

**Meeting Minutes from the
DOYLESTOWN TOWNSHIP PLANNING COMMISSION**

Regular Meeting

July 27, 2020

The Doylestown Township Planning Commission Regular Meeting was held at 7:02 p.m., Monday, July 27, 2020 at 425 Wells Road, Doylestown, PA 18901. Members of the Doylestown Township Planning Commission in attendance included Chairperson: Judy Hendrixson, Vice Chairman; Gregory Reppa with members; Ted Feldstein and Thomas Kelso. Others in attendance included, Board of Liaisons: Jennifer Herring & Nancy Santacecilia, Township Planning Consultant; Judy Stern Goldstein, Township Manager; Stephanie Mason and Director of Code Enforcement; Sinclair Salisbury.

On motion of Mr. Kelso; seconded by Mr. Feldstein the June 22, 2020 Doylestown Township Planning Commission meeting minutes were unanimously approved. 4 - 0

A guest of the meeting stated she was attending to learn more about the planning commission.

Ms. Goldstein presented the SALDO amendments and reviewed each section on the memo. (See Attached)

#4 Mr. Reppa inquired if a paper copy is still necessary for deed registration. Ms. Mason noted the administration requires one for the signature.

Mr. Reppa inquired how tiny homes are included in the section. Mr. Salisbury stated that tiny homes not legal unless state approved, he is not aware of any PA legal tiny home manufactures except for the Delaware Valley University tiny home, only for demonstration purposes. Mr. Kelso questioned the terminology used including a manufactured and mobile home. He stated that PA should review the law regarding tiny home as they are becoming more popular especially in an emergency. Mr. Salisbury pointed out an opportunity for low cost housing. Ms. Goldstein responded affordable housing is more than the property and that discussion would occur further in the review.

#6-8 Ms. Goldstein stated the update in copy requirements was based off of administrative staff response.

#9 Mr. Salisbury suggested to have a digital upload required instead of a compact disk. Ms. Goldstein stated two commission members required paper copies.

#16 Mr. Reppa suggested durable fencing be added as an option. The board agreed. He also suggested requesting adding a few extra feet for snow plow areas. Ms. Goldstein stated that can be determined once a plan is submitted on a per property basis. Mr. Kelso suggested stating the intent would be helpful and suggested including the intent is to shield visibility of headlights between adjacent roadway and residential use or zoning. The board agreed. He also inquired if the four foot height requirement was necessary. Ms. Hendrixson suggested topography and noted a residential development may require a different height then a commercial zone. Mr. Salisbury inquired if

beautifying the buffer would be a requirement. Ms. Goldstein responded the buffer is geared more towards parking lots. Ms. Hendrixson stated a planted berm would be preferred. Mr. Kelso suggested the terminology of “landscaped earth berm of more than four feet in height”. The board agreed.

Ms. Hendrixson stated she would like solar powered structures to receive permit credits. Mr. Salisbury responded that solar powered parking lot lights do receive credit off the building permits.

#24 Mr. Kelso inquired about multiple pipes for conveyance. Ms. Hendrixson noted it would be an equivalent.

Ms. Goldstein stated the revisions would be presented at the next meeting.

Ms. Goldstein presented the Zoning Ordinance amendments and reviewed each sections one through twenty five. (See Attached)

#2 The board discussed the definition of family listed.

Mr. Kelso questioned the definition of fueling center listed, as Sheetz has outdoor dining. Ms. Goldstein noted both options listed in the revision. Mr. Reppa stated his concern for reduced parking standards if outdoor dining allowed. Mr. Kelso stated the local area would not have a parking concern. Mr. Reppa suggested reviewing the concern further if indoor dining allowed. Ms. Hendrixson agreed to outdoor dining. Mr. Salisbury reminded that foot traffic would be increased for dining as well.

Mr. Salisbury noted the time limit is placed due to the possibility of someone using the home as an investment opportunity. Ms. Goldstein stated the issue being addressed is weekend rentals occurring are a noise nuisance and to reduce neighbor disturbance. Ms. Mason reviewed acceptable rental situations. Ms. Mason completed a quick search and found no current Airbnb rentals in Doylestown Township.

#12 Ms. Goldstein agreed with the board on updating the section to include limited on site eating and to include seasonal outdoor eating. Mr. Salisbury asked to update the terminology to motor vehicle fueling. The board agreed.

Ms. Hendrixson inquired about drive through windows and stated they are gaining popularity. Ms. Mason stated the restriction was added due to traffic flow. Ms. Goldstein suggested each applicant can include traffic patterns in their plan. The board agreed to strike subsection E.

Mr. Salisbury suggested an A frame is more appealing than a pitched roof. Mr. Kelso suggested considering subsection K per applicant. Mr. Reppa agreed with the current wording. The board agreed.

#13 Ms. Herring inquired if inflatable pools were included in the section. Mr. Salisbury stated that as long as the deepest point is 24 inches a fence is required.

#22 Mr. Salisbury suggested to specify the term barrier.

#23 Mr. Salisbury stated he has had many inquiries from residents wanting chickens and this section will include many more residents. He has not had a complaint regarding chickens in the Township.

