

ORDINANCE NO. 2022-01

**AN ORDINANCE OF WEST PIKELAND TOWNSHIP
AMENDING TOWNSHIP ZONING ORDINANCE NO. 2005-201**

**AN AMENDMENT TO THE ZONING ORDINANCE OF THE TOWNSHIP OF WEST
PIKELAND TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA AMENDING THE
TOWNSHIP ZONING ORDINANCE NO. 2005-01 PROVISIONS CONCERNING SECTION 603:
AREA AND BULK REGULATIONS**

SECTION 603. AREA AND BULK REGULATIONS

Applicability 1. Unless otherwise specified in this Section or in Article X, Supplemental Land Use Regulations, the area, and bulk regulations set forth hereunder shall apply to all lots and/or uses in the V-1, V-2 or V-3 Village Preservation Districts, except as to Municipal Use, and except as follows:

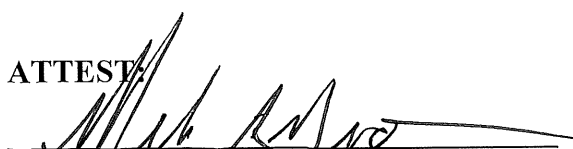
- a. Any tract developed in conjunction with an adjacent tract in a residential zoning district that is developed in accordance with the Open Space Design Option may also be developed in accordance with the Open Space Article VI – Village Preservation Districts West Pikeland Zoning Ordinance VI-9 April 25, 2005 Design Option and subject to the same area and bulk regulations as apply to the adjoining tract.
- b. The area and bulk regulations set forth hereunder shall apply individually to each Single-family detached dwelling or Two-family dwelling (twin). For Single-family attached dwellings (townhouses) and multi-family dwellings, the area and bulk regulations set forth hereunder shall apply to each individual residential structure and not to each individual dwelling unit.
- c. Where approved by the Board of Supervisors as a Conditional Use, modification of any applicable area or bulk regulation may be permitted. Where permitted, such modification(s) shall not vary more than fifty (50) percent from either minimum requirements or maximum allowances otherwise applicable, except as provided in Subsection 603.I below.

This Ordinance shall become effective five (5) days after enactment by the Board of Supervisors of West Pikeland Township.


ENACTED AND ORDAINED on this 1st day of August, 2022

BOARD OF SUPERVISORS OF WEST PIKELAND TOWNSHIP

ATTEST


Melissa Geoghegan
Township Secretary


Carin Mifsud, Chair


Noreen Vigilante, Vice Chair

HH 74 01 August 2022

Harold Hallman, III, Supervisor

Richard Bright, Jr., Supervisor

Steven Costa 8/1/22

Steven Costa, Supervisor