plan, to support the preservation of critical natural resources, such as streams, floodplains, wet soils, variable groundwater yield areas and conditionally suitable soil for on-lot sewage disposal systems; to encourage continued agricultural, open space and conservation uses; and to provide for continued low-density residential development that is compatible with established land use patterns. The R-1 District establishes maximum density standards which:
- (1) Provide for low-density residential uses on a lot-by-lot basis, as well as an open space development option that encourages the preservation of open space ancillary to such development; and **[Amended 11-8-2005 by Ord. No. 9-2005]**
 - (2) Promote the conservation of surface water and groundwater supplies, soils for on-lot sewage disposal systems and the control of soil erosion and flooding.
- B. In the R-1 Residential District, the following regulations shall apply.

§ 115-10. Use regulations. [Amended 6-9-1992 by Ord. No. 135-1992; 4-9-1996 by Ord. No. 2-96; 11-25-1998 by Ord. No. 3A-1998¹]

- A. Land and buildings in this district may be used for the purposes listed below, when developed in accordance with one of the following development options:
- (1) Conventional development option in accordance with this article.
 - (2) Open space development option where approved by the Board of Supervisors as a conditional use, in accordance with this article and § 115-49.
- B. Applicants under either development option are strongly encouraged to submit a sketch plan to the East Bradford Township Planning Commission and to discuss community development objectives, arrangement of the development with respect to views of the project from adjacent roads and properties, open space and resource conservation objectives, sewage facilities planning and other matters relevant to the purpose of this article.
- C. No tract may be used for more than one of the permitted residential development options. Under any development option, a building may be erected, altered or used and a lot may be used for any one of the following purposes as provided below: **[Amended 4-9-2002 by Ord. No. 4-2002]**
- (1) Single-family detached dwelling. **[Amended 9-13-2011 by Ord. No. 3-2011]**
 - (2) Agriculture (subject to the provisions of § 115-11D of this chapter) and forestry (subject to the provisions of § 115-11E of this chapter). **[Amended 1-11-2005 by Ord. No. 1-2005]**

1. Editor's Note: Ordinance No. 3A-1998 readopted the text of Ord. No. 3-1998 because of concern that Ord. No. 3-1998 was not properly advertised before it was adopted on 10-13-1998.

- (3) Municipal park and/or municipal recreational facilities. **[Amended 11-8-2005 by Ord. No. 9-2005]**
- (4) Any of the following accessory uses shall be permitted:
 - (a) Customary residential and agricultural accessory uses.
 - (b) A swimming pool, provided that it is located in the rear yard or side yard of the dwelling to which it is accessory and located at least 15 feet from any lot line and enclosed with a barrier that is constructed in accordance with the East Bradford Building Code, Chapter 45 of the East Bradford Code. **[Amended 8-10-2004 by Ord. No. 4-2004]**
 - (c) No-impact home-based businesses. **[Amended 10-8-2002 by Ord. No. 7-2002]**
 - (d) The sale of farm products, subject to the provisions of § 115-74 of this chapter.
 - (e) Noncommercial greenhouses.
 - (f) Solar energy systems, as an accessory use, subject to the provisions of § 115-151 of this chapter. **[Added 8-10-2010 by Ord. No. 2-2010]**
- (5) The following uses may be permitted as conditional uses when authorized by the Board of Supervisors, subject to the provisions of this chapter and, in particular, and § 115-77: **[Amended 11-8-2005 by Ord. No. 9-2005]**
 - (a) Agricultural utilization or other land application of sludge subject to the provisions of § 115-76.. **[Amended 11-8-2005 by Ord. No. 9-2005]**
 - (b) Open space development option subject to the provisions of § 115-49 of this chapter.
 - (c) Major home occupations, subject to the provisions of § 115-48 of this chapter.
 - (d) Except as provided by Subsection C(3) above, recreation subject to the provisions of § 115-50 of this chapter.
 - (e) Adaptive reuse of Class I or Class II historic resource pursuant to the provisions of §§115-131.2 and 115-131.3.²
- (6) The following uses may be permitted as special exceptions when authorized by the Zoning Hearing Board, subject to provisions of this chapter and as contained in Article XVI and §§ 115-11 and 115-12 of this chapter:
 - (a) Except as provided by Subsection C(3) above, municipal, county, state and federal uses, excluding educational uses, dumps, sanitary landfills

2. Editor's Note: Former Subsection C(5)(f), regarding telecommunication antennas, added 8-10-2010 by Ord. No. 2-2010, which immediately followed this subsection, was repealed 7-14-2015 by Ord. No. 10-2015.

and corrective or penal institutions. **[Amended 4-10-2001 by Ord. No. 2-2001]**

§ 115-11. Area and bulk regulations. [Amended 4-9-1996 by Ord. No. 2-96; 11-25-1998 by Ord. No. 3A-1998³]

