

TOWNSHIP OF NEW BRITAIN
BUCKS COUNTY, PENNSYLVANIA

ORDINANCE NO. 2025-01

AN ORDINANCE OF THE TOWNSHIP OF NEW BRITAIN, BUCKS COUNTY, PENNSYLVANIA, PROVIDING FOR COMPREHENSIVE AMENDMENTS TO THE NEW BRITAIN TOWNSHIP ZONING ORDINANCE, AS AMENDED, REPEALING INCONSISTENT ORDINANCES OR PARTS OF ORDINANCES; CONTAINING A SAVINGS CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Board of Supervisors of New Britain Township, Bucks County, Pennsylvania, has enacted the New Britain Township Zoning Ordinance, which is codified in Chapter 27 of the Code of Ordinances of New Britain Township; and

WHEREAS, the Board of Supervisors has determined that it is in the best interests of New Britain Township to revise the Zoning Ordinance in order to revise definitions of terms used in the Zoning Ordinance; to revise setback and buffer yard requirements and permitted activities within setbacks; to revise the general regulations applicable to all uses and districts; and to revise regulations pertaining to off-street parking, sightlines, lighting, fences and environmental standards; to relocate provisions that are more appropriate to the Subdivision and Land Development Ordinance; and to make editorial and clarifying amendments throughout the Zoning Ordinance;

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, Chapter 27-Zoning of the Township of New Britain is amended to read as follows:

Section 1. The following Sections of Chapter 27 Zoning is amended to read as provided for in Exhibit "A" which is attached hereto and incorporated herein by reference:

- a. Section 201 General Definitions.
 - i. Area; Lot Area
 - ii. Site Area; Site Area, Base
 - iii. Land Development
- b. Section 300 Applicability of Regulations
- c. Section 305 Use Definitions and Regulations
- d. Section 502 Area and Dimensional Requirements (WS District)

- e. Section 505 Environmentally Sensitive Land Standards for Watershed District
- f. Section 1403 Performance Standards (C-3 District)
- g. Section 1904 Requirements of the Floodplain Overlay District
- h. Section 2103 Minimum Lot Width
- i. Section 2108 Bifurcation of Restrictions
- j. Section 2109 Fences and Terraces in Yards
- k. Section 2111 Traffic Visibility Across Corners
- l. Section 2114 Special Considerations for ~~Municipal Uses and Emergency~~ Service Uses
- m. Section 2115 Septic System Setbacks
- n. Section 2400 Natural Resources
- o. Section 2401 Application of Natural Resource Protection Standards
- p. Section 2606 Sign Type Specific Regulations
- q. Section 2702 Open Space Designation
- r. Section 2800 Purpose and Applicability (Buffer Yard Requirements)
- s. Section 2803 General Requirements (Buffer Yard Requirements)
- t. Section 2900 Purpose and General Requirements (Off-Street Parking and Loading)
- u. Section 2901 Off-Street Parking Requirements
- v. Section 2902 General Regulations for Off-Street Parking
- w. Section 2904 Design Standards for Off-Street Parking
- x. Section 2905 Parking of Trucks and Junk Vehicles in Residential Districts
- y. Section 3003 Application Requirements for Zoning Permits
- z. Attachment 1 – Appendix A. Environmental Impact Statement Report

Section 2. The following subsections shall be deleted from Section 305 Use Regulations: A3.b.5; A8.b.3.; A10.b.7.; C6.b.5.; D1.b.5.; D2.b.4; E1.b.3.; E2.b.4; E3.b.6.; E5.b.2.; E7.b.3; E8.b.2.; F2.b.2.; F3.b.3.; F4.b.2.; F5.b.6; G2.b.1.; G3.b.7; H15e.4.; H15f.2.; H15.g.7.; I.I1.b.1.; I2.b.2.; I3.b.1.; I4.b.1.; J.J1.b.1.; J3.b.1.; J4.b.2.; J5.b.1.; J6.b.1.; J7.b.3.; J8.b.1.; J10.b.; J11.b.1.; J12.b.5.; J13.b.1; J15.b.1.; J16.b.3.; J17.b.1.; J18.b.1.; J19.b.13.(g); J20.b.2.; J21.b.3.; J22.b.1.; J23.b.1.; J25.a.4.; J25.b.4.; J26.b.2.; J28.b.; J29.b.2.; J30.b.; J34.b.1. K.K1.b.1.; K2.b.1.; K3.b.2.; K4.b.1.; K5.b.1.; K6.b.5.; K7.b.1.; K8.b.1.; K9.b.1.; K10.b.2.; K15.d.5.; K17.b.17.; K20.h.; and K21.b.1.