#25 Ms. Goldstein noted families are under a protected class. Ms. Santacecilia stated she had bad personal experience with institutional use homes. Ms. Goldstein stated the subsection does not apply to rental units. Mr. Reppa inquired why the term blood relative was removed and Ms. Goldstein stated the broad term of family is used to avoid discrimination. Ms. Santacecilia inquired if he has any issues with the ordinance. Mr. Salisbury stated he does not except when a sale occurs and then the realtor and the future buyer is made aware that modifications need to occur. Ms. Goldstein provided a housing option example to provide awareness of social standards and creative housing options for all. She suggested rental options for the board to think about. Ms. Herring noted concerns of noise disturbances from nonresidents as a rental property. Mr. Salisbury agreed with Ms. Goldstein and noted that affordable housing should be discussed further.

Mr. Kelso suggested to table the discussion. The board agreed. Ms. Goldstein stated the next meeting would include the SALDO updates and finishing review of the Zoning Ordinance amendments.

The meeting was adjourned at 8:48 pm. The next meeting of the Planning Commission is scheduled for Monday, August 24, 2020 at 7:00PM.

Respectfully Submitted,

Winter May Melson



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MEMORANDUM

Date: July 20, 2020
To: Stephanie Mason
From: Judy Stern Goldstein and Stacy Yoder
cc: Sinclair Salisbury
Reference: SALDO Amendments

As requested by Township staff we have prepared the following subdivision and land development ordinance amendments:

Section 1. The provisions of Chapter 153, Subdivision and Land Development, Article III, Definitions, Section 153-11 shall be amended to replace the term "Development" as follows:

DEVELOPMENT - Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, the placement of manufactured homes, streets or other paving, utilities, filling, grading, excavation, mining, dredging or drilling operations and the subdivision of land.

Commented [JSG1]: Revision to update terminology from "Mobile Home" to "Manufactured Home"

Section 2. The provisions of Chapter 153, Subdivision and Land Development, Article III, Definitions, Section 153-11 shall be amended to replace the term "Mobile Home" with "Manufactured Home."

Section 3. The provisions of Chapter 153, Subdivision and Land Development, Article III, Definitions, Section 153-11 shall be amended to replace the term "Mobile Home Park" as follows:

MANUFACTURED HOME COMMUNITY - A parcel or contiguous parcels of land which has been so designated and improved that it contains two or more manufactured home lots for the placement thereon of manufactured homes.

Section 4. The provisions of Chapter 153, Subdivision and Land Development, Article III, Definitions, Section 153-11 shall be amended to revise the term "Plan, Final Plan" as follows:

FINAL PLAN

A complete and exact plan prepared by a registered engineer or surveyor, prepared for official recording, showing right-of-way lines, easements, lot dimensions with bearings, lot numbers and any other relevant information pertaining to the streets and lots of the subdivision or land development, typical cross section of the streets and the horizontal and vertical details (plan profiles of all streets, drainage facilities, sanitary sewers, water mains, fire hydrants, streetlights and all underground and aboveground utility conduits and poles.). An exact copy of the approved final plan on paper of standard size with appropriate signatures shall be recorded with the Bucks County Recorder of Deeds.

Commented [JSG2]: Updated the plan requirements to eliminate references to "linens" and "mylars" which are no longer required for recording.

Section 5. The provisions of Chapter 153, Subdivision and Land Development, Article III, Definitions, Section 153-11 shall be amended to revise the term "Right-of-Way (Ultimate)" as follows:

RIGHT-OF-WAY (ULTIMATE) - An area of land beyond the legal or dedicated right-of-way needed to accommodate the future widening of the roadway, measured from the centerline of the cartway. Refer to §153 Attachment 2, Roadway, Pedestrian and Bicycle Requirements.

Section 6. The provisions of Chapter 153, Subdivision and Land Development, Article IV, Plan Submission and Processing Requirements, Section 153-13.A shall be amended to read as follows:

Sketch plan. One electronic copy of the plan with each plan submission in a .pdf format and 9 paper copies for distribution.

Commented [SY3]: Revision to Plan Submission and Processing Requirements – number of required plans to be submitted, format of plan submissions

Section 7. The provisions of Chapter 153, Subdivision and Land Development, Article IV, Plan Submission and Processing Requirements, Section 153-13.B shall be amended to read as follows:

Preliminary plan. One electronic copy of the plan with each plan submission in a .pdf format and 10 paper copies for distribution, or as requested in the Doylestown Township Application for Review of Subdivision or Land Development Proposal in effect at the time of the submission.

Section 8. The provisions of Chapter 153, Subdivision and Land Development, Article IV, Plan Submission and Processing Requirements, Section 153-13.C shall be amended to read as follows:

Final plan. One electronic copy of the plan with each plan submission in a .pdf format and 10 paper copies for distribution, or as requested in the Doylestown Township Application for Review of Subdivision or Land Development Proposal in effect at the time of the submission.

Section 9. The provisions of Chapter 153, Subdivision and Land Development, Article IV, Plan Submission and Processing Requirements, Section 153-13.D shall be amended to read as follows:

Two paper copies of the approved final plan shall be provided to the Township. In addition, one electronic copy of the final plan shall be submitted to the Township as a .dwg file in AutoCAD Release 14, or latest version, or other compatible format, on a compact disk, in accordance with standards established by Doylestown Township and the Bucks County Planning Commission.