- A. Density of development.
- (1) Under the conventional development option, the maximum permissible number of lots or dwelling units on any tract shall be determined by compliance with the area and bulk criteria herein.
 - (2) Under the open space development option, the maximum permissible number of lots or dwelling units on any tract shall be determined by multiplying the net tract area by a factor of 0.40 and rounding the product down to the next lower whole number (i.e., 21.6 would be rounded to 21).
- B. Area and bulk regulations for the open space development option. Under the open space development option, no minimum lot area is prescribed; rather, specific lot and yard area standards shall apply per § 115-49C(3).
- C. Area and bulk regulations for the conventional development option. Under the conventional development option, the following shall apply for all uses, except agricultural:
- (1) Gross lot size: three acres, minimum.
 - (2) Net lot area: one acre minimum, subject to lot area as defined in § 115-6.
 - (3) Lot width at building line: 200 feet minimum.
 - (4) Lot width at street line: 50 feet minimum.
 - (5) Lot coverage: 15% maximum.
 - (6) Building coverage: 10% maximum.
 - (7) Building setback line: 75 feet minimum.
 - (8) Side yards: 30 feet minimum, with not less than 70 feet total for both yards.
 - (9) Rear yard: 50 feet minimum.
 - (10) Building and accessory building or structure height: three stories above grade plane or 35 feet maximum. **[Amended 9-13-2011 by Ord. No. 3-2011]**
- D. Agricultural use.
- (1) To qualify as an agricultural use, the minimum lot size shall be 10 acres.

3. Editor's Note: Ordinance No. 3A-1998 readopted the text of Ord. No. 3-1998 because of concern that Ord. No. 3-1998 was not properly advertised before it was adopted on 10-13-1998.

- (2) No barn, lot or manure storage shall be established any closer than 100 feet to any property line.
 - (3) The number of dwelling units permitted on a farm shall not be limited, provided that density does not exceed one single-family dwelling per 10 acres and that dwelling units shall be separated by a minimum of 100 feet.
 - (4) Silos and bulk feed bins shall be exempt from area and bulk regulations when attached to an existing building.
 - (5) Farm buildings shall not be constructed closer than 85 feet to a front property line nor closer than 50 feet to a side or rear property line.
 - (6) No dwelling shall be constructed closer than the setbacks of Subsection A of this section.
- E. Forestry. A plan prepared in accordance with the provisions of § 115-51.3 by a registered forester or certified arborist shall be submitted and approved by the Board of Supervisors. **[Added 1-11-2005 by Ord. No. 1-2005⁴; amended 6-14-2016 by Ord. No. 3-2016]**
- F. Residential accessory structures may be erected by right as follows: **[Amended 8-10-2004 by Ord. No. 4-2004; 4-14-2009 by Ord. No. 2-2009]**
- (1) Front yard. Accessory structures may be located in front yard areas on lots of one acre or greater in area, provided:
 - (a) The accessory structure complies with the applicable minimum building setback requirements;
 - (b) The accessory structure shall not be located in the area bounded by the outside walls of the principal building and a perpendicular (or radial in cases of roadway curvature) boundary line originating on each side of the principal building from the edge of the outermost face of the wall to the road right-of-way line. In the case of interior lots, the lot line at the frontage of the lot, absent of the access strip, that is most perpendicular or radial to the road right-of-way line shall be utilized to make the determination;
 - (c) If the footprint area of the accessory structure is less than 30% of the footprint area of the primary structure, the accessory structure shall be located no closer to the front lot line than 75% of the total distance from the primary structure to the front lot line. If the footprint area of the accessory structure is equal to or greater than 30% of the footprint area of the primary structure, the accessory structures shall be located no closer to the front lot line than 90% of the total distance from the primary structure to the front lot line; and

4. Editor's Note: This ordinance also provided for the redesignation of former Subsection E as Subsection F.

- (d) No accessory structure in a front yard shall have a building height, mass or floor area greater than that of the principal building.
- (2) Side and rear yards. Accessory structures shall be set no closer to a side or rear lot line in any yard area than the greatest dimension (length, width or height) of the structure itself unless the accessory structure complies with the appropriate area and bulk regulations of the underlying district.
- G. In addition to area and bulk regulations enumerated herein, the following shall apply for all principal buildings and uses within the vicinity of a Class I or Class II historic resource: **[Added 11-8-2005 by Ord. No. 9-2005]**
 - (1) Historic setback line: 150 feet minimum from any Class I or Class II historic resource, regardless of whether such resource is located upon a tract or lot itself.

§ 115-12. Design standards.

The following design standards shall apply:

- A. For residential and agricultural uses, parking regulations as established by § 115-58 of this chapter.
- B. For all uses permitted in this district: **[Amended 12-13-2006 by Ord. No. 8-2006; 9-9-2008 by Ord. No. 2-2008]**
 - (1) Screening standards as established by § 115-52 of this chapter.
 - (2) Storage standards as established by § 115-53 of this chapter.
 - (3) Landscaping standards as established by § 115-45.1 of this chapter.
 - (4) Access and traffic control standards as established by § 115-55 of this chapter.
 - (5) Interior circulation standards as established by § 115-56 of this chapter.
 - (6) Lighting standards as established by § 115-57 of this chapter.
 - (7) Off-street parking regulations as established by § 115-58 of this chapter.
 - (8) Standards limiting emission of smoke, fumes, odors, etc., as established by § 115-60 of this chapter.

Article V: R-2 – Residential District

SECTION 115-500. PURPOSE (Currently §115-13)

- A. It is the intent of the R-2 District, as outlined in the East Bradford Township Comprehensive Plan, to provide for low-density residential development in areas of the Township which are not generally characterized by steep slopes or floodplains, but which nevertheless contain soils conditional for on-lot sewage disposal systems and variable groundwater yields; to encourage continued agricultural, open space and conservation uses; and to encourage and promote phased development throughout the Township by permitting low-density residential uses in the R-2 District until other areas of the Township more accessible to adequate services and transportation are fully developed in medium- and high-density residential uses. The R-2 District establishes maximum density standards which:
1. Provide for low-density residential uses on a lot-by-lot basis as well as an open space development option that encourages the preservation of open space ancillary to such development; and
 2. Promote the conservation of surface water and groundwater supplies, soils for on-lot sewage disposal systems and the control of soil erosion and flooding.

