

ORDINANCE NO. 01 -2026

TOWNSHIP OF EAST BRADFORD
CHESTER COUNTY, PENNSYLVANIA

AN ORDINANCE OF EAST BRADFORD TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE CODE OF THE TOWNSHIP OF EAST BRADFORD, AS AMENDED, AT § 115-35, "SITE DEVELOPMENT STANDARDS" TO ALLOW THE BOARD OF SUPERVISORS TO AUTHORIZE CERTAIN USES IN THE C-2 COMMERCIAL DISTRICT TO BE OPEN TO THE PUBLIC FOR EXTENDED HOURS VIA CONDITIONAL USE APPROVAL; AND UPDATING OTHER HOURS OF OPERATION STANDARDS.

BE IT ENACTED AND ORDAINED by the Board of Supervisors of East Bradford Township, Chester County, Pennsylvania that the East Bradford Township Code of Ordinances is amended as follows:

Section 1. Chapter 115, "Zoning," § 115-35, "Site Development Standards," is hereby amended by rescinding and replacing the existing Subsection A.6, with the new text set forth as follows:

§ 115-35 Site development standards.

The following standards shall apply to all uses within the C-2 District.

A. General.

...

(6) Hours of operation.

- (a) Except as otherwise set forth in Subsection 115-35.A(6)(c) herein, the uses permitted by this article in §115-33 shall not be open to the public between the hours of 12:00 midnight and 6:00 a.m., unless authorized as a conditional use by the Board of Supervisors subject to the provisions of this chapter and §115-77.
- (b) The uses permitted by this article in §115-33 shall have no truck or other deliveries arriving or leaving during the hours of 12:00 midnight and 6:00 a.m. Furthermore, any delivery trucks or other vehicles arriving prior to 12:00 midnight and parked on the property shall not have engines, refrigeration units or other motors associated with the delivery truck or vehicle operating between the hours of 12:00 midnight and 6:00 a.m.
- (c) The lodging aspect of a Hotel/Motel use shall not be subject to the hours of public operation limitations set forth in Subsection 115-35.A(6)(a) herein; however, any eating and drinking establishments, and meeting, conference, convention, banquet

or reception facility usage within a Hotel/Motel must cease operations by 2:00 a.m., and a Hotel/Motel use shall also comply with Subsection 115-35.A(6)(b) herein.

Section 2. REPEALER. All ordinances or parts of an ordinance conflicting or inconsistent herewith are hereby repealed.

Section 3. 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 that this ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section, or part thereof not been included herein.

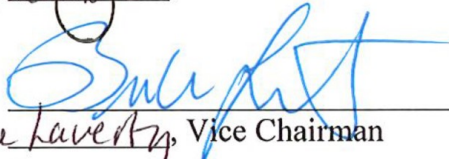
Section 4. GENERAL CODE. General Code is hereby authorized to make non-substantive formatting and numbering changes necessary to clarify references to other sections of the East Bradford Township codification and to bring the Ordinance into conformity with the East Bradford Township codification.


Section 5. EFFECTIVE DATE. This Ordinance shall become effective immediately.

ENACTED and ORDAINED this 5 day of January, 2026.

**EAST BRADFORD TOWNSHIP
BOARD OF SUPERVISORS**


Jeff Huckabee, Chairman


Bruce Lavery, Vice Chairman


Debbie Neppa, Member

ATTEST:
