

Code of Ordinances of the Township of New Britain

DISCLAIMER

The electronic version of the Township of New Britain Code of Ordinances is not the document of issue and the Township of New Britain printed and published Code remains the primary source and document of issue for all purposes. In the event of a conflict between the electronic version of the Code of Ordinances and the official printed Township of New Britain Code of Ordinances, the official printed Code of Ordinances shall govern. Copies of the official Township of New Britain Code of Ordinances may be purchased from the Township. The user is advised that there may be amendments to the Code of Ordinances which have been enacted after the last revision date of the electronic version of the Code of Ordinances.

Keystate Publishers, Inc. makes no warranty, express or implied, with respect to the accuracy or completeness of the electronic version of the Code of Ordinances or the capability of the electronic version of the Code of Ordinances, and all liability with respect thereto is expressly disclaimed. The service and system is furnished by KPI on an "as is," as available basis. All warranties of merchantability and fitness for a particular purpose are expressly disclaimed. No representation or demonstration shall constitute a warranty of the electronic version of the Code of Ordinances unless expressly incorporated into an agreement between the parties.

CODE OF ORDINANCES
of the
TOWNSHIP OF NEW BRITAIN
Bucks County, Pennsylvania

Published by Authority of the Township

Adopted by Ord. 2007-02-01, 2/12/2007

Code supplemented December 8, 2008, by:

GENERAL CODE PUBLISHERS CORP.

Code revised and supplemented through June 16, 2014, by:

KEYSTATE PUBLISHERS, INC.
Shippensburg, PA 17257

Code revised and supplemented by General Code Publishers Corp., through:

12/8/2008

Code revised and supplemented by Keystate Publishers, Inc., through:

4/11/2011

1/3/2012

1/7/2013

6/16/2014

CONTENTS

Municipal Officials
Foreword
Adopting Ordinances

Chapter 1	Administration and Government
Chapter 2	Animals
Chapter 3	(Reserved)
Chapter 4	Buildings
Chapter 5	Code Enforcement
Chapter 6	Conduct
Chapter 7	Fire Prevention and Fire Protection
Chapter 8	(Reserved)
Chapter 9	(Reserved)
Chapter 10	Health and Safety
Chapter 11	Housing
Chapter 12	(Reserved)
Chapter 13	Licenses, Permits and General Business Regulations
Chapter 14	(Reserved)
Chapter 15	Motor Vehicles and Traffic
Chapter 16	Parks and Recreation
Chapter 17	(Reserved)
Chapter 18	Sewers and Sewage Disposal
Chapter 19	Signs and Billboards
Chapter 20	Solid Waste
Chapter 21	Streets and Sidewalks
Chapter 22	Subdivision and Land Development
Chapter 23	(Reserved)
Chapter 24	Taxation; Special
Chapter 25	(Reserved)
Chapter 26	Stormwater/Water/Wells
Chapter 27	Zoning

Appendix

A	Annexation of Territory
B	Bond Issues and Loans
C	Franchise and Services
D	Governmental and Intergovernmental Affairs
E	Plan Approval
F	Public Property
G	Sewers
H	Streets and Sidewalks
I	Water
J	Zoning; Prior Ordinances

Key to the Disposition of All Ordinances
Key to the Disposition of Significant Resolutions
Index

OFFICIALS
of the
TOWNSHIP OF NEW BRITAIN

County of Bucks
Pennsylvania

ELECTED OFFICIALS

BOARD OF SUPERVISORS

Chairman
Vice Chairman
Member
Member
Member

John A. Bodden
Robert V. Cotton
A. James Scanzillo
Helen B. Haun
William B. Jones

Tax Collector

Nancy Jones

Auditors

Donna Harle
Margo Hunt
Douglas Hunt

APPOINTED OFFICIALS

Township Manager/Secretary
Treasurer
Building Inspector/Code Enforcement Officer
Planning and Zoning Officer
Solicitor
Engineer
Auditors

Eileen M. Bradley
Susan L. Federsel
Randal Teschner
Devan Ambron
Peter Nelson, Esq.
Erik Garton, P.E.
Dunlap & Associates

FOREWORD

History

The Code of Ordinances of the Township was published by General Code Publishers and adopted by the Township Board of Supervisors on February 12, 2007, by Ordinance No. 2007-02-01.

Organization

The Code contains four parts, which are (1) the valid current ordinances of the Township contained in Chapters 1 through 27, (2) the Appendix, which lists by abstracted title all ordinances of a temporary or "one time" nature, (3) the Key to the disposition of each ordinance enacted by the Township, and (4) the Index, which is an alphabetical arrangement of subjects.

