

ORDINANCE NO. 2005-2

BOROUGH OF MALVERN
CHESTER COUNTY, PENNSYLVANIA

AN ORDINANCE AMENDING THE BOROUGH OF MALVERN ZONING
ORDINANCE OF 2003, BY CHANGING THE DEFINITION OF LOT AREA.

The Borough Council of Malvern Borough, Chester County, Pennsylvania, hereby
ENACTS and ORDAINS as follows:

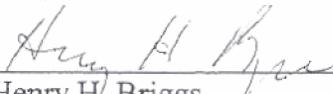
The Borough of Malvern's Zoning Ordinance is hereby amended as follows:

Section 201 TERMS

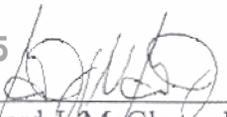
LOT AREA - The area contained within the property Lines of a lot, as defined in the deed or as shown on an approved subdivision plan. For purposes of calculating the minimum lot area (net lot area) necessary to comply with the area and bulk requirements of this Ordinance, the following areas shall be excluded from such calculations:

1. All areas within the existing or proposed public or private streets, rights-of-way or easements, recorded or otherwise, including public sewer, water, public utility, storm drainage retention and/or detention;
2. All areas occupied by courses and/or bodies of water, wetlands and floodplains;
3. 50% of any area of the lot which has wet or alluvial soils;
4. 50% of the area of the lot with slopes of 15-20% and changes in grade of 4 feet or more;
5. 75% of the area of the lot with slopes of more than 20% and changes in grade of 4 feet or more.

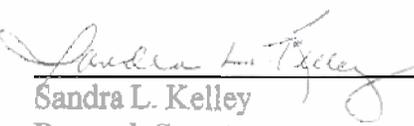
ORDAINED by Borough Council this day of March, 2005.


Henry H. Briggs
President, Malvern Borough Council

APPROVED by the Mayor, this day of March, 2005


Gerard J. McGlone, Jr.
Mayor

ENACTED this day of March, 2005


Sandra L. Kelley
Borough Secretary