Section 10. The provisions of Chapter 153, Subdivision and Land Development, Article IV, Plan Submission and Processing Requirements, Section 153-14.D(3)(j) shall be amended to read as follows:

Upon satisfaction of requirements for the improvements and common amenities, two paper copies of the approved record plan, properly executed by the owner and with the required notations as set forth under Article V of this chapter, shall be submitted for the signatures of the proper Township officials. The plans shall then be recorded in the office of the Recorder of Deeds of Bucks County, Pennsylvania, within 90 days from the date of approval. Failure to have the plan recorded within 90 days from the date of approval shall automatically void the approval unless a written extension of time is granted by the Board of Supervisors upon written request by the applicant.

Section 11. The provisions of Chapter 153, Subdivision and Land Development, Article IV, Plan Submission and Processing Requirements, Section 153-14.D(3)(k) shall be amended to read as follows:

One positive print of the record plan as recorded and bearing the plan book, page and date of recording, shall be submitted to the Township Manager immediately after the plan has been recorded.

Section 12. The provisions of Chapter 153, Subdivision and Land Development, Article IV, Plan Submission and Processing Requirements, Section 153-14.E(3)(g) shall be amended to read as follows:

Upon satisfaction of requirements for the improvements and common amenities, two paper copies of the approved record plan, properly executed by the owner and with the required notations as set forth under Article V of this chapter, shall be submitted for the signatures of the proper Township officials. The plans shall then be recorded in the office of the Recorder of Deeds of Bucks County, Pennsylvania, within 90 days from the date of approval. Failure to have the plan recorded within 90 days from the date of approval shall automatically void the approval unless a written extension of time is granted by the Board of Supervisors upon written request by the applicant.

Section 13. The provisions of Chapter 153, Subdivision and Land Development, Article IV, Plan Submission and Processing Requirements, Section 153-14.E(3)(h) shall be amended to read as follows:

One positive print of the record plan as recorded and bearing the plan book, page and date of recording, shall be submitted to the Township Manager immediately after the plan has been recorded.

Section 14. The provisions of Chapter 153, Subdivision and Land Development, Article V, Plan Requirements, Section 153-21.A(1) shall be deleted in its entirety.

Section 15. The provisions of Chapter 153, Subdivision and Land Development, Article VI, Design Standards, Section 153-24.K shall be amended to read as follows:

Roadway, pedestrian and bicycle requirements based on street hierarchy. Refer to §153 Attachment 2.

Commented [SY4]: Revision to include roads as part of right-of-way attachment table

Section 16. The provisions of Chapter 153, Subdivision and Land Development, Article VI, Design Standards, Section 153-28.F shall be amended to read as follows:

All parking lots of 10 or more parking spaces shall be buffered, except at entrances or exits, from streets and from residential or other uses with less intensive parking requirements. Such buffer shall consist of one of the following, with the Township's preference being option number one, unless site specific conditions warrant otherwise:

Commented [SY5]: Updated parking area buffer requirements

- (1) Naturalistic groupings of evergreen and deciduous shrubs and trees, which cannot be seen through. Deciduous shrubs used for parking area buffer plantings shall be a thirty-inch minimum height. Evergreen shrubs shall be a twenty-four-inch minimum height and eighteen-inch minimum spread.
- (2) A compact hedge which cannot be seen through. Such hedge shall contain overlapping evergreen and deciduous shrubs. Deciduous shrubs used for parking area buffer plantings shall be a thirty-inch minimum height. Evergreen shrubs shall be a twenty-four-inch minimum height and eighteen-inch minimum spread.
- (3) A four-foot high ornamental fence or wall consistent with the architectural character of the surrounding uses.
- (4) An earthen berm, not less than four feet in height. Such berm shall contain a mixture of evergreen and deciduous trees and shrubs. Deciduous shrubs used for parking area buffer plantings shall be a thirty-inch minimum height. Evergreen shrubs shall be a twenty-four-inch minimum height and eighteen-inch minimum spread.

Section 17. The provisions of Chapter 153, Subdivision and Land Development, Article VI, Design Standards, Section 153-31.A shall be amended to add the following:

(6) Metes and bounds description shall be provided for all easements. All easements shall be monumented at beginning, end and all changes of direction.

Section 18. The provisions of Chapter 153, Subdivision and Land Development, Article VI, Design Standards, Section 153-37.C(3)(f) shall be amended to read as follows:

The recreational activities and/or facilities for which the area is intended must be specified on the development plans and recorded on the approved plans.

Section 19. The provisions of Chapter 153, Subdivision and Land Development, Article VI, Design Standards, Section 153-38.D(10) shall be amended to read as follows:

For rate control facilities only, a minimum grade of 2% shall be maintained for areas of sheet flow. For channel flow, a minimum grade of 1% shall be maintained. For structural infiltration BMPs, flat bottoms are permissible for volume control

Commented [SY6]: Revisions as per Twp Engineer regarding SWM

Section 20. The provisions of Chapter 153, Subdivision and Land Development, Article VI, Design Standards, Section 153-38.D(11) shall be deleted in its entirety.

Section 21. The provisions of Chapter 153, Subdivision and Land Development, Article VI, Design Standards, Section 153-38.D(14) shall be amended to add the following:

(f) Antiseep collars shall not be required for rain gardens.