SECTION 115-501. DEVELOPMENT OPTIONS (Currently §115-14(A), (B), (C))

- A. Land and buildings in this district may be used for the purposes listed below, when developed in accordance with one of the following development options:
1. Conventional development option in accordance with this article.
 2. Open space development option where approved by the Board of Supervisors as a conditional use, in accordance with this article and §115-49.
- B. Applicants under either development option are strongly encouraged to submit a sketch plan to the East Bradford Township Planning Commission and to discuss community development objectives, arrangement of the development with respect to views of the project from adjacent roads and properties, open space and resource conservation objectives, sewage facilities planning and other matters relevant to the purpose of this article.
- C. A tract may only be used for one of the permitted residential development options.

SECTION 115-502. USES PERMITTED BY RIGHT (Currently §115-14(C)1)

- A. Under any development option, a building may be erected, altered or used and a lot may be used for one of the following principal uses as provided below and no other:
1. Single-family detached dwelling.
 2. Agriculture, per §115-11D.
 3. Forestry, per §115-11E.

4. General Municipal Use.
5. Bed-and-breakfast facility in a Class I historic resource, per §115-16xxx.

SECTION 115-503. USES PERMITTED BY SPECIAL EXCEPTION (Currently §115-14(C1))

- A. The following uses shall be permitted by special exception, when authorized by the Zoning Hearing Board, subject to the provisions of §115-xxxx and the specific sections listed below:
1. Accessory dwelling unit, per §115-16xx.
 2. Except as provided by §115-402(A)(4) above, municipal, county, state, and federal uses, excluding educational uses, dumps, sanitary landfills and corrective or penal institutions.

SECTION 115-504. CONDITIONAL USES (Currently §115-14(C1))

- A. The following uses shall be permitted by conditional use, when authorized by the Board of Supervisors, subject to the provisions of §115-77 and the specific sections listed below:
1. Open space development option, per §115-49.
 2. Major home based business, per §115-48.
 3. Commercial recreational uses, per §115-xxxx(C).
 4. Adaptive reuse of Class I or Class II historic resource, per §§115-131.2 and 115-131.3.
 5. Bed-and-breakfast estate in a Class I historic resource, per §115-16xxx.
 6. Educational uses, per §115-16xx.
 7. Religious uses, per §115-16xx.

SECTION 115-505. ACCESSORY USES AND STRUCTURES (Currently §115-14(C1))

- A. Except as otherwise indicated in this Chapter, accessory uses customarily incidental to any of the principal uses in this district shall be permitted by right on the same lot as the principal use. These uses include:
1. Customary residential and agricultural accessory uses and structures.
 2. Swimming pool, per §115-xxxx.
 3. Tennis court, per §115-xxxx.
 4. No-impact home-based businesses, per §115-xxxx.
 5. The sale of farm products, per §115-74.
 6. Solar energy systems, per §115-151.

SECTION 115-506. AREA AND BULK REGULATIONS

Unless specifically stated otherwise or differing for a specific use as authorized by this Chapter, the following shall be the minimum area and bulk regulations for the district.

A. Density of development (Currently §115-15(A))

1. Under the conventional development option, the maximum permissible number of lots or dwelling units on any tract shall be determined by compliance with the area and bulk criteria herein.
2. Under the open space development option, the maximum permissible number of lots or dwelling units on any tract shall be determined by multiplying the net tract area by a factor of 0.55 and rounding the product down to the next lower whole number (i.e., 21.6 would be rounded to 21).

B. Lot coverages (Currently §115-15(C) & (E))

1. Building coverage:
 - a. Conventional development option: Ten percent (10%) maximum.
 - b. Special exception: Fifteen percent (15%) maximum.
2. Lot coverage:
 - a. Conventional development option: Fifteen percent (15%) maximum.
 - b. Special exception: Twenty percent (20%) maximum.

C. Principal structure

1. Gross lot size:
 - a. Conventional development option: Two (2) acres.
 - b. Special exception: Two (2) acres.
2. Net lot area:
 - a. Conventional development option: One (1) acre, per §115-6.
 - b. Special exception: Not applicable.
3. Lot width at building line:
 - a. Conventional development option: Two hundred (200) feet.
 - b. Special exception: Two hundred (200) feet.

4. Lot width at street line:
 - a. Conventional development option: Fifty (50) feet.
 - b. Special exception: One hundred (100) feet.
 5. Front yard setback:
 - a. Conventional development option: Seventy-five (75) feet.
 - b. Special exception: Seventy-five (75) feet.
 6. Side yard setback:
 - a. Conventional development option: Twenty-five (25) feet minimum, with not less than sixty (60) feet total for both yards.
 - b. Special exception: Fifty (50) feet.
 7. Rear yard setback:
 - a. Conventional development option: Fifty (50) feet.
 - b. Special exception: Fifty (50) feet.
 8. Building height:
 - a. Conventional development option: Three (3) stories above grade plane or thirty-five (35) feet.
 - b. Special exception: Three (3) stories above grade plane or thirty-five (35) feet.
- D. Additional standards
1. Area and bulk regulations for the open space development option. Under the open space development option, no minimum lot area is prescribed; rather, specific lot and yard area standards shall apply per §115-49C(3). **(Currently §115-15(B))**
 2. Agriculture uses shall be subject to the standards per §115-1601(A). **(Currently §115-15(D))**
 3. In addition to area and bulk regulations enumerated herein, the following shall apply for all principal buildings and uses within the vicinity of a Class I or Class II historic resource:
 - a. Historic setback line: 150 feet minimum from any Class I or Class II historic resource, regardless of whether such resource is located upon a tract or lot itself. **(Currently §115-15(G))**
- E. Accessory structure(s).

