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THE TOWNSHIP OF NEW BRITAIN, BUCKS COUNTY, PENNSYLVANIA; ADOPTING AND CODIFYING ITS ORDINANCES; REPEALING AND DELETING OUTDATED ORDINANCES; REVISIONS AND AMENDING CERTAIN ORDINANCE PROVISIONS; CODIFYING AND REENACTING THE TOWNSHIP ZONING ORDINANCE AND SUBDIVISION AND LAND DEVELOPMENT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
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)
Section 4. Repealer.

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

Section 5. Severability.

If any section, paragraph, subsection, clause or provision of this ordinance shall be de-clared 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.
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.
10. Provides for the VR Village Residential District regulations.
11. Provides for the Mobile Home Park District regulations.
12. Provides for the CI 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.