Section 22. The provisions of Chapter 153, Subdivision and Land Development, Article VI, Design Standards, Section 153-38.D(16)(j)D.1(1) shall be amended to read as follows:

Designers are referred to the Pennsylvania Handbook of Best Management Practices for Developing Areas, dated Spring 1998 or latest edition as amended, as prepared for the Pennsylvania Association of Conservation District, Inc., and the Pennsylvania Department of Environmental Protection.

Section 23. The provisions of Chapter 153, Subdivision and Land Development, Article VI, Design Standards, Section 153-38.D(16)(j)D.1(3) shall be amended to read as follows:

The suitability of soils for infiltration shall be determined from the Soil Survey of Bucks County (1975 Edition) or latest edition as amended and from on-site soil testing. A minimum infiltration of 0.5 inches per hour is required in the soil horizon in which the infiltration device bottom is situated.

Section 24. The provisions of Chapter 153, Subdivision and Land Development, Article VI, Design Standards, Section 153-38.F(3)(c) shall be amended to read as follows:

The minimum diameter of all storm drainage pipes shall be 15 inches or an equivalent thereto, for stormwater conveyance and structural BMP discharge. Smaller diameter pipes are permitted for BMP underdrains.

Section 25. The provisions of Chapter 153, Subdivision and Land Development, Article VI, Design Standards, Section 153-43.A shall be amended to add the following:

(6) Metes and bounds description shall be provided for all easements. All easements shall be monumented at beginning, end and all changes of direction.

Section 26. The provisions of Chapter 153, Subdivision and Land Development, Attachment 2 shall be amended to replace the title "Pedestrian and Bicycle Requirements" with "Road, Pedestrian and Bicycle Requirements."

Section 27. The provisions of Chapter 153, Subdivision and Land Development, Attachment 2 shall be amended to rename column 2 "Ultimate right-of-way width (in feet)."

Section 28. The provisions of Chapter 153, Subdivision and Land Development, Attachment 2 shall be amended to add the following note:

* Refer to §153-24.B(2)(e) for street hierarchy classification.

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MEMORANDUM

Date: July 20, 2020
To: Stephanie Mason
From: Judy Stern Goldstein and Stacy Yoder
cc: Sinclair Salisbury
Reference: Zoning Ordinance Amendments

As requested by Township staff we have prepared the following zoning ordinance amendments:

Section 1. The provisions of Chapter 175, Zoning, Article I, General Provisions, Section 175-2.K shall be amended to read as follows:

To provide for the use of land for residential housing of various dwelling types encompassing all basic forms of housing, including single-family and two-family dwellings, and a reasonable range of multifamily dwellings in various arrangements, manufactured homes and manufactured home communities.

Commented [JSG1]: Revision to update terminology from "Mobile Home: to "Manufactured Home"

Section 2. The provisions of Chapter 175, Zoning, Article II, Definitions, Section 175-9 shall be amended to add the following terms:

ACCESSORY DWELLING UNIT - A separate, complete housekeeping unit with a separate kitchen, sleeping area, and full bathroom facilities, which is an attached or detached extension to an existing single-family structure.

FAMILY - Any group of individuals, related or unrelated, living together as a household unit where the residents may share living expenses, chores, eat meals together and are a close group with social, economic and psychological commitments to each other. This definition does not apply to those persons residing in housing operated by organizations and private clubs that limit occupancy to members, i.e., dormitories, fraternities, sororities.

MOTOR VEHICLE FUELING CENTER AND RETAIL SHOP - A facility associated with the sale of gasoline products that also offers for sale grocery type items, and including items from the following groups: beverages, snacks (including confectionery), dairy products and tobacco. Food preparation for take-away consumption shall be permitted. The use may provide for indoor automated teller machines and financial services, indoor public telephone facilities, indoor vending machines, electric vehicle charging stations, and air pumps for the inflation of tires.

SHORT-TERM RENTAL - Renting for a period of 30 consecutive days or less any dwelling unit, in whole or in part, for exclusive transient use. Exclusive transient use shall mean that no eligible resident of the dwelling unit lives on-site, in the dwelling unit, throughout any visitor's stay. Rentals of units located within Township-approved hotels, motels, inns, and bed and breakfasts shall not be considered short-term rentals as defined herein.

Section 3. The provisions of Chapter 175, Zoning, Article II, Definitions, Section 175-9 shall be amended to replace the term "Dwelling Unit" as follows:

DWELLING UNIT - Any room or group of rooms located within a residential building and forming a single habitable unit with facilities which are used or intended to be used for living, sleeping, cooking and eating by one family. An accessory dwelling unit as permitted herein shall, for the purposes of this chapter, be considered to be part of a single dwelling unit even though it may contain facilities which are used or intended to be used for living, sleeping, cooking and eating by family members. This excludes housing operated by organizations and private clubs that limit occupancy to members, i.e., dormitories, fraternities, sororities.

Section 4. The provisions of Chapter 175, Zoning, Article II, Definitions, Section 175-9 shall be amended to replace the term "Mobile Home" with "Manufactured Home."