1. Area and bulk regulations for accessory structures shall be subject to the standards per §115-17xx. **(Currently §115-15(F))**

SECTION 115-507. DESIGN STANDARDS (Currently §115-16)

The following design standards as applicable for permitted uses in this district shall include:

- A. Signs, per **Article XVIII**.
- B. Natural Features Protection Standards, per **Article XIV**.
- C. Historic Resource Protection Standards, per **Article XV**.
- D. General and Design Standards, per **Article XVII**.
- E. Off-street Parking and Loading, per **§115-58**.
- F. Stormwater Management, per **Chapter 94**.

ARTICLE V
R-2 Residential District
[Amended 7-8-1980 by Ord. No. 39-1980; 8-9-1983 by Ord. No. 54-1983; 3-12-1985
by Ord. No. 80-1985; 3-21-1988 by Ord. No. 97-1988]

§ 115-13. Purpose; applicability.

- A. It is the intent of the R-2 District, as outlined in the East Bradford Township Comprehensive Plan, to provide for low-density residential development in areas of the Township which are not generally characterized by steep slopes or floodplains, but which nevertheless contain soils conditional for on-lot sewage disposal systems and variable groundwater yields; to encourage continued agricultural, open space and conservation uses; and to encourage and promote phased development throughout the Township by permitting low-density residential uses in the R-2 District until other areas of the Township more accessible to adequate services and transportation are fully developed in medium- and high-density residential uses. The R-2 District establishes maximum density standards which:
- (1) Provide for low-density residential uses on a lot-by-lot basis as well as an open space development option that encourages the preservation of open space ancillary to such development; and **[Amended 11-8-2005 by Ord. No. 9-2005]**
 - (2) Promote the conservation of surface water and groundwater supplies, soils for on-lot sewage disposal systems and the control of soil erosion and flooding.
- B. In the R-2 District, the following regulations shall apply.

§ 115-14. Use regulations. [Amended 4-9-1996 by Ord. No. 2-96; 11-25-1998 by Ord. No. 3A-1998¹]

- A. Land and buildings in this district may be used for the purposes listed below, when developed in accordance with one of the following development options:
- (1) Conventional development option in accordance with this article.
 - (2) Open space development option where approved by the Board of Supervisors as a conditional use, in accordance with this article and § 115-49.
- B. Applicants under either development option are strongly encouraged to submit a sketch plan to the East Bradford Township Planning Commission and to discuss community development objectives, arrangement of the development with respect to views of the project from adjacent roads and properties, open space and resource conservation objectives, sewage facilities planning and other matters relevant to the purpose of this article.
- C. No tract may be used for more than one of the permitted residential development options. Under any development option, a building may be erected, altered or used and a lot may be used for any one of the following purposes as provided below: **[Amended 4-9-2002 by Ord. No. 4-2002]**
- (1) Any use permitted by right, condition or special exception in the R-1 District

1. Editor's Note: Ordinance No. 3A-1998 readopted the text of Ord. No. 3-1998 because of concern that Ord. No. 3-1998 was not properly advertised before it was adopted on 10-13-1998.

shall likewise be permitted by right, condition or special exception in the R-2 District, except that land application of sludge shall not be permitted.

§ 115-15. Area and bulk regulations. [Amended 4-9-1996 by Ord. No. 2-96; by Ord. No. 3A-1998²]

- A. Density of development.
- (1) Under the conventional development option, the maximum permissible number of lots or dwelling units on any tract shall be determined by compliance with the area and bulk criteria herein.
 - (2) Under the open space development option, the maximum permissible number of lots or dwelling units on any tract shall be determined by multiplying the net tract area by a factor of 0.55 and rounding the product down to the next lower whole number (i.e., 21.6 would be rounded to 21).
- B. Area and bulk regulations for the open space development option. Under the open space development option, specific lot and yard area standards shall apply per § 115-49C(3).
- C. Area and bulk regulations for the conventional development option. Under the conventional development option, the following shall apply for all uses, except agricultural:
- (1) Gross lot size: two acres minimum.
 - (2) Net lot area: one acre minimum, subject to lot area as defined in § 115-6.
 - (3) Lot width at building line: 200 feet minimum.
 - (4) Lot width at street line: 50 feet minimum.
 - (5) Lot coverage: 15% maximum.
 - (6) Building coverage: 10% maximum.
 - (7) Building setback line: 75 feet minimum.
 - (8) Side yards: 25 feet minimum, with not less than 60 feet total for both yards.
 - (9) Rear yard: 50 feet minimum.
 - (10) Building and accessory building or structure height: three stories above grade plane or 35 feet maximum. **[Amended 9-13-2011 by Ord. No. 3-2011]**
- D. Agricultural uses shall be subject to the area and bulk requirements of § 115-11D of this chapter.
- E. The following shall apply for uses permitted by special exception in the R-2

2. Editor's Note: Ordinance No. 3A-1998 readopted the text of Ord. No. 3-1998 because of concern that Ord. No. 3-1998 was not properly advertised before it was adopted on 10-13-1998.