In the Code, specific ordinances can be located by subject on the contents page at the beginning of each Chapter. The Index may also be used to search for a subject when one is looking for general information on a particular subject, or if it is not known in which Chapter the subject might be found. The Appendix consists of several general categories containing a chronological listing of short subject descriptions along with a reference to the original ordinance and its date of enactment, if known.

The Key to disposition indicates what action has been taken by the Township Board of Supervisors with regard to every ordinance enacted. An ordinance has either been (1) specifically repealed, (2) superseded by another ordinance, (3) located in a Chapter of the Code book, or (4) located in an Appendix. Annual tax rate and budget ordinances are located only in the Key. The Key is a cross reference to the original ordinance books of the Township, and to the location within the Code of each ordinance by number.

ORDINANCE NO. 2007-02-01

AN ORDINANCE OF THE TOWNSHIP OF NEW BRITAIN, BUCKS COUNTY, PENNSYLVANIA; ADOPTING AND CODIFYING ITS ORDINANCES; REPEALING AND DELETING OUTDATED ORDINANCES; REVISING AND AMENDING CERTAIN ORDINANCE PROVISIONS; CODIFYING AND REENACTING THE TOWNSHIP ZONING ORDINANCE AND SUBDIVISION AND LAND DEVELOPMENT ORDINANCE; PROVIDING THE PROCEDURE FOR AMENDING THE CODE AND FOR THE CITATION OF THE CODE AND THE EFFECTIVE DATE THEREOF; ESTABLISHING RESPONSIBILITY FOR MAINTENANCE OF THE CODE; SAVING CERTAIN PROVISIONS FROM REPEAL; AND PRESCRIBING PENALTIES FOR VIOLATION.

The Board of Supervisors hereby ordains:

Section 1. Adoption.

The Code of Ordinances of the Township of New Britain, as prepared and published by General Code Publishers for New Britain Township, is hereby adopted by reference as a consolidation, codification, reenactment and revision of the ordinances of the Township. Chapters 1 through 27 contain the body of all Township ordinances except as in Section 2 as follows:

TABLE OF CONTENTS

Chapter 1.....Administration and Government
Chapter 2.....Animals
Chapter 3.....Bicycles (Reserved)
Chapter 4.....Buildings
Chapter 5.....Code Enforcement
Chapter 6.....Conduct
Chapter 7.....Fire Prevention and Fire Protection
Chapter 8.....Floodplains (Reserved)
Chapter 9.....Grading and Excavating (Reserved)
Chapter 10.....Health and Safety
Chapter 11.....Housing
Chapter 12.....Libraries (Reserved)
Chapter 13.....Licenses, Permits and General Business Regulations
Chapter 14.....Mobile Homes and Mobile Home Parks (Reserved)
Chapter 15.....Motor Vehicles and Traffic
Chapter 16.....Parks and Recreation
Chapter 17.....Planned Residential Development (Reserved)
Chapter 18.....Sewers and Sewage Disposal
Chapter 19.....Signs and Billboards
Chapter 20.....Solid Waste
Chapter 21.....Streets and Sidewalks

Chapter 22..... Subdivision and Land Development
 Chapter 23..... Swimming Pools (Reserved)
 Chapter 24..... Taxation
 Chapter 25..... Trees (Reserved)
 Chapter 26..... Stormwater/Water/Wells
 Chapter 27..... Zoning Hearing Board

APPENDICES:

A..... Annexation of Territory
 B..... Bond Issues and Loans
 C..... Franchises and Services
 D Governmental and Intergovernmental Affairs
 E..... Plan Approval
 F..... Public Property
 G Sewers
 H Streets and Sidewalks
 I..... Water
 J Zoning; Prior Ordinances

Section 2. Saved from Adoption.

Chapter 22, Subdivision and Land Development, Chapter 26, Stormwater/Water/Wells, Part 1, and Chapter 27, Zoning, are not adopted pursuant to this ordinance. The existing Subdivision and Land Development Ordinance and the existing Zoning Ordinance and all amendments thereto shall continue in full force and effect until readvertised and readopted by the Township.

Section 3. Saving Clause.

The following ordinances are saved from repeal until such time as the Code of Ordinances can be supplemented, and such ordinances shall remain in full force and effect until that time:

2005-03-01	Neshaminy Creek Stormwater Ordinance
2005-05-01	Discharge of Firearms
2005-06-01	The Verizon Intergovernmental Ordinance
2005-07-01	General Obligation Note of \$2.250 Million
2005-08-02	The Right-of-Way Ordinance
2005-11-01	General Obligation Note of \$750,000
2006-01-01	The Delaware Valley Health Insurance Trust Ordinance
2006-03-01	The Ordinance Adopting the Mutual Aid Agreement
2006-05-01	Ordinance Amending the Police Pension Plan
2006-05-02	The Ordinance Establishing a Tax Freeze for Preserved Property
2006-06-01	Ordinance Amending the Police Pension Plan (DROP)

2006-09-01	The Verizon Cable Franchise
2006-11-01	The International Fire Code Amendment
2006-11-02	The Recycling Ordinance Amendment
2006-12-01	The EMS Tax Ordinance
2006-12-02	The Boulder Drive Parking Ordinance

Section 4. Repealer.