Section 5. The provisions of Chapter 175, Zoning, Article II, Definitions, Section 175-9 shall be amended to replace the term "Mobile Home Park" as follows:

MANUFACTURED HOME COMMUNITY - A parcel or contiguous parcels of land which has been so designated and improved that it contains two or more manufactured home lots for the placement thereon of manufactured homes.

Section 6. The provisions of Chapter 175, Zoning, Article II, Definitions, Section 175-9 shall be amended to replace the term "Manufactured Home Lot" as follows:

MANUFACTURED HOME LOT - A parcel of land in a manufactured home community, improved with the necessary utility connections and other appurtenances necessary for the erection thereon of a single manufactured home.

Section 7. The provisions of Chapter 175, Zoning, Article II, Definitions, Section 175-9 shall be amended to replace the term "Development" as follows:

DEVELOPMENT - Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, the placement of manufactured homes, streets or other paving, utilities, filling, grading, excavation, mining, dredging or drilling operations and the subdivision of land.

Commented [JSG2]: Revision to update terminology from "Mobile Home: to "Manufactured Home"

Section 8. The provisions of Chapter 175, Zoning, Article II, Definitions, Section 175-9 shall be amended to delete the term "Rooming House/Boardinghouse" in its entirety.

Commented [SY3]: Although the term is defined, it is not used anywhere else throughout the zoning ordinance

Section 9. The provisions of Chapter 175, Zoning, Article III, Establishment of Districts, Section 175-10 shall be amended to add "Municipal Overlay District."

Section 10. The provisions of Chapter 175, Zoning, Article IV, Use Regulations, Section 175-16.B(10)(g) shall be removed in its entirety.

Section 11. The provisions of Chapter 175, Zoning, Article IV, Use Regulations, Section 175-16.B(13) shall be amended to read as follows:

B-13. Manufactured home community. A manufactured home community is a parcel or contiguous parcels of land which has been so designated and improved that it contains two or more manufactured home lots for the placement thereon of manufactured homes and meeting the regulations set forth in Article IX herein.

Section 12. The provisions of Chapter 175, Zoning, Article IV, Use Regulations, Section 175-16.E shall be amended to add the following:

(21) E-21. Motor Vehicle Fueling Center and Retail Shop. A facility associated with the sale of gasoline products that also offers for sale grocery type items, and including items from the following groups: beverages, snacks (including confectionery), dairy products and tobacco. Food preparation for take-away consumption shall be permitted. The use may provide for indoor automated teller machines and financial services, indoor public telephone facilities, indoor vending machines, electric vehicle charging stations, and air pumps for the inflation of tires.

Commented [SY4]: New use and associated use regulations

- (a) The minimum required lot area: 2 acres.
- (b) The minimum required lot width: 200 feet measured at the street line.
- (c) Access shall be to a regional arterial or community arterial street classification as identified in the Doylestown Township Subdivision and Land Development Ordinance.
- (d) All activities except those performed at fuel pumps and air pumps must be performed completely within an enclosed building.
- (e) No drive-in windows are permitted for the sale of convenience items.
- (f) The applicant shall incorporate design elements such as buffer plantings, sidewalks, fencing, ornamental plantings and other similar features to enhance the aesthetics of the street frontage.
- (g) Buffer yards shall be provided in accordance with the requirements of §175-21 and Chapter 153, Subdivision and Land Development.
- (h) A traffic impact and pedestrian/bicycle circulation study as required by Chapter 153, Subdivision and Land Development shall be submitted as part of the application.
- (i) No vehicle may be stored on the site, and no vehicle may remain on the premises for more than 24 hours.
- (j) As part of the land development approval process, the applicant is required to present a plan that demonstrates the methods by which any spills of liquids will be contained and shall also demonstrate that the storm water management system is designed to capture volatile organic compounds, oils and solids. The applicant shall submit a copy of the maintenance agreement setting forth the terms for the management of the facility.
- (k) Canopies over pump islands shall be constructed with pitched roofs, and canopy columns shall be faced with brick wainscoting or similar materials up to a height of at least six (6) feet. All building facades facing a public right-of-way must include two additional features among this list: windows, pent roofs, offsets, variations in materials, or other architectural amenities designed to enhance the building's appearance.
- (l) Such use may be conducted on a 24-hour basis, notwithstanding any other provision of this ordinance, providing that all of the following criteria are met:

- [1] No deliveries or pick-up of inventory, merchandise, foodstuffs, fuel, trash or other product shall occur between the hours of 10:00 p.m. and 7:00 a.m.
- [2] A buffer or screen which is a minimum six (6) foot high above grade, consisting of two (2) of the following elements (except for an area occupied by a trash enclosure, in which case the screen shall consist of one of the following elements): a decorative wall, fencing, or landscaping to screen adjoining residential properties and to inhibit light generated on-site from traversing off the site.
- [3] No amplified sound and/or gas pump televisions are permitted to be operated between the hours of 10:00 p.m. and 7:00 a.m.

(m) All trash shall be stored within a building or enclosed area.