District:

- (1) Gross area: two acres minimum. **[Amended 11-8-2005 by Ord. No. 9-2005]**
 - (2) Lot width at building line: 200 feet minimum.
 - (3) Lot width at street line: 100 feet minimum.
 - (4) Lot coverage: 20% maximum.
 - (5) Building coverage: 15% maximum.
 - (6) Building setback line: 75 feet minimum.
 - (7) Side and rear yard: 50 feet minimum.
 - (8) Building and accessory building or structure height: three stories above grade plane or 35 feet maximum. **[Amended 9-13-2011 by Ord. No. 3-2011]**
- F. Residential accessory structures may be erected by right as follows: **[Amended 8-10-2004 by Ord. No. 4-2004; 4-14-2009 by Ord. No. 2-2009]**
- (1) Front yard. Accessory structures may be located in front yard areas on lots of one acre or greater in area, provided:
 - (a) The accessory structure complies with the applicable minimum building setback requirements;
 - (b) The accessory structure shall not be located in the area bounded by the outside walls of the principal building and a perpendicular (or radial in cases of roadway curvature) boundary line originating on each side of the principal building from the edge of the outermost face of the wall to the road right-of-way line. In the case of interior lots, the lot line at the frontage of the lot, absent of the access strip, that is most perpendicular or radial to the road right-of-way line shall be utilized to make the determination;
 - (c) If the footprint area of the accessory structure is less than 30% of the footprint area of the primary structure, the accessory structure shall be located no closer to the front lot line than 75% of the total distance from the primary structure to the front lot line. If the footprint area of the accessory structure is equal to or greater than 30% of the footprint area of the primary structure, the accessory structures shall be located no closer to the front lot line than 90% of the total distance from the primary structure to the front lot line; and
 - (d) No accessory structure in a front yard shall have a building height, mass or floor area greater than that of the principal building.
 - (2) Side and rear yards. Accessory structures shall be set no closer to a side or rear lot line in any yard area than the greatest dimension (length, width or height) of the structure itself unless the accessory structure complies with the

appropriate area and bulk regulations of the underlying district.

G. In addition to area and bulk regulations enumerated herein, the following shall apply for all principal buildings and uses within the vicinity of a Class I or Class II historic resource: **[Added 11-8-2005 by Ord. No. 9-2005]**

- (1) Historic setback line: 150 feet minimum from any Class I or Class II historic resource, regardless of whether such resource is located upon a tract or lot itself.

§ 115-16. Design standards.

The following design standards shall apply:

- A. For residential and agricultural uses, parking regulations as established by § 115-58 of this chapter.
- B. For all uses permitted in this district: **[Amended 12-13-2006 by Ord. No. 8-2006; 9-9-2008 by Ord. No. 2-2008]**
 - (1) Screening standards as established by § 115-52 of this chapter.
 - (2) Storage standards as established by § 115-53 of this chapter.
 - (3) Landscaping standards as established by § 115-45.1 of this chapter.
 - (4) Access and traffic control standards as established by § 115-55 of this chapter.
 - (5) Interior circulation standards as established by § 115-56 of this chapter.
 - (6) Lighting standards as established by § 115-57 of this chapter.
 - (7) Off-street parking regulations as established by § 115-58 of this chapter.
 - (8) Standards limiting emission of smoke, fumes, odors, etc., as established by § 115-60 of this chapter.

Section 115-17xx: Accessory Structures

SECTION 115-17xx. ACCESSORY STRUCTURES

- A. Placement of accessory buildings and structures. All accessory buildings and structures shall be subject to the following minimum setbacks from the lot lines:
1. Front yard setback.
 - a. On lots of one (1) acre or less in area, all accessory buildings shall be located behind the front building line of the principal structure.
 - b. On lots of one (1) acre or greater in area, accessory buildings may be located in front of the front building line of the principal structure provided:
 1. The accessory structure complies with the applicable minimum building setback requirements for the principal structure.
 2. The accessory structure shall not be located in the area bounded by the outside walls of the principal building and a perpendicular (or radial in cases of roadway curvature) boundary line originating on each side of the principal building from the edge of the outermost face of the wall to the road right-of-way line. In the case of interior lots, the lot line at the frontage of the lot, absent of the access strip, that is most perpendicular or radial to the road right-of-way line shall be utilized to make the determination.
 2. Side and rear yard setbacks. Except as otherwise permitted, all accessory buildings and structures shall be located within the building envelope as defined for principal structures within the underlying zoning district.
 3. Building height. Except as otherwise permitted, the height of an accessory structure shall not exceed twenty-four (24) feet in height.
- B. Storage sheds, similar uninhabitable structures, and outdoor trash facilities
1. Residential arbors, trellises, storage sheds, greenhouses, and similar uninhabitable structures, not used for the storage of automobiles, shall be permitted in any rear or side yard, subject to the following:
 - a. Any storage shed or similar uninhabitable structure less than one hundred and fifty (150) square feet shall be at least ten (10) feet from all property lines.
 - b. Any storage shed or similar uninhabitable structure between one hundred and fifty-one (151) square feet and two hundred and fifty (250) square feet shall be at least fifteen (15) feet from all property lines.
 - c. Any storage shed or similar uninhabitable structure more than two hundred and fifty (250) square feet shall not be permitted in the required yards.

