

Wrightstown Municipality Ordinance No. 338

AN ORDINANCE OF NEWTOWN TOWNSHIP, UPPER MAKEFIELD TOWNSHIP, AND WRIGHTSTOWN TOWNSHIP AMENDING THE NEWTOWN AREA JOINT MUNICIPAL ZONING ORDINANCE OF 1983, AS AMENDED, TO AMEND THE MAXIMUM IMPERVIOUS COVERAGE IN THE RI RURAL INDUSTRIAL ZONING DISTRICT AND THE RI-A RURAL INDUSTRIAL DISTRICT

BACKGROUND

A. Pursuant to statutory authority, the Pennsylvania Municipalities Planning Code (the “MPC”), Act 247 of 1968, as amended (53 P.S. §10101 et seq.), the Townships of Newtown, Upper Makefield, and Wrightstown have enacted the Newtown Area Joint Municipal Zoning Ordinance of 1983, (the “JMZO”); as amended;

B. The Townships believe it to be in the best interest of citizens of the Townships to regulate maximum impervious coverage in each zoning district; and

C. During the codification process, the maximum impervious coverage in the RI Rural Industrial District and the RI-A Rural Industrial District were mistakenly changed from 50% to 5% and the Townships are adopting this Amendment to correct the mistake.

D. The proposed Amendment has been advertised, considered, posted and reviewed in accordance with MPC Section 609 (53 P.S. §10609).

NOW, THEREFORE, BE IT ENACTED AND ORDAINED, and it is hereby ENACTED AND ORDAINED by the Boards of Supervisors of Newtown Township, Upper Makefield Township, and Wrightstown Township, Bucks County, Pennsylvania, as follows:

**SECTION 1.** Article VII, Industrial Districts is hereby amended by deleting and replacing the chart in Section 701.C as follows:

	Maximum Gross Density (DU/AC)	Minimum Open Space Ratio	Maximum Impervious Surface Ratio	Minimum Gross Site Acre (acres)	Minimum Lot Area (acres)
Single-family detached	0.30	_____	0.08	3	3
Agriculture Uses	_____	_____	0.10	3	3
Other Uses	_____	_____	0.50	3	3

Footnotes:

- (1) If provisions for a specific use require a greater minimum lot area, the specific provision shall apply. If public water and sewer is provided, the minimum lot area may be reduced to two (2) acres. (Public water and sewer shall include any centralized systems constructed as part of an industrial, commercial or office park containing a minimum of five lots.)

**SECTION II** – Article VII, Industrial Districts is hereby amended by deleting and replacing the chart in Section 704.C as follows:

	Maximum Gross Density (DU/AC)	Minimum Open Space Ratio	Maximum Impervious Surface Ratio	Minimum Gross Site Acre (acres)	Minimum Lot Area (acres)
Single-family detached	0.30	_____	0.08	3	3
Agriculture Uses	_____	_____	0.10	3	3
Other Uses	_____	_____	0.50	3	3

Footnotes:

- (1) If provisions for a specific use require a greater minimum lot area, the specific provision shall apply. If public water and sewer is provided, the minimum lot area may be reduced to two (2) acres. (Public water and sewer shall include any centralized systems constructed as part of an industrial, commercial or office park containing a minimum of five lots.)

**SECTION III –Conflicts.** To the extent any provision of this section conflicts with any other applicable provision of the JMZO, the more restrictive provision shall apply.

**SECTION IV – Repealer.** All inconsistent provisions of other ordinances or resolutions are repealed to the extent of the inconsistency. All other provisions of the ordinances of Newtown Township, Upper Makefield Township, and Wrightstown Township shall remain in full force and effect.

**SECTION V – Severability.** The provisions of this ordinance are declared to be severable. If one or more of the provisions of this ordinance are 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 VI – Effective Date.** This ordinance shall be effective five (5) days after adoption by the last adopting municipality hereto.

**ORDAINED and ENACTED** this 18<sup>th</sup> day of June,  
A.D., 2024.

ATTEST:

**NEWTOWN TOWNSHIP**

  
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MICAH LEWIS,  
TOWNSHIP MANAGER

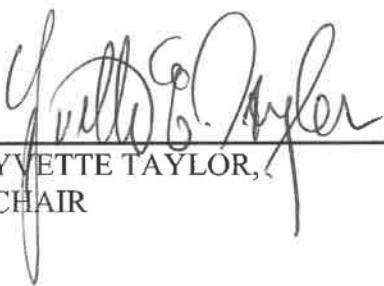
  
\_\_\_\_\_  
DENNIS FISHER,  
CHAIR

DATE: 6/12/24

ATTEST:

**UPPER MAKEFIELD TOWNSHIP**

  
\_\_\_\_\_  
DAVID R. NYMAN  
TOWNSHIP MANAGER

  
\_\_\_\_\_  
YVETTE TAYLOR,  
CHAIR

DATE: 6-18-24

ATTEST:

**WRIGHTSTOWN TOWNSHIP**

  
\_\_\_\_\_  
STACEY MULHOLLAND,  
TOWNSHIP MANAGER

  
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CHESTER S. POGONOWSKI,  
CHAIR

DATE: 6/17/24