Section 13. The provisions of Chapter 175, Zoning, Article IV, Use Regulations, Section 175-16.H(6)(a) shall be amended to read as follows:

Commented [SY5]: Swimming pool use revised to reference PA UCC and code enforcement items

- (a) No person, owner or occupant of land shall install or maintain a swimming pool or other artificial body of water capable of being filled to a depth exceeding 24 inches at the deepest or lowest point unless a permit is first obtained from the Building Inspector and the required plans and information are filed, together with required permit fees. Ornamental pools and wading pools which do not exceed 24 inches in depth are exempt from these provisions. Swimming pools shall include any pool, regardless of design or construction materials or the permanency of its location both above and below ground level, which is built, erected or used for the purpose of bathing or swimming and all buildings, equipment, and appurtenances thereto. This chapter shall also apply to public swimming pools used and maintained by an individual, firm, corporation, club or association of persons for use by the public or members and their invitees or guests.

Section 14. The provisions of Chapter 175, Zoning, Article IV, Use Regulations, Section 175-16.H(6)(c) shall be amended to read as follows:

(c) Construction permits are required prior to the construction, alteration, remodeling or additions to a swimming pool or other artificial water areas not specifically exempt from this chapter. Application for a permit for the construction of a swimming pool shall be made to the Building Code Official. Each application for a private or public swimming pool shall be accompanied by a duplicate set of plans, specifications and plot plans of the property. The location of the pool on the property and with respect to adjoining property and street lines shall be shown, together with the location, height and type of fencing or walls or protective equipment and accessory buildings. No permit for a private or public swimming pool shall be issued until the plans, specifications and plot plans have been approved by the Zoning Officer through compliance with this chapter and the Township Building Code. Fees for swimming pool permits shall be fixed from time to time by resolution of the Board of Supervisors.

Section 15. The provisions of Chapter 175, Zoning, Article IV, Use Regulations, Section 175-16.H(6)(i) shall be amended to read as follows:

- (i) Construction and maintenance. The construction and design of all pools shall be such that the same can be maintained and operated as to be clean and sanitary at all times. The owners of every such pool shall be responsible to maintain said pool in such condition as to prevent breaks in the pool chassis or water from the pool overflowing into adjacent public or private property. Swimming pools shall be constructed, equipped and maintained in strict conformity with the provisions of the latest edition of swimming pool and public health codes issued by the Commonwealth of Pennsylvania and the Bucks County Health Department.

Section 16. The provisions of Chapter 175, Zoning, Article IV, Use Regulations, Section 175-16.H(6)(j) shall be amended to read as follows:

- (j) Outdoor lighting, if used, shall be installed in such a way as to be shielded and not to illuminate beyond the property line nor reflect toward or into the interior of adjacent residential properties.

Section 17. The provisions of Chapter 175, Zoning, Article IV, Use Regulations, Section 175-16.H(6)(l) shall be amended to read as follows:

- (l) If pools are connected to any water, sewer or public utility line, there must be installed a separate valve controlling such line, both as to supply and drainage, and a permit must be obtained prior to installation from the agency furnishing such utility service. A minimum isolation distance of 25 feet or distance as required by Bucks County Health Department shall be required between a swimming pool and any sewage disposal system.

Section 18. The provisions of Chapter 175, Zoning, Article IV, Use Regulations, Section 175-16.H(6)(n) shall be amended to read as follows:

- (n) All pool installations shall conform to all applicable construction codes as amended.

Section 19. The provisions of Chapter 175, Zoning, Article IV, Use Regulations, Section 175-16.H(6)(o) shall be amended to read as follows:

- (o) In no case shall water in the pool or pool area be permitted to emit an offensive odor or create any unhealthful condition. Further, it shall be a violation of this chapter to cause or allow drainage onto adjoining land, public or private.

Section 20. The provisions of Chapter 175, Zoning, Article IV, Use Regulations, Section 175-16.H(6)(p) shall be amended to read as follows:

- (p) Overhead conductor clearance will comply with the PA UCC and National Electrical Code, as amended.

Section 21. The provisions of Chapter 175, Zoning, Article IV, Use Regulations, Section 175-16.H(6)(q) shall be amended to read as follows:

- (q) No water shall be placed in the pool until a barrier, as required by this chapter, has been completed.

Section 22. The provisions of Chapter 175, Zoning, Article IV, Use Regulations, Section 175-16.H(6)(r) shall be amended to read as follows:

- (r) Fencing of pools. Permanent swimming pools above or below grade must be completely enclosed with a barrier in compliance with the latest edition of the International Swimming Pool and Spa Code as referenced by the PA UCC, as amended.

Section 23. The provisions of Chapter 175, Zoning, Article IV, Use Regulations, Section 175-16.H(11)(d)[1] shall be amended to read as follows:

[1] A minimum lot area of 40,000 square feet shall be required.

Commented [SV6]: Revised to address minimum lot area in R-1 District for the keeping of chickens

Section 24. The provisions of Chapter 175, Zoning, Article IV, Use Regulations, Section 175-16.H(11)(d)[4] shall be amended to read as follows:

[4] Chicken runs, pens, henhouses and chicken coops shall be set back from any lot line not less than 50 feet or the minimum yard setbacks for the district in which they are located, whichever is greater.

Section 25. The provisions of Chapter 175, Zoning, Article IV, Use Regulations, Section 175-16.H(12) shall be amended to read as follows:

Commented [SV7]: Revised in-law suite use to be more inclusive

H-12. Accessory dwelling unit. One accessory dwelling unit to a single-family detached dwelling shall be permitted, provided that the conditions set forth in this section are met, and further provided that the accessory use, in all respects, complies with this chapter relating to the zoning district wherein the proposed accessory dwelling unit is to be constructed or to be used.