All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed, except those ordinances set forth in Section. 3.

Section 5. Severability.

If any section, paragraph, subsection, clause or provision of this ordinance shall be declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of this ordinance as a whole or any part thereof other than that portion specifically declared invalid.

Section 6. Effective Date.

This ordinance shall become effective five days after final enactment.

ENACTED AND ORDAINED this 12th day of February, A.D., 2007.

ORDINANCE NO. 2007-04-01

AN ORDINANCE OF THE TOWNSHIP OF NEW BRITAIN, BUCKS COUNTY, PENNSYLVANIA; ADOPTING, CODIFYING, AND REENACTING ITS SUBDIVISION AND LAND DEVELOPMENT ORDINANCES AND ITS ZONING ORDINANCES PURSUANT TO SECTIONS 504 AND 607 OF THE MUNICIPALITIES PLANNING CODE.

The New Britain Township Board of Supervisors hereby enacts and ordains:

Section 1. Chapter 22 Adoption.

Chapter 22, Subdivision and Land Development, is hereby adopted by reference as a consolidation, codification, and reenactment of the Subdivision and Land Development Ordinances of the Township. A summary of Chapter 22 is set forth below.

Chapter 22, Subdivision and Land Development. This Chapter is reenacted pursuant to Section 504 of the MPC and contains the following parts:

1. General regulations with respect to purposes, interpretation and jurisdiction.
2. Definitions of terms throughout the ordinance.
3. Reserved.
4. Subdivision and/or land development plan processing procedures.
5. Requirements for sketch, preliminary and final plan submissions.
6. Reserved.
7. Design standards for public and private improvements, including streets, curbs, roads, grading, stormwater management, landscape planting, lighting, park and recreation land, and public and private utilities.
8. This part sets forth mobile home regulations.
9. General administration requirements with respect to fees and costs, required improvements, development agreements, and construction of facilities.
10. Amendment procedures required under the Municipalities Planning Code for the Subdivision and Land Development Chapter.

Section 2. Chapter 27 Adoption.

Chapter 27, Zoning, is adopted by reference as a consolidation, codification and reenactment of the Zoning Ordinances of the Township. A summary of Chapter 27 is set forth below.

1. Sets forth the title, purpose, jurisdiction, and classification of districts.
2. Sets forth general definitions.
3. Sets forth use definitions and regulations.
4. Provides for the CR Conservation and Recreation Zoning District regulations.
5. Provides for the Watershed Zoning District.
6. Reserved.
7. Provides for the SR1 Suburban Residential Zoning District regulations.
8. Provides for the SR2 Suburban Residential Zoning District.

9. Provides for the RR Residential Zoning District regulations.
10. Provides for the VR Village Residential District regulations.
11. Provides for the Mobile Home Park District regulations.
12. Provides for the C1 Commercial District regulations.
13. Provides for the C2 Commercial District regulations.
14. Provides for the C3 Commercial District regulations.
15. Provides for the OP Office Park District regulations.
16. Provides for the IN Institutional District regulations.
17. Provides for the Industrial District regulations.
18. Provides for the IO Industrial Office District regulations.
19. Provides for the Floodplain Overlay District regulations.
20. Provides for the Airplane Overlay District regulations.
21. Provides for minimum lot areas and exceptions, accessory buildings and other dimensional criteria.
22. Reserved.
23. Provides for definitions of nonconforming uses, structures and lots.
24. Provides for natural resource protection standards.
25. Provides for traffic impact analysis.
26. Provides for sign regulations in all zoning districts.
27. Provides for open space requirements with respect to ownership, maintenance, designation and transferable development rights.
28. Provides for buffer yard requirements.
29. Provides for general parking and loading standards.
30. Provides for the duties and powers of the zoning officer, permit requirements, certificates of occupancy and conditional use requirements.
31. Provides for a Township Zoning Hearing Board and describes the Board's jurisdiction under the Municipalities Planning Code.
32. Provides for the procedures for appeals and ordinance amendment.
33. Provides for enforcement remedies for violations of the ordinance.
34. Provides for procedures for Zoning Map amendments.

Section 3. Repealer.

All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed.

Section 4. Severability.

If any section, paragraph, subsection, clause or provision of this ordinance shall be declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of this ordinance as a whole or any part thereof other than that portion specifically declared invalid.

Section 5. Effective Date.

This ordinance shall become effective five days after final enactment.

ENACTED AND ORDAINED this 26th day of April, A.D., 2007.

