

SADSBURY TOWNSHIP

CHESTER COUNTY, PENNSYLVANIA

ORDINANCE NO. 2025-03

AN ORDINANCE OF THE TOWNSHIP OF SADSBURY, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE CODE OF SADSBURY TOWNSHIP, CHAPTER 129 TITLED "ZONING" SPECIFICALLY BY: AMENDING SECTION 1103.B TO MEASURE MINIMUM LOT SIZE IN TERMS OF GROSS ACREAGE; AMENDING SECTION 1103.B TO MEASURE MAXIMUM DENSITY IN TERMS OF GROSS ACREAGE; AND AMENDING SECTION 1103.B TO PROVIDE THAT NO BUILDING SHALL BE CLOSER THAN 100 FEET FROM A TRACT BOUNDARY.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Supervisors of Sadsbury Township, that Chapter 129 of the Sadsbury Township Code, titled, "Zoning", shall be amended as follows:

Section 1. §1103.B(2)(a) is hereby amended as follows:

- "2. Minimum Lot Size
a. Gross Area: 20 acres minimum."

Section 2. §1103.B(3)(e) is hereby amended as follows:

- "3. Minimum Yard Dimensions
a. Front Yard: 100 feet minimum.
b. Each Side Yard: 100 feet each.
c. Rear Yard: 100 feet minimum.
d. Building Separation: 75 feet minimum.
e. No building shall be closer than 100 feet from a tract boundary.

Section 3. §1103.B(6) is hereby amended as follows:

- "6. Density. Gross Density shall be no greater than 10 units per acre."

Section 4. 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.

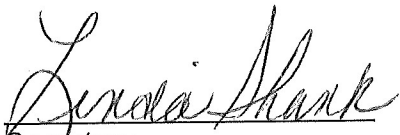
Section 5. Repealer. All Ordinances or parts of Ordinance conflicting with any provision of this Ordinance are hereby repealed insofar as the same affect this Ordinance.


Section 6. Effective Date. This Ordinance shall become effective five days after enactment as by law provided.

ENACTED AND ORDAINED this 1st day of April, 2025.

ATTEST:

**BOARD OF SUPERVISORS
SADSBURY TOWNSHIP**


Secretary


_____, Chairman

