

EAST BRANDYWINE TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA
ORDINANCE NO. 7 of 2024

AN ORDINANCE OF THE TOWNSHIP OF EAST BRANDYWINE, CHESTER COUNTY, PENNSYLVANIA, AUTHORIZED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE AMENDING THE EAST BRANDYWINE TOWNSHIP CODE, PART III, KNOWN AS THE LAND USE CODE OF THE TOWNSHIP OF EAST BRANDYWINE, CHAPTER 399, TITLED ZONING, ARTICLES V AND VI, TITLED R-1 ZONING DISTRICT AND R-2 ZONING DISTRICT RESPECTIVELY, AMENDING THE MAXIMUM PERMITTED DENSITY FOR CLUSTERED RESIDENTIAL DEVELOPMENTS AND AMENDING THE MINIMUM COMMON OPEN SPACE; PROVIDING THAT THE PROVISIONS OF THE ORDINANCE ARE SEVERABLE, THAT INCONSISTENT ORDINANCES ARE REPEALED, AND THAT THE ORDINANCE IS EFFECTIVE THREE HUNDRED AND SIXTY-FIVE DAYS FROM THE DATE OF ENACTMENT.

IT IS HEREBY ENACTED by the Board of Supervisors of East Brandywine Township, Chester County, Pennsylvania, that Chapter 399 of the Land Use Code of the Township of East Brandywine is amended as set forth in Sections 1, 2 and 3 hereinbelow:

SECTION 1. Section 399-25.B(2) of the Land Use Code setting forth the density multiplier applicable to clustered residential development in the R-1 Residential District is amended to delete the decimal 0.430 and insert the decimal 0.3658.

SECTION 2. Section 399-31.B(1) of the Land Use Code setting forth the density multiplier applicable to clustered residential development in the R-2 Residential District is amended to delete the decimal 0.560 and insert the decimal 0.4785.

SECTION 3. Section 399-31.B(2) of the Land Use Code setting forth the minimum common open space applicable to clustered residential development in the R-2 Residential District is amended to delete the percentage 40% and insert the percentage 50%.

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 5. 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 All ordinances or parts of ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.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 6. Effective Date. This Ordinance shall be effective 365 days following enactment.

ENACTED and ORDAINED this 18 day of July, 2024.

**BOARD OF SUPERVISORS
EAST BRANDYWINE TOWNSHIP**

ATTEST:

Kyle P. Scribner, Chairman

Lisa Taraschi
Lisa Taraschi, Secretary

Carl K. Croft
Carl K. Croft, Vice Chairman

Francis X. Taraschi
Francis X. Taraschi, Member

**This is a true and accurate copy of
Ord 7 of 2024 adopted/approved by
the East Brandywine Township Board
of Supervisors at their meeting
held 7/18/24**

**Lisa Taraschi
Secretary East Brandywine Township**