- d. Any storage shed or similar uninhabitable structure shall not exceed a total height of twelve and one half (12 ½) feet.
- 2. Outdoor trash facilities, shall be permitted in any rear or side yard, subject to the following:
 - a. Outdoor trash facilities shall be screened from view from the street line.
 - b. In addition to the standards defined under §115-17xx.A, commercial outdoor trash facilities and/or dumpster enclosures shall meet the standards set forth under §115-17xx.
- C. Barns, stables, and detached garages
 - 1. Detached garages shall be located within the building envelope as defined for principal structures within the underlying zoning district.
 - 2. Unless used for agriculture as outlined under §115-16xx.A, barns, stables, and any other farm building shall be situated a minimum of two hundred (200) feet from any public road and shall be subject to setback standards for principal structures within the underlying zoning district.
- D. Swimming pools and tennis courts
 - 1. Tennis courts shall be located behind the rear building line of the principal structure, and a minimum of twenty (20) feet from the side and rear lot lines.
 - 2. Swimming pools.
 - a. All swimming pools shall be located behind the rear building line of the principal structure, and a minimum of fifteen (15) feet from the side and rear lot lines as measured from the edge of any patio or decking surrounding the swimming pool.
 - b. All equipment associated with a swimming pool shall be located a minimum of twenty (20) feet from the side and rear lot lines, and appropriately screened from neighboring properties.
 - c. Pool houses shall be subject to the standards set forth §115-17xx.A.

Section 115-16xx: Accessory dwelling unit

SECTION 115-16xx. ACCESSORY DWELLING UNIT

- A. Purpose. In allowing opportunities for the creation of an accessory dwelling unit, it is the purpose of this subsection to:
1. Create new housing units while respecting the look and scale of single-dwelling development;
 2. Support more efficient use of existing housing stock and supporting infrastructure;
 3. Provide housing that responds to changing family needs, smaller households, and increasing housing costs; and
 4. Provide accessible housing options for seniors and persons with disabilities.
- B. Standards for accessory dwelling units. Where authorized under the terms of this Chapter, an accessory dwelling unit may be created in accordance with the following standards:
1. One (1) of the two (2) dwelling units shall be occupied by the owner of the lot on which both dwelling units are located.
 2. There shall not be more than one (1) accessory dwelling unit created on any single parcel.
 3. The accessory dwelling unit may be located in the principal dwelling or in a structure which is accessory to the principal dwelling and is located on the same single-family residential lot.
 4. The minimum size of an accessory dwelling unit shall be five hundred (500) square feet of gross habitable area. The accessory dwelling unit shall comprise not more than thirty-five percent (35%) of the gross habitable area of the principal dwelling prior to creation of the accessory dwelling unit. In no case shall the accessory dwelling unit exceed twelve hundred (1,200) square feet, not including any vehicle garage space.
 5. Dimensional requirements.
 - a. Any accessory dwelling unit proposed within or attached to an existing structure shall be subject to all applicable residential dimensional requirements for the principal structure.
 - b. Any detached accessory dwelling unit shall not be located within any front or side yard and shall be subject to applicable residential rear yard setbacks for principal structures.
 - c. The maximum building height for detached accessory dwelling units shall not exceed (24) feet.
 6. Sewage disposal.
 - a. Except where an off-site sewage system is available, the applicant shall submit a valid Chester County Health Department and/or Pennsylvania Department of Environmental

Protection permit(s) indicating that the existing sewage system can accommodate maximum usage proposed by the accessory dwelling unit.

- b. Where the existing on-site system is found to be inadequate to serve the projected demand, no approval shall be given for the accessory dwelling unit until the system is improved to meet Chester County Health Department requirements and a permit is issued by the Department.
 - c. If the proposed use is to be served by a public sewage system, the applicant shall submit documentation from the servicing authority that the proposed use will be adequately served.
- 7. The applicant shall submit a report from a qualified professional that the existing domestic water supply facilities are adequate to serve both the principal and accessory dwelling unit, or, in the alternative, shall submit a permit for the drilling of a new well from the Chester County Department of Health, unless the property is served by public water supply.
 - 8. One (1) off-street parking space shall be required for the accessory dwelling unit in addition to those required for the principal dwelling. The additional parking space shall not be located within any required front yard area.
 - 9. To ensure compliance with this Section, an architectural plan shall be submitted, accurately drawn to scale, indicating the location and size of the existing and proposed dwelling units, parking areas, and any proposed exterior alterations.
 - 10. A use and occupancy permit shall be required prior to the occupancy of an accessory dwelling unit. The permit form, as provided by the Township, and accompanying required fee shall be submitted by the property owner. An application to renew the permit shall be submitted annually prior to the intended continuation of occupancy. It shall be unlawful for the accessory dwelling unit to be occupied beyond the operative period of a permit. The accessory dwelling unit shall be subject to inspection by the Zoning Officer and/or Building Code Official prior to issuance of the initial use and occupancy permit, and then at least once every three (3) years thereafter while the dwelling unit is occupied, on or about the date of initial occupancy.

Section 155-16xx: Cemetery

SECTION 155-16xx. CEMETERY

- A. The minimum lot size for a cemetery shall be one (1) acre.
- B. Individual plots shall be set back a minimum of fifty (50) feet from all tract boundaries, public rights-of-way, and areas subject to Floodplain District regulations.
- C. No vault shall be located where, at its greatest depth below the ground surface, it may intrude upon the permanent or seasonal high-water table.
- D. Burial vaults shall be placed such that the minimum horizontal separation between vaults is no less than two (2) feet in order to allow for infiltration of groundwater. This provision shall not apply to vaults within a mausoleum.
- E. Aboveground permanent structures such as a mausoleum or columbarium may require building permits prior to installation as required by the Building Code Official.
- F. Any cemetery proposed adjacent to a residential property, additional screening may be required as deemed appropriate by the Board of Supervisors.
- G. An application for a cemetery use shall include the following:
 - 1. A master plan identifying the overall layout of plots, internal road network, buildings, stormwater management facilities, and other improvements.
 - 2. A valid permit issued from the Pennsylvania Department of Health, when applicable.
 - 3. A narrative of how the cemetery will be developed and maintained.
 - 4. The applicant shall demonstrate that recharge of groundwater is not adversely impacted by the cemetery design.
 - 5. The applicant shall provide sufficient hydrologic and other information to satisfy the Township that the potential for groundwater contamination from the burial grounds shall not be hazardous to neighboring water supply wells.
 - 6. The applicant shall provide documentation of the establishment of a permanent lot care fund as required under Burial Grounds Title 9 of November 15, 1972 (P.L. 1063, No. 271).
- H. Abandonment. In the event a cemetery is deemed by the Township to be abandoned or neglected, the procedures as set forth under §1536 of The Second Class Township Code shall be applied to bring the cemetery back into a state of appropriate repair.

Article II: Definitions

SECTION 115-200. WORD USAGE

Unless otherwise expressly stated, the following words and phrases shall be construed throughout this Chapter to have the meaning and usage indicated as follows:

- A. If this Chapter explicitly says that a word or phrase has a specific meaning to be used in a specific part of the Chapter, then the word or phrase has that specific meaning throughout the specified part regardless of capitalization.
- B. The present tense includes the future. The singular includes the plural, and plural the singular. The masculine gender includes the feminine.
- C. The words "person", "party", and "entity" are interchangeable and include any individual, partnership, association, organization, limited liability company, corporation, firm, trust, estate, municipality, governmental unit, public utility, or any other legal entity.
- D. The words "shall" or "must" indicate a mandatory requirement. The word "may" is optional.
- E. The word "used" includes the words "designed", "arranged", and "intended to be used".
- F. The word "built" includes the words "erected," "constructed," or "altered."
- G. The word "including" is not limited to the specified example but is intended to extend its meaning to all other instances of similar kind and character.
- H. The word "Township" means East Bradford Township, Chester County, Pennsylvania.
- I. The term "Board of Supervisors" or "Supervisors" means East Bradford Township Board of Supervisors.
- J. The term "Planning Commission" means the East Bradford Township Planning Commission, as established under the provision of the Pennsylvania Municipalities Planning Code.
- K. The term "Zoning Hearing Board" means East Bradford Township Zoning Hearing Board.
- L. The word "herein" shall refer to the regulations of the full Zoning Ordinance.
- M. The word "Chapter" shall refer to East Bradford Township Zoning Ordinance, as amended, unless otherwise specified.
- N. When terms, phrases, or words are not defined, they shall have their ordinarily accepted meaning or such as the context may imply.

SECTION 115-201. DEFINITIONS OF TERMS

The following words, terms, and phrases, when used in this Chapter, shall have the meanings ascribed to them in this Article, except where the context clearly indicates a different meaning:

ABANDONMENT (SIGN) — Any nonconforming or conforming but obsolete (sign remains, use abandoned) sign which does not comply with §115-XXXX will be removed and will be subject to Article ____.

ACCESSORY DWELLING UNIT (ADU) — A residential living unit on the same parcel as a single-family detached or attached primary residential structure. The ADU provides complete independent living facilities for one or more persons. It may take various forms: a detached unit; a unit that is part of an accessory structure; or a unit that is part of an expanded or remodeled primary dwelling.

ACCESSORY STRUCTURE — A nonhabitable building or structure subordinate and not attached to the principal building on a lot and used for purposes customarily incidental to those of the principal building including but not limited to detached garages, sheds, barns, decks, tennis courts, pools and other similar items.

ACCESSORY USE — A use subordinate to the principal use of land or of a building on a lot and customarily incidental thereto.

ACT — The Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended and reenacted by Act 1970 of 1988, 53 P.S. § 10101 et seq., and any subsequent amendments thereto.

ADAPTIVE REUSE — Method of preservation where a building retains its signature visual elements, but the structure is used for a purpose other than originally intended.

ADULT ANIMAL — An animal having reached physical maturity.

AGRICULTURE or AGRICULTURAL OPERATIONS — An enterprise that is actively engaged in the commercial production and preparation for market of crops, livestock and livestock products and in the production, harvesting and preparation for market or use of agricultural, agronomic, horticultural, silvicultural and aquacultural crops and commodities. The term includes an enterprise that implements changes in production practices and procedures or types of crops, livestock, livestock products or commodities produced consistent with practices and procedures that are normally engaged by farmers or are consistent with technological development within the agricultural industry.

AGRICULTURAL USES — Agricultural operations uses.

