

## NOTICE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of Doylestown Township, Bucks County, Pennsylvania, will conduct a public hearing on Tuesday, August 21, 2018, at 7:00 p.m. at the Doylestown Township Municipal Building located at 425 Wells Road, Doylestown, Pennsylvania 18901. The purpose of the hearing is to consider an Ordinance which would amend Chapter 175, Zoning, of the Doylestown Township Code of Ordinance, so as to provide a new Article XIX(C) identified at the Tradesville Public Improvements Overlay District intended to encourage the construction of needed public off-site sanitary sewer infrastructure. The provisions of the Ordinance are as follows:

1. Purpose.
2. Definitions.
3. Boundaries. The boundaries of the proposed District, which would include Tax Parcels 9-7-2-1, 9-7-2.001, 9-7-1, 9-7-2, which said parcels are located along the frontage of Bristol Road at or near the intersection with Lower State Road.
4. Permitted Uses.
5. No Impact on a suit or other pending proceedings.
6. Severability Clause.
7. Effective Date.

The full text of the proposed Ordinance may be examined at the Doylestown Township Municipal Building, located at 425 Wells Road, Doylestown, Pennsylvania 18901, during regular business hours. In addition, a copy of this Ordinance has been provided to this newspaper and the Bucks County Law Library.

DOYLESTOWN TOWNSHIP  
BOARD OF SUPERVISORS

By: \_\_\_\_\_  
Stephanie J. Mason, Township Manager

By: \_\_\_\_\_  
Jeffrey P. Garton, Esquire, Township  
Solicitor

**TOWNSHIP OF DOYLESTOWN**  
**BUCKS COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 2018-\_\_\_**

**AN ORDINANCE to Amend the Code of the Township of Doylestown, Chapter 175, Zoning, to create a new Article XIXC, Tradesville Public Improvements Overlay District, to encourage construction of needed public off-site sanitary sewer infrastructure improvements in connection with new residential development and to permit a modified single-family attached (townhouse) use (B-4 Use) by right in the new Bristol Road Public Improvements Overlay District.**

The Board of Supervisors of the Township of Doylestown hereby ordains:

**Section 1.** The Code of the Township of Doylestown, Chapter 175, Zoning, is hereby amended to create a new article, Article XIXC, entitled “Tradesville Public Improvements Overlay District”, including the following new sections and subsections:

§175-103.12 Purpose.

To encourage new residential development that also causes the installation or construction of significant improvements to sanitary sewer public infrastructure that provide a benefit to the residents of Doylestown Township who have or are anticipated to have failing on-lot septic systems and are in need of public sanitary sewer service.

§175-103.13 Definitions.

For purposes of this article only, the following words and phrases, when used, shall have the meaning attributed to the same in this section:

**SIGNIFICANT IMPROVEMENTS TO SANITARY SEWER PUBLIC INFRASTRUCTURE.**

Improvements to public off-site sanitary sewage systems identified by the Township at the time of the filing of the preliminary land development application that will significantly reduce the need for public expenditures to install or construct needed off-site sanitary sewer public infrastructure improvements.

§175-103.14 Boundaries of the Tradesville Public Improvements Overlay District.

The following parcels shall constitute the Tradesville Public Improvements Overlay District: TMP Nos. 09-007-002-001; 09-07-002.001; 09-007-001; 09-007-002. The boundaries of the Tradesville Public Improvements Overlay District shall be denoted on the Official Zoning Map.

§175-103.15 Permitted Uses.

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

B-4 Single-family attached (townhouse) having a maximum density of 3 dwelling units per acre of base site area with the following modifications:

(a) Lot area and dimensional requirements.

The following area and dimensional regulations shall apply:

(1) Minimum area/yard requirements for each unit:

- a. Minimum required lot area: 3,000 square feet
- b. Minimum lot width: 30 feet
- c. Front yard: 10 feet
- d. Rear yard: 10 feet
- e. In lieu of a side yard, minimum building to building setbacks are required

(2) In addition to the minimum yard requirements for each unit, a group of attached units shall meet the following setbacks:

- a. Minimum building setback from tract boundary: 50 feet
- b. Minimum building to building setback: 25 feet

(3) Front facing garage setback: minimum of 25 feet from back of curb or 20 feet from back of sidewalk where sidewalk is provided directly adjacent to curbing along the paved cartway.

(b) Minimum open space: 40% of the Base Site Area

(c) Maximum impervious coverage: 30% of Base Site Area

(d) No more than four (4) dwellings may be attached in a row and the maximum length of a building of attached dwellings shall be 160 feet.

(e) To create architectural interest in the layout and character of housing fronting streets, variations in setbacks, materials and design shall be encouraged. Townhome dwellings shall be federal, colonial, traditional or other style which is compatible with the

architecture of the Doylestown, Bucks County area. Cinder block, concrete block or T1-11 siding are precluded from use on any exposed exterior wall. Exterior building materials shall be primarily, but not limited to: brick, stone, wood, stone veneer, vinyl siding, or other high-quality materials. Decorative cement plaster (stucco) shall be limited to the side and rears of exposed foundations. Architectural renderings shall be submitted at preliminary plan for information purposes only.

- (f) Condominium or planned community ownership of the units is permitted, provided it is demonstrated that each unit would meet the minimum lot area/yard requirements under this subsection.
- (g) The development must be connected to public water through the DTMA public water system and sewer service.
- (h) In lieu of providing two (2) separate entrances as required under Section 175-30.1, the development shall provide a separate emergency access such that the specification of the emergency access shall meet the approval of the Township Fire Marshal
- (i) Environmental protection ratios under Section 175-27.D shall apply except that grading for stormwater management in the Riparian Buffer shall be permitted up to 15% of the required Riparian Buffer protection ratio.

## H-2 No Impact Home Based Business

### §175-103.16 Public Sanitary Sewer Infrastructure Improvements Impact Fee:

\$27,600 per approved single-family attached (townhome) unit payable at issuance of building permit for each unit.

**Section 2.** Nothing in this Ordinance or in Chapter 175 of the Code of the Township of Doylestown, as hereby amended, shall be construed to affect any suit or proceeding in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Chapter 175 prior to the adoption of this amendment.

**Section 3.** The provisions of this Ordinance are severable, and if any section, sentence, clause, part, or provision thereof shall be held illegal, invalid, or unconstitutional by any Court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts, or provisions of this Ordinance. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted as if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

**Section 4.** This Ordinance shall take effect and be in force from and after its approval in accordance with applicable law.

**ENACTED** by the Board of Supervisors of the Township of Doylestown, Bucks County, Pennsylvania, this \_\_\_ day of \_\_\_\_\_, 2018.

BOARD OF SUPERVISORS  
THE TOWNSHIP OF DOYLESTOWN,  
BUCKS COUNTY, PENNSYLVANIA

ATTEST: \_\_\_\_\_, Secretary

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: Chairperson