TOWNSHIP OF NEW BRITAIN
BUCKS COUNTY, PENNSYLVANIA

ORDINANCE NO.: 2015-03-04

AN ORDINANCE OF THE TOWNSHIP OF NEW BRITAIN, BUCKS COUNTY, PENNSYLVANIA; PROVIDING FOR THE AMENDMENT OF CHAPTER 27, ZONING, OF THE NEW BRITAIN TOWNSHIP CODE BY ADOPTING A NEW USE, K20 – LOW IMPACT ASSEMBLY AND ASSOCIATED REGULATIONS; ALLOWING THE K20 USE WITHIN THE C-2 DISTRICT, I DISTRICT, AND IO DISTRICT AS A CONDITIONAL USE; ADOPTING PARKING REGULATIONS FOR THE K20 USE; AND CORRECTING AN ERROR IN ATTACHMENT 2, ZONING USES CHART, TO CHAPTER 27.

NOW THEREFORE, be it, and it is hereby ENACTED and ORDAINED by the Board of Supervisors of the Township of New Britain, Bucks County, Commonwealth of Pennsylvania, as follows:

ARTICLE I. Uses

Subsection K of Section 27-305, Use Definitions and Regulations, of Chapter 27, Zoning, of the New Britain Township Code is hereby amended by adding a new Use, K20, Low Impact Assembly, which shall read as follows:

K20. Low Impact Assembly.

a. Definition. A light manufacturing use which does not create any external impacts that could negatively affect the neighboring community. Includes, but is not limited to, medical and clean technology manufacturing and assembly.

b. Conditional Use. This Use is allowed as a conditional use approved by the Board of Supervisors.

c. Location and Buildings. When located in a commercial zoning district, this Use shall only be allowed in a single detached enclosed structure containing at least 25,000 square feet of floor area. No accessory structures are allowed in conjunction with this Use when located in a commercial zoning district. When located in an industrial zoning district, this Use shall only be allowed in an attached or detached enclosed structure of any size, and accessory structures that meet all of the applicable requirements of this Chapter are allowed.

d. Dimensional Requirements:

1. Minimum lot area: 10 acres.

2. Minimum lot width: 300 feet.

3. Minimum lot depth: 200 feet.

4. Minimum front yard: 100 feet.

5. Minimum side yard: 50 feet.

6. Minimum rear yard: 100 feet.

7. Maximum building height: 35 feet.

e. Warehousing and Storage. Goods and materials may be warehoused or stored within buildings located on the site. Outside storage of materials or goods is prohibited, and the use of forklifts and other similar equipment outside of building, except to load trucks at the loading dock, is prohibited. No explosive, toxic, radioactive, or highly flammable materials shall be stored on the premises.

f. Refuse. Refuse containers located outside must be placed within a six-foot solid enclosure with a solid gate.

g. Lighting. Lighting facilities shall be provided and arranged in a manner which will protect the highway and neighboring properties from direct glare or hazardous interference of any kind. Light fixtures shall be shielded to reduce light spillage beyond the property line and at no point shall any light trespass onto adjacent residential properties exceed 0.5 foot-candles at the residential property line.

h. Buffering. The buffer requirements of this Chapter shall be met.

i. Noise. The noise standards of this Chapter shall be met.

j. Traffic. The requirements of this Chapter for a transportation impact study shall be met. Tractor trailer truck traffic to the site shall not exceed more than 20 round trips a day.

k. Offices. Up to 30% of the floor area may be devoted to an accessary office use. Support areas for the manufacturing use/employees, such as changing rooms, locker rooms, break rooms, bathrooms, storage areas, etc., are not included in this calculation of office floor area, even if these areas are also used by the office use/employees.

1. Equipment. All mechanical/electrical equipment shall be screened from view. In addition, sound attenuation devices shall be installed on all equipment to minimize noise pollution at any adjacent residential property line.

ARTICLE II. **C-2 District**

Subsection 27-1301.c, Use Regulations for the C-2 District, of Chapter 27, Zoning, of the New Britain Township Code is hereby amended to add K20, Low Impact Assembly, as a use permitted by Conditional Use.

ARTICLE III. **I District**

Subsection 27-1701.c, Use Regulations for the I District, of Chapter 27, Zoning, of the New Britain Township Code is hereby amended to add K20, Low Impact Assembly, as a use permitted by Conditional Use.

ARTICLE IV. **IO District**

Subsection 27-1801.c, Use Regulations for the IO District, of Chapter 27, Zoning, of the New Britain Township Code is hereby amended to add K20, Low Impact Assembly, as a use permitted by Conditional Use.

ARTICLE V. **Off-Street Parking Requirements**

Subsection 27-2901.K, Off-Street Parking Requirements for Industrial Uses, of Chapter 27, Zoning, of the New Britain Township Code is hereby amended to add K20, Low Impact Assembly, as shown below:

Use	Off-Street Parking Requirement	Plus
K20 Low Impact Assembly	1 space per 500 s.f. of total floor space	1 space for each business vehicle normally stored on the premises

ARTICLE VI. **Attachment 2 – Zoning Districts**

Attachment 2, Zoning Districts, to Chapter 27, Zoning, of the New Britain Township Code is hereby revised to correct an error for the J11, Indoor Athletic Club, as shown below:

J. RETAIL AND SERVICE USES

LAND USE	CR	WS	SR-1	SR-2	RR	VR	MHP	C-1	C-2	C-3	OP	IN	I	IO
J11 Indoor Athletic Club	N	N	N	N	N	N	N	Y	Y	N	Y	N	Y	N

ARTICLE VII. **Attachment 2 – Zoning Districts**

Attachment 2, Zoning Districts, to Chapter 27, Zoning, of the New Britain Township Code is hereby amended to add K20, Low Impact Assembly, as shown below:

K. INDUSTRIAL USES

LAND USE	CR	WS	SR-1	SR-2	RR	VR	MHP	C-1	C-2	C-3	OP	IN	I	IO
K20 Low Impact Assembly	N	N	N	N	N	N	N	N	CU	N	N	N	CU	CU

ARTICLE VIII. **Repealer**

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

ARTICLE IX. **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.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK

NEW BRITAIN TOWNSHIP
ZONING AMENDMENT – LOW IMPACT ASSEMBLY USE
Ordinance No. 2015-03-04

ARTICLE X. **Effective Date**

This Ordinance shall become effective five (5) days after final enactment.

ENACTED and ***ORDAINED*** this 16th day of March, 2015.

NEW BRITAIN TOWNSHIP
BOARD OF SUPERVISORS

Helen B. Haun, Chair

William B. Jones, III, Vice Chair

John A. Bodden, Sr.

Robert V. Cotton

A. James Scanzillo