

ORDINANCE NO. 72

AN ORDINANCE BY THE BOARD OF SUPERVISORS OF
HAYCOCK TOWNSHIP AMENDING THE
HAYCOCK TOWNSHIP ZONING ORDINANCE

BACKGROUND

A. On or about September 26, 1994, the Board of Supervisors of Haycock Township adopted a new Zoning Ordinance amending Haycock Township Zoning Ordinance of 1975.

B. In furtherance of the purposes and community development goals and objectives recited at Section 102 and 105 of the Amended Zoning Ordinance and specifically the objectives set forth at Section 105.c. the Board of Supervisors of Haycock Township has determined that the following amendments to the Zoning Ordinance will promote the purposes and community development objectives stated therein.

IT IS HEREBY ORDAINED AND ENACTED by the Board of Supervisors of Haycock Township upon recommendation by the Haycock Township Planning Commission and the Bucks County Planning Commission that various sections of the Haycock Township Zoning Ordinance are hereby amended as follows:

1. Section 204.a. Lot Area is amended to delete the sentence, "In addition, the minimum lot area does not include any area designated as open space under requirements of Section 501, Site Capacity Calculations and Section 502 Table of Performance Standards."
2. Section 219 Density is amended to replace the words "net buildable site area" with the words "base site area."
3. Section 239 Impervious Surface Ratio is amended to replace the words "net buildable site area" with the words "base site area."

4. Section 270 Net Buildable Site Area is amended to read:

"The net buildable site area is the area of the site which may be altered, disturbed or regraded for development purposes. The net buildable site area may contain buildings, roads, parking areas, sewage systems and stormwater management facilities. The net buildable site area shall not contain required open space, recreation areas and natural resource protection areas."

5. Section 403 Table of Use Regulations is amended as applied to Use A4 Forestry, as follows:

RP	RA	RD	FC	VC-1	SRC	SRL	SRM	SRH	VC-2	URL	PC	CC	SC	PI	EXT
P	P	P	P	N	P	P	P	P	N	P	P	P	P	P	P

6. Section 501 Site Capacity Calculations is amended so that the introductory paragraph is preceded by the words, "Except for Use B1 Single-Family Detached."

7. Section 501.g. is amended to replace this subsection with, "g. Reserved".

8. Section 501.h. is amended to replace the words "Unusable Land" with the words "Required Open Space."

9. Section 501.i. Number of Dwelling Units is amended to replace the words "Net Buildable Site Area" with the words "Base Site Area."

10. Section 501.j. Impervious Surfaces is amended to replace the words "New Buildable Site Area" with the words "Base Site Area."

11. Section 502 Table of Performance Standards is amended to delete the Maximum Density DU/AC performance standards for the B1-Single Family Detached uses for the following districts:

RP	RA	RD	SRC	VC-1	SRL	SRM	SRH	VC-2	URL
.44	.44	.87	.44	1.9	1.9	1.9	1.9	2.3	3.2

12. Section 1108 Governing Body: Powers and Duties - Conditional Uses is amended to delete subsection d.(4)(c) Use A4 Forestry and replace it with d.(4)(c) Reserved.

This Ordinance shall be effective five (5) days after enactment.

ENACTED AND ORDAINED this 5th day of SEPTEMBER

1995.

ATTEST:

HAYCOCK TOWNSHIP
BOARD OF SUPERVISORS

Nancy M. Yodis
NANCY M. YODIS, Secretary

BY: Earl D. Winters
EARL D. WINTERS, Chairman

Kathleen M. Babb
KATHLEEN M. BABB

Nathaniel S. Ostroff
NATHANIEL S. OSTROFF