

ORDINANCE NO. 248

AN ORDINANCE OF TINICUM TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA, AMENDING THE ZONING ORDINANCE OF TINICUM TOWNSHIP TO PROVIDE REVISED STANDARDS FOR SITE CAPACITY CALCULATION.

WHEREAS, Section 1516 (53 P.S. Section 665116) of the Pennsylvania Second Class Township Code provides that the corporate powers of the Board of Supervisors of Tinicum 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; and

WHEREAS, the Board of Supervisors on or about September 1, 2005, duly adopted a revised and restated Tinicum Township Zoning Ordinance; and

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

WHEREAS, The Board finds it is in the interest of the Township and its citizens to amend the Zoning Ordinance to provide revised standards for Site Capacity Calculation; and

WHEREAS, the Board of Supervisors finds and determines that this Zoning Ordinance Amendment is consistent with the Township Comprehensive Plan and the Community Development Objectives stated there in and in the Zoning Ordinance.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED, and it is hereby **ENACTED AND ORDAINED** by the Board of Supervisors of Tinicum Township, Bucks County, Pennsylvania, after public hearing, duly advertised and held on the 17th day of December, 2019, as follows:

Section 01: Section 801 Site Capacity Calculation shall be amended as follows:

Each site is unique. It has physical features which are rarely duplicated precisely on another site. Portions of some sites may not be useable, and a minimum amount of buildable land should be retained for recreation. The purpose of this section is to determine the appropriate intensity of use to which a specific tract with qualifying improvements as defined in Section 230.E of Ordinance 232, Section 01. The following calculation shall be a part of the initial plan submitted by the developer or landowner to determine the net buildable site area:

Section 02: Section 801(10) Maximum Impervious Surface shall be amended to replace "base site area (1)" with "net buildable site area (8)" as follows:

(10) Maximum Impervious Surface: Determine the maximum impervious surface. Multiply

the maximum impervious surface ratio (Article IV) by the net buildable site area (8).

$$\begin{array}{r} \underline{\hspace{2cm}} \quad \text{MAXIMUM IMPERVIOUS SURFACE RATIO} \\ \times \quad \underline{\hspace{2cm}} \quad \text{NET BUILDABLE SITE AREA (8)} \\ \hline = \quad \underline{\hspace{2cm}} \quad \text{MAXIMUM IMPERVIOUS SURFACE IN ACRES} \end{array}$$

Section 03: All inconsistent provisions of other ordinances or resolutions are repealed to the extent of the inconsistency. All other provisions of the ordinances of Tincum Township shall remain in full force and effect.


Section 04: The provisions of this ordinance are declared to be severable. If any provision of this ordinance is declared to be invalid or unconstitutional by a court of competent jurisdiction, such determination shall have no effect on the remaining provisions of this ordinance.

Section 05: This ordinance shall be effective five (5) days after adoption by the Tincum Township Board of Supervisors.

ORDAINED and ENACTED this 17th day of December A.D. 2019.


TINICUM TOWNSHIP
BOARD OF SUPERVISORS


Richard Rosamilia, Chairman


James A. Helms, Vice Chairman


John Blanchard, Supervisor

Attest:


Teri Lewis, Township Manager