

WEST NANTMEAL TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

ORDINANCE NO. 114

AN ORDINANCE OF WEST NANTMEAL TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE WEST NANTMEAL TOWNSHIP ZONING ORDINANCE OF 2005, BY AMENDING THE DEFINITION OF "SHED" IN SECTION 202; DELETING THE REQUIREMENT FOR A FENCE PERMIT IN SECTION 810.A(8); REQUIRING A CERTIFICATE OF OCCUPANCY UPON TRANSFER OF PROPERTY IN SECTION 1202.A(1) AND 1202.C(1); AND BY DELETING SECTION 1204.F.

BE IT ENACTED AND ORDAINED, by the Board of Supervisors of West Nantmeal Township that the West Nantmeal Township Zoning Ordinance of 2005 shall be amended as follows:

SECTION 1. The definition of "shed" in Section 202 shall be amended to read as follows:

"SHED- a small utility or storage building which is not permanently affixed to the ground which is classified as an accessory structure to a principal use in accordance with the provisions of Section 803 of this Ordinance."

SECTION 2. Section 810.A(8) shall be deleted and Section 810.A(9) shall be renumbered to be Section 810.A(8).

SECTION 3. Section 810.B(2) shall be amended as follows:

"(2) Fences and walls used for Recreational Uses in order to provide security measures, minimize visibility, and protect the public health, safety and welfare."

SECTION 4. Section 819.D(7)(c) shall be amended as follows:

"(c) Any such modification agreement shall be recorded in the Chester County Recorder of Deeds Office. The modification agreement shall describe the properties benefitted and burdened and inform all subsequent purchasers that the modified setback shall run with the land and may forever burden the subject property."

SECTION 5. Section 1202.A.(1) shall be amended as follows:

"(1) Persons desiring to undertake any construction activity for which a building permit is required; make structural or site alterations; change the use or ownership of a lot or building; and extend or alter a nonconforming use of land or buildings shall apply for a permit by filing the appropriate application and submitting the required fee."

SECTION 6. Section 1202.C(1) shall be amended as follows:

"(1) A certificate of occupancy shall be required upon the completion of work authorized by a zoning and/or building permit and upon conveyance of property to a new owner. It shall be unlawful to use and/or occupy any structure or building, or to transfer any lot or building without first obtaining a certificate of occupancy."

SECTION 7. Section 1204.F shall be deleted.

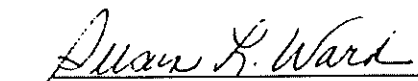
SECTION 8. Severability. If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts hereof. It is hereby declared as the intent of the Board of Supervisors of West Nantmeal Township that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

SECTION 9. Repealer. All Ordinances or parts of Ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

SECTION 10. Effective Date. This Ordinance shall become effective five days after its enactment as law provides.

ENACTED AND ORDAINED this 10th day of OCTOBER 2011.

ATTEST:

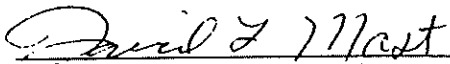


Susan L. Ward, Secretary

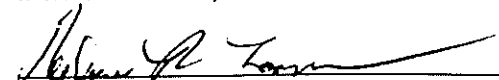
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