Section 3. Sections 701, 801, 1001 and 1101 shall be amended to include Use H6 Residential Solar Energy Systems as a use permitted by Right. The Table of Use Regulations shall be amended to reflect this change.

Section 4. Sections 1201, 1401, 1501, 1601, 1701 and 1801 are amended to reflect that Use I3 is now titled “General Office” instead of Professional Office.

Section 5. Part 25 Traffic Impact Analysis shall be deleted in its entirety.

Section 6. Section 2802 Content of Planting Strips shall be deleted in its entirety.

Section 7. Severability.

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 of provisions of this Ordinance or prior Ordinances. It is hereby declared to be the intent of the New Britain Township Board of Supervisors that this Ordinance would have been adopted if such illegal, invalid or unconstitutional section, clause, sentence, part or provision had not been included.

Section 8. Effective Date.

This Ordinance shall become effective five (5) days after the date of enactment, listed below.


ORDAINED AND ENACTED by the Board of Supervisors of New Britain Township this 21 day of July, 2025.

Attest:




Dan Fox, Township
Manager

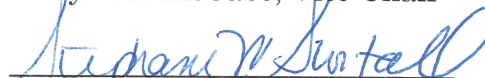
**NEW BRITAIN TOWNSHIP
BOARD OF SUPERVISORS**




Cynthia Jones, Chair



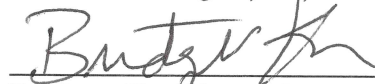
MaryBeth McCabe, Vice Chair



Stephanie Shortall, Member



William B. Jones, III, Member



Bridget Kunakorn, Member

EXHIBIT “A”

§27-201.AREA. b. LOT AREA The area contained within the property lines of the individual parcels of land shown on a subdivision plan or required by this chapter, excluding any area within an existing or designated future street right-of-way; any area required as open space under this chapter; and the area of any existing easement. Adjoining “A” lots, in same ownership, shall be considered within the total lot area.

§27-201 LAND DEVELOPMENT – Any of the following activities:

- a. The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving:
 1. A group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or the tenants; or
 2. The division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.
- b. A subdivision of land.
- c. Development in accordance with § 503(1.1) of the Pennsylvania Municipalities Planning Code. The addition of an accessory building, including farm buildings subordinate to the existing principal building, are excluded from the definition of land development.
- d. The condominium of land or buildings.

§27-201.SITE AREA.a. SITE AREA, BASE The base site area is the area of the site remaining after subtracting land: within the ultimate road rights-of-way of existing roads; within existing utility rights-of-way or easements; preserved through easement or other means; which is not contiguous; ~~which is cut off from the main parcel by a road, railroad, existing land use, and/or major stream;~~ which was set aside, reserved, and/or restricted for open space, natural resource protection, and/or recreation purposes in a previously approved subdivision/land development; used and/or to be used for another type of use (i.e., land which is used, or to be used, for commercial or industrial uses in a residential development); and/or located in a different zoning district than the rest of the development.

§27-300.a. Except as provided by law or in this chapter, in each district no building, structure or land shall be used or occupied including work, construction and loading in the ultimate right-of-way except for the purposes permitted in § 27-305 and for the zoning districts so indicated in Parts 4 through 20. On any property, parcel or tract of land, only one principal use and principal structure shall be permitted unless otherwise stated in this chapter.

§27-300.d. The proceeding provisions shall apply; except, however, there shall be an exemption from the requirements of this chapter for municipal uses which are defined as those services

rendered by New Britain Township, including the appurtenances owned, or to be owned by the Township and used in connection with the supplying of public services. Any existing or proposed use, structure, or extension thereof, by the Township for the purpose of providing municipal uses or services shall be exempt from the area, dimensional, parking and use regulations as otherwise would be required by this chapter.

§27-305.A.A7. Garden Center. A. Definition. The retail sale of floral items, flowers, plants, shrubs and trees in the field and/or indoors.

§27-305.B.B8. ~~Mobile~~ Manufactured Home Park I

§27-305.B.B9. ~~Mobile~~ Manufactured Home Park II

§27-305.F6.b.1.

F6 b. Use Regulations.

1. Only one or more of the following principal sub-uses may be included in a business campus:

- I1 Medical Office
- I2 Veterinary Office
- I3 General Office
- I4 Medical and Pharmaceutical Sales Office
- J4