

ORDINANCE NO. 79

**ORDINANCE OF HAYCOCK TOWNSHIP, BUCKS COUNTY,
PENNSYLVANIA, AMENDING ORDINANCE NO. 71,
THE ZONING ORDINANCE OF HAYCOCK TOWNSHIP,
TO REVISE THE REGULATIONS FOR RESIDENTIAL
ACCESSORY STRUCTURES.**

BACKGROUND

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

B. The Board of Supervisors of Haycock Township deems it in the best interest of the citizens of the Township to amend the Zoning Ordinance to clarify certain provisions thereof as they relate to residential accessory buildings and structures (use H2).

C. The Board of Supervisors specifically finds and determines that this Ordinance is consistent with the Township Comprehensive Plan and the Community Development Objectives stated therein and in the Zoning Ordinance.

NOW, THEREFORE, be it ORDAINED AND ENACTED as follows:

Section 1.

Section 404.H.2(d) is revised and restated as follows:

"Buildings such as storage sheds, bath houses, and private greenhouses or unenclosed (without walls) decks, porches and patios.

New and existing buildings or structures may extend into the minimum side or rear yards to a distance of ten feet from a lot line provided that such building or

structure shall not exceed two hundred eighty-eight (288) square feet of gross floor area."

Section 2.

Section 404.H.2(j) is revised and restated as follows:

"Accessory buildings and structures shall not exceed thirty-five (35) feet in height.

Such buildings and structures may extend into a rear yard, but no greater than the required side yard for the zoning district in which the building or structure is located provided such building or structure shall not exceed seven hundred fifty (750) square feet ." Accessory buildings exceeding seven hundred fifty (750) square feet shall comply with the set back provisions of the zoning district in which they are located.

Section 3.

Section 404.H.6 is revised and restated as follows:

Non-Residential Accessory Building, Structure or Use

Accessory buildings, structures, or uses customarily incidental to non-residential uses, not including outside storage or display, where a principal use is permitted by special exception or conditional use, any accessory use shall also require a special exception or conditional use.

1. Non-residential accessory buildings shall not exceed thirty-five (35) feet in height and shall comply with the front side and rear yard set back requirements of the zoning district in which the building or structure is located.

2. Parking shall conform to the most closely related use in Section 404.

Section 4.

All other provisions of the Haycock Township Zoning Ordinance shall remain in full force and effect.

Section 5.

This Ordinance shall be effective immediately upon enactment.

ORDAINED AND ENACTED this 2nd day of FEBRUARY, 1998.

ATTEST:

HAYCOCK TOWNSHIP
BOARD OF SUPERVISORS

Nancy M. Yodis
Nancy M. Yodis

Kathleen M. Babi
Kathleen M. Babi, Chairman (vice)

Earl Winters
Earl Winters

Michael Lennard
Michael Lennard (Chairman)