

ORDINANCE NO. 109

AN ORDINANCE OF THE TOWNSHIP OF HAYCOCK, BUCKS COUNTY, PENNSYLVANIA AMENDING ARTICLE II, DEFINITIONS AND ARTICLE V SECTION 502, OF THE HAYCOCK TOWNSHIP ZONING ORDINANCE OF 1975, AS AMENDED SEPTEMBER 26, 1994, TO REVISE REGULATIONS FOR MINIMUM LOT AREA AND MINIMUM BUILDING ENVELOPE AREA.

WHEREAS, Section 1516 (53 P.S. Section 66516) of the Pennsylvania Second Class Township Code provides that the corporate powers of the Board of Supervisors of Haycock Township (the "Board of Supervisors") include the ability to plan for the development of the Township through Zoning, Subdivision, and Land Development Regulations under the Act of July 13, 1968 (P.L. 805, No. 247), known as the "Pennsylvania Municipalities Planning Code";

WHEREAS, the Board of Supervisors on or about September 26, 1994, duly adopted Ordinance No. 71, revising and restating the Haycock Zoning Ordinance as adopted in 1975;

WHEREAS, Section 1601 of the Second Class Township Code provides that the Board of Supervisors may adopt Ordinances in which general or specific powers of the Township may be exercised, and, by the enactment of subsequent Ordinances, the Board of Supervisors may amend, repeal, or revise existing Ordinances (53 P.S. Section 66601);

WHEREAS, since its adoption, the Zoning Ordinance has from time to time been amended;

WHEREAS, the Board of Supervisors deems it in the best interest of the citizens of the Township to amend the Zoning Ordinance to revise provisions associated with minimum lot area and minimum building envelope area, to ensure that newly created lots have sufficient area to permit reasonable development of the property while protecting natural resources.

NOW THEREFORE, in consideration of the forgoing, be it **ENACTED** and **ORDAINED** by the Board of Supervisors of Haycock Township, Bucks County, Pennsylvania, as follows:

SECTION 1: Article II, Section 204 is hereby amended to add Subsection c, as follows:

- c. Building Envelope Area: The two dimensional area of a lot within which a principal structure is permitted to be built, and which is defined by the required yards of the lot.

SECTION 2: Article V, Section 502 is hereby amended to revise Subsection e, and add a new Subsection f as follows:

- e. Minimum lot area – This column refers to the minimum area of land on which a use can be located. All uses, activities, and buildings on lots with natural features shall comply with the requirements of Section 504 (Environmental Performance Standards).
- f. Minimum building envelope area – For all new single family detached dwelling lots having a minimum lot area of two acres or greater created in the RP and RA Zoning Districts after the adoption of this Ordinance, each lot shall have a minimum contiguous building envelope area of 15,000 square feet, which does not contain

any resources requiring 100% protection (including floodplains, floodplain soils, lakes, ponds, watercourses, wetlands, and tree protection zone), easements, buffer yards, or any other restrictions from development. For new residential lots in the SRH Zoning District created after adoption of this Ordinance, and new residential lots created in conjunction with a cluster or performance standard subdivision after adoption of this Ordinance, no portion of the minimum lot area shall contain resources requiring 100% protection (including floodplains, floodplain soils, lakes, ponds, watercourses, wetlands, and tree protection zone), easements, buffer yards, or any other restrictions from development. On all residential lots that contain resources requiring 100% protection (including floodplains, floodplain soils, lakes, ponds, watercourses, wetlands, and tree protection zone), the minimum building envelope area shall be measured from the limit of these resource protected lands, rather than from the lot line, so that required minimum yard areas are free of resources requiring 100% protection.

SECTION 3: Partial Repealer

All other provisions of the Zoning Ordinance, as amended, shall remain in full force and effect. All other Ordinances or provisions of the Zoning Ordinance inconsistent herewith or in conflict with any of the terms hereof are, to the extent of said inconsistencies or conflicts, hereby specifically repealed.

SECTION 4: Savings Clause

In event any portion of this Ordinance is determined by a Court of Jurisdiction to be unconstitutional or unenforceable, it should not affect any of the other provisions of this Ordinance or of the Zoning Ordinance. All other provisions of the Zoning Ordinance and this Ordinance shall remain in full force and effect.

SECTION 5: Effective Date

All provisions of this Ordinance shall be in full force and effect five (5) days after the approval and adoption.

ORDAINED AND ENACTED this ____ day of _____, 2008.

BOARD OF SUPERVISORS

Kathleen M. Babb, Chairwoman

Michael Lennard, Vice Chairman

Henry DePue, Member

ATTEST:

Nancy M. Yodis, Township Secretary/Treasurer

