

**BRADFORD TOWNSHIP, McKEAN COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 2016-10-01**

**AN ORDINANCE AMENDING  
CHAPTER 27 (ZONING), PART 5 AND CHAPTER 27 (ZONING), PART 6  
OF THE CODE OF ORDINANCES**

**WHEREAS**, the Supervisors of Bradford Township wish to amend Chapter 27, Part 5 and Chapter 27, Part 6 of the Township's Code of Ordinances.

**NOW, THEREFORE**, it is hereby ENACTED AND ORDAINED by the Supervisors of Bradford Township as follow:

I. Chapter 27, Part 5, Section 500.4.E of the Township's Code of Ordinances is hereby amended to read as follows:

Individual Retail Stores      1 space for each 175 square feet of gross floor area if the total square feet of gross floor area exceeds 10,000 square feet.

1 space for each 350 square feet of gross floor area if the total square feet of gross floor area is less than 10,000 square feet.

II. Chapter 27, Part 5, Section 530.2(2) of the Township's Code of Ordinances is hereby amended to read as follows:

Open off-street parking spaces shall be permitted in a required front yard or exterior side yard.

III. Chapter 27, Part 6, Section 600.6 of the Township's Code of Ordinances is hereby amended to read as follows:

Lots Divided by District Boundaries – Where a lot is divided by any zoning district boundary so as to be in more than one zoning district and where such lot was an existing lot when such district boundary was established, a conforming use, occupying fifty percent (50%) or more of the area of said lot and having street frontage in the district where permitted, may be extended on such lot not more than twenty-five feet (25') (measured perpendicular to the district boundary) into any district where such use is not permitted, but no open space requirement shall be diminished by reason thereof. Site improvements which are accessory to the permitted use including, but limited to, parking, loading, dumpsters, signage, stormwater management, landscaping, etc. shall be permitted on the lot.

V. All Ordinances or parts of Ordinances of this Township not in accordance with this Ordinance are hereby repealed insofar as they affect this Ordinance.

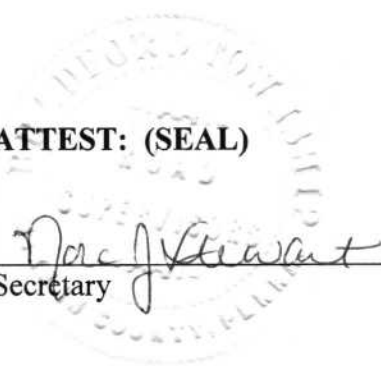
VI. If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It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

VII. This Ordinance shall take effect immediately after the adoption thereof.

ADOPTED as an Ordinance of Bradford Township this 10th day of October, 2016.

ATTEST: (SEAL)

Secretary



*Dore J. Stewart*

**BRADFORD TOWNSHIP SUPERVISORS**

Supervisor

Supervisor

Supervisor

*J B E*

*J Gayle E Baum*

*A J Mascho*