(a) The accessory dwelling unit shall occupy no more than 25% of the total usable floor area of the principal residence, not including any garage.

(b) Accessory dwelling units shall be part of the principal residence or may be contained in the existing accessory structure such as a garage. No new separate structures on the same lot with the principal residence shall be permitted to be constructed for this use.

(c) The required off-street parking for the principal dwelling plus one additional off-street parking space for the accessory dwelling unit shall be provided.

(d) There shall be no changes to the exterior of the residence which suggests that the dwelling unit is other than a single-family dwelling or which would otherwise detract from the single-family character of the neighborhood.

(e) No more than one accessory dwelling unit shall be permitted per single-family detached dwelling.

(f) A maximum of two (2) occupants are permitted in such units. Accessory dwelling units shall be occupied by family members.

(g) Each accessory dwelling unit shall be registered with the Township Zoning Officer, who shall keep a record of its use to ensure compliance with this chapter. A fee shall be imposed by the Township Board of Supervisors for the registration of said use, which said fee shall be fixed periodically by the Board of Supervisors by resolution. Registration of an accessory dwelling unit shall expire upon conveyance of the property, as which time the new property owner may re-register said use if warranted.

(h) A certification shall be received from the Bucks County Board of Health or other regulatory agency certifying that the wastewater facilities are adequate to accommodate the single-family dwelling as well as the accessory dwelling unit as defined in this subsection.

(i) The record owner of the property shall grant a deed restriction limiting such use in accordance with the foregoing provisions in favor of the Township, which agreement shall contain the following provisions:

[1] A description of the dimensions and location of accessory use.

[2] Being in a recordable document acceptable to the Township for filing with the Bucks County Recorder of Deeds Office. All costs for the preparation and recording of the foregoing document are the responsibility of the applicant for the accessory use.

[3] The rental of an accessory dwelling unit shall not be permitted, nor shall it be used in any way as an income property.

Section 26. The provisions of Chapter 175, Zoning, Article V, General Requirements, Section 175-22.D shall be amended to replace the number of off-street parking spaces required for the E-11 Automotive sales use as follows:

Use	Number of Off-Street Parking Spaces Required
E-11 Automotive Sales	1 for each 200 square feet of gross floor area in the indoor display area, plus 1 for each 1,500 square feet of outdoor display area

Section 27. The provisions of Chapter 175, Zoning, Article V, General Requirements, Section 175-22.D shall be amended to add the following:

Use	Number of Off-Street Parking Spaces Required
E-21 Motor Vehicle Fueling Center and Retail Shop	1 for each 250 square feet of gross floor area

Section 28. The provisions of Chapter 175, Zoning, Article V, General Requirements, Section 175-23.B(1) shall be deleted in its entirety.

Section 29. The provisions of Chapter 175, Zoning, Article V, General Requirements shall be amended to add the following:

§175-30.6 Short-term rentals.

Short-term rentals shall not be permitted in any zoning district except as permitted as a Township approved use, i.e. guesthouse/bed and breakfast; motel, hotel or inn. Notwithstanding any other provision of this code, it shall be unlawful for any person to offer or make available for rent or to rent (by way of a rental agreement, lease, license or any other means, whether oral or written), for compensation or consideration, a short-term rental unit.

Commented [SY8]: Revised to prohibit short term rentals (Air BnB, etc)

Section 30. The provisions of Chapter 175, Zoning, Article VI, R-1a Residential District, Section 175-32.B shall be amended to replace "H-12 In-law suite" with "H-12 Accessory dwelling unit."

Section 31. The provisions of Chapter 175, Zoning, Article VII, R-1 Residential District, Section 175-37.B shall be amended to replace "H-12 In-law suite" with "H-12 Accessory dwelling unit."

Section 32. The provisions of Chapter 175, Zoning, Article VIII, R-2 Residential District, Section 175-42.B shall be amended to replace "H-12 In-law suite" with "H-12 Accessory dwelling unit."

Section 33. The provisions of Chapter 175, Zoning, Article IX, R-2a Residential District, Section 175-46.A shall be amended to read as follows:

The purpose of the R-2a Residential District is to allow for single-family residential development and for multifamily and manufactured home community development to meet the varied housing needs of the Township.

Section 34. The provisions of Chapter 175, Zoning, Article IX, R-2a Residential District, Section 175-47.A shall be amended to replace "B-13 Mobile home park" with "B-13 Manufactured home community."

Section 35. The provisions of Chapter 175, Zoning, Article IX, R-2a Residential District, Section 175-47.B shall be amended to replace "H-12 In-law suite" with "H-12 Accessory dwelling unit."

Section 36. The provisions of Chapter 175, Zoning, Article IX, R-2a Residential District, Section 175-48 shall be amended to replace "Mobile Home Park: B-13" with "Manufactured Home Community: B-13."

Section 37. The provisions of Chapter 175, Zoning, Article IX, R-2a Residential District, Section 175-49 shall be amended to replace "Mobile Home Park: B-13" with "Manufactured Home Community: B-13."

Section 38. The provisions of Chapter 175, Zoning, Article IX, R-2a Residential District, Section 175-51 shall be amended to read as follows:

§ 175-51 **Manufactured home communities.**

Commented [SY9]: Revisions to "mobile homes" which are now legally referred to as "manufactured homes"

A. Manufactured home communities shall be buffered in accordance with the buffering requirements of Article V.

B. All manufactured home communities shall be served by public sewer systems and public water systems.

C. The construction and maintenance of all manufactured homes shall be in compliance with the National Manufactured Housing Construction and Safety Standards Act of 1974, as amended.

D. There shall be a minimum distance of 25 feet between an individual manufactured home, including accessory structures associated therewith, and other manufactured homes, the adjoining pavement of a park street or a common parking area or other common areas or structures.

E. The required one-hundred-foot front yard setback shall be measured from the ultimate right-of-way line of the adjacent street.

F. No parking, loading or service areas shall be located less than 50 feet from a street ultimate right-of-way or other property line.

G. All utilities shall be placed underground within the manufactured home community.

H. The minimum number of manufactured home spaces completed and ready for occupancy before the first occupancy is permitted shall be nine.

I. Not more than 10% of the total number of manufactured home spaces shall be rented for residential use of a manufactured home for periods of less than 180 days.

J. All interior parking, service, accessways and streets shall be constructed in accordance with Chapter 153, Subdivision and Land Development.

K. Park areas for nonresidential uses.

(1) No part of any manufactured home community shall be used for nonresidential purposes except such uses that are required for direct servicing, management or maintenance of the community and its residents.

(2) Nothing contained in this section shall be deemed as prohibiting the sale of a manufactured home located on a manufactured home lot and connected to utilities.

N. Parking. Two off-street parking spaces shall be provided for each manufactured home.

Section 39. The provisions of Chapter 175, Zoning, Article X, R-2b Residential District, Section 175-53.B shall be amended to replace "H-12 In-law suite" with "H-12 Accessory dwelling unit."

Section 40. The provisions of Chapter 175, Zoning, Article XI, R-4 Residential District, Section 175-58.B shall be amended to replace "H-12 In-law suite" with "H-12 Accessory dwelling unit."

Section 41. The provisions of Chapter 175, Zoning, Article XIII, C-1 Commercial District, Section 175-67.A shall be amended to add the following:

E-5 Eating place

Section 42. The provisions of Chapter 175, Zoning, Article XIII, C-1 Commercial District, Section 175-67.B shall be amended to add the following:

E-6 Eating place, drive-through
E-21 Motor vehicle fueling center and retail shop

Section 43. The provisions of Chapter 175, Zoning, Article XIV, C-2 Commercial District, Section 175-71.B shall be amended to add the following:

E-21 Motor vehicle fueling center and retail shop

Section 44. The provisions of Chapter 175, Zoning shall be amended to add the following:

Article XIXD Municipal Overlay District

Commented [SY10]: New Municipal Overlay District

§175-103.17 Purpose.

The purpose of the Municipal Overlay District is to protect the health, safety, convenience and welfare of the public by facilitating the siting of municipal uses and facilities required for the safe and efficient operation of municipal government.

§175-103.18 District Boundaries

The following parcels shall constitute the Municipal Overlay District: Tax Map parcels 09-068-002; 09-068-030; and 09-007-138-001. The boundaries of the Municipal Overlay District shall be denoted on the Official Zoning Map.

Commented [JSG11]: Stacy, would you please include a map for this?

§175-103.19 Permitted uses.

A. Uses by right. Any of the following uses shall be permitted, provided that the regulations of this chapter have been met:

- A-1 Agriculture and horticulture
- C-4 Library or museum
- C-5 Recreational facility
- C-8 Private organization or community center
- C-15 Municipal/government building

- F-1 Utility operating facility
- F-2 Emergency services
- F-4 Non-tower wireless communications facilities, only when meeting the requirements of §175-16F(4)(e)
- H-4 Outside storage
- H-5 Temporary uses, structures, vehicles, and signs during construction
- H-14 Wind energy facility and/or system
- B. Signs, in accordance with Article XX of this chapter.

§175-103.20 Area, height and dimensional requirements.

- A. Minimum lot size: 5 acres
- B. Minimum lot width at building setback line: 200 feet
- C. Maximum building coverage: 25%
- D. Maximum impervious surface coverage: 50%
- E. Maximum building height: 60 feet
- F. Minimum yards:
 - a. Front: 15 feet
 - b. Side (each): 10 feet
 - c. Rear: 20 feet

Section 45. Attachment 2, Summary of Permitted Uses shall be amended to read as follows:

Use	R1a	R1	R2	R2a	R2b	R4	CR	VC	C1	C2	C3	C4	Q	LI	I	I-2
E-5 Eating Place								P	P	P						
E-6 Eating Place, drive-through									SE	P						
E-21 Motor Vehicle Fueling Center and Retail Shop									SE	SE						

Section 46. Attachment 2, Summary of Permitted Uses shall be amended to replace "H-12 In-law suite" with "H-12 Accessory dwelling unit."

Section 47. Attachment 2, Summary of Permitted Uses shall be amended to replace "B-13 Mobile home park" with "B-13 Manufactured home community."