

ORDINANCE NO: 2024 - 08

**AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF
BRISTOL, CHAPTER 205 ZONING AND THE BRISTOL TOWNSHIP
ZONING MAP BY THE REZONING OF PARCEL 05-008-176 TO C
COMMERCIAL DISTRICT AND REZONING OF PARCEL 05-008-177 TO R-3
RESIDENTIAL DISTRICT**

WHEREAS, the Council of the Township of Bristol is empowered to adopt Ordinances of the Township pursuant to the Pennsylvania First Class Township Code, 53 P.S. § 56502; and

WHEREAS, the Pennsylvania Municipalities Planning Code authorizes the Township of Bristol to amend its Zoning Ordinance and Zoning Map, 53 P.S. § 10609; and

WHEREAS, the Properties identified as Tax Map Parcel Nos. 05-008-176 and 05-008-177 are located on Coventry Lane in the R-3 Residential Zoning District and C Commercial Zoning District, respectively; and

WHEREAS, the Property identified as TMP# 05-008-176 (hereinafter “Lot 1”) contains an existing auto repair and manufacturing use; and

WHEREAS, the Property identified as TMP# 05-008-177 (hereinafter “Lot 2”) is currently vacant; and

WHEREAS, the Property Owner seeks to subdivide Lot 1 and Lot 2 to create seven (7) lots in total; and

WHEREAS, Lot 1 will remain with the current use; and

WHEREAS, Property Owner will subdivide Lot 2 to create six (6) residential lots; and

WHEREAS, the Property Owner has requested Lot 1 be rezoned to C Commercial District and Lot 2 be rezoned to R-3 Residential District; and

WHEREAS, the Bucks County Planning Commission believes the change in zoning would provide more uniformity to the area; and

WHEREAS, the Council of the Township of Bristol believes amendments to the Zoning Map, specifically rezoning Tax Map Parcel No. 05-008-176 to the C Commercial Zoning District and Tax Map Parcel No. 05-008-177 is necessary to protect the health, safety, morals and general welfare of the residents of the Township and is in accordance with the Township's Comprehensive Plan for future development.

NOW, THEREFORE, the Council of Bristol Township, Bucks County, Pennsylvania does hereby ordain and enact the following:

1. The Bristol Township Zoning Map, § 205-19, shall be amended by the rezoning of Bucks County Tax Parcel Number 05-008-176 to the C Commercial District and Tax Map Parcel No. 05-008-177 to R-3 Commercial District.
2. The Township Engineer is directed to revise the Zoning Map of Bristol Township, as last revised, to incorporate these zoning district changes.
3. Whenever the requirements of this Ordinance are in conflict with other requirements of the Ordinances of the Township of Bristol, the most restrictive or those imposing the higher standards, shall govern.
4. The provisions of this Ordinance are severable. If any section, clause, sentence, part or provisions hereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair any of the remaining sections, clauses, sentences, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Council of Bristol Township that this Ordinance would have been adopted if such illegal, invalid or unconstitutional section, clause, sentence, part or provision had not been


included herein.

5. This Ordinance shall become effective immediately.

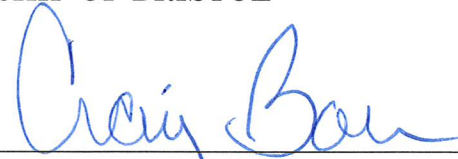
ORDAINED AND ENACTED, this 18th day of June 2024.

ATTEST:

COUNCIL OF THE
TOWNSHIP OF BRISTOL



Amy Siefker, Secretary

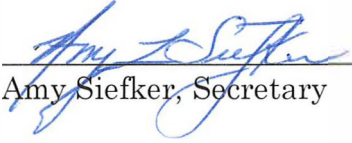
BY: 

Craig Bowen, Council President



CERTIFICATION

I hereby certify that the foregoing is a true and correct copy of the Ordinance enacted by the Bristol Township Council on July 19 , 2024.



Amy Siefker, Secretary