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

ALTERATIONS — As applied to a building or structure, any change or rearrangement in the structural parts or in the means of egress; or an enlargement, whether by extending on a side or by increasing in height; or the moving from one location or position to another.

ANCHORING — The fastening of the mobile home to its pad (or stand) in order to prevent upset or damage due to wind, erosion, flooding or other natural forces.

ANGLED PARKING — Parking stalls proposed at an angle (other than 90° or radial to any curved alignments) to the center line of the Parking Field Drive Aisle accessing the stall.

ANTENNA — A system of wires, rods, discs, panels, flat panels, dishes, whips, or other similar devices used for the transmission or reception of wireless signals. An antenna may include an omnidirectional antenna (rod), directional antenna (panel), parabolic antenna (disc) or any other wireless antenna. An antenna shall not include tower-based wireless communications facilities as defined herein.

ASSISTED LIVING FACILITY — A building or group of buildings used or occupied for residential purposes by persons over 55 years of age, providing permanent residential accommodations consisting of assisted or personal care units having full living spaces, including kitchen facilities, and including provisions for meal service in a congregate dining facility for substantially all meals along with medication and other personal care services.

BASE FLOOD — A flood which has a one-percent chance of being equaled or exceeded in any given year (also called the "one-hundred-year flood" or one-percent-annual-chance flood).

BASE FLOOD DISCHARGE — The volume of water resulting from a base flood as it passes a given location within a given time, usually expressed in cubic feet per second (cfs).

BASE FLOOD ELEVATION (BFE) — The elevation shown on the Flood Insurance Rate Map (FIRM) for Zones AE, AH, A1-30 that indicates the water surface elevation resulting from a flood that has a one percent (1%) or greater chance of being equaled or exceeded in any given year.

BASEMENT — Any area of the building having its floor below ground level on all sides (for flood loads only) and a story that is not a story above grade plain (for all other applications).

~~**BED-AND-BREAKFAST COMMON AREA** — That area available on the first floor (grade level) of a bed and breakfast estate which shall be the only interior area used for the conduct of weddings, wedding receptions, small parties and special events. The common area shall be exclusive of the owner's living area. (*Moved into Supplemental Use Standard*)~~

BED-AND-BREAKFAST ESTATE — An owner-occupied Class I historic resource with at least four, but no more than ten (10), guest rooms, common areas and exitways for short-term overnight rental, with provisions for breakfast service for the overnight guests. In addition, there may be weddings, wedding receptions, small parties and special events.

BED-AND-BREAKFAST FACILITY — A use accessory to an owner-occupied, single-family detached dwelling, consisting of guest rooms available for short-term overnight rental and the provision of breakfast service to overnight guests.

BICYCLE BOULEVARD — A street corridor treatment that prioritizes and enhances bicycle travel via traffic-calming measures, signs, pavement, markings, and crossing improvements.

BICYCLE RACK — A permanent fixture to facilitate bicycle parking to which bicycles can be securely attached (typically using a bicycle lock) to prevent theft.

BIKE LANE — Designated travel lanes within the cartway or along the road shoulder for exclusive use by bicyclists. Bike lanes typically involve a combination of supplemental indicators, including but not limited to Share the Road signs, sharrows, and other pavement markings.

BLOCK — An area of land bounded by streets.

BUFFER/BUFFER PLANTINGS and **SCREEN/SCREEN PLANTINGS** — Vegetation of a specific composition and density required to be placed within a buffer yard for the purpose of controlling views of a land use or to protect a natural and/or historic resource.

BUFFER YARD — An area designed and functioning to separate and visually minimize views of the elements and uses of land which abut it. The intensity of buffering shall be determined by the abutting land uses and shall be accomplished through the strategic placement of vegetative and nonvegetative elements.

BUILDING — A combination of materials to form a permanent structure having walls and a roof. Included shall be all manufactured homes and trailers to be used for human habitation.

BUILDING COURT — Common parking fields servicing a single building or multiple buildings, segregated from the remainder of a subdivision or land development by a public roadway or private roadway with public right-of-way and raised upright curbing as required by §§ 115-56 and 115-58, connected to the public or private roadway via a main access driveway.

BUILDING COVERAGE — The ratio of the total ground floor area of all buildings on a lot to the total area of the lot on which they are located.

BUILDING HEIGHT — The vertical distance measured from grade plane to the average height of the highest roof surface.

BUILDING SETBACK LINE — An established line within a property defining the minimum required distance between any structure to be erected and an adjacent right-of-way or street line.

BUILDING SIDES — For the purpose of this chapter, each of the following shall be a building side:

1. **BUILDING FRONT** — That facade oriented toward the front yard as defined. Angles and alcoves shall be part of that facade.
2. **BUILDING SIDE** — That facade oriented toward the side yard as defined. Angles and alcoves shall be a part of that facade.
3. **BUILDING REAR** — That facade oriented toward the rear yard as defined. Angles and alcoves shall be a part of that facade.

BULK — A term used to describe the size of buildings or other structures and their relationships to each other, to open areas, such as yards, and to lot lines, and used in conjunction with such expressions as:

1. The size, including height and floor area, of buildings and other structures.
2. The relation of the number of dwelling units in a residential building to the area of the lot.
3. All open areas in yard space relating to buildings or other structures.

BUS SHELTER — A pedestrian amenity located at a bus stop to provide convenience, comfort, and shelter from the elements in the form of a structure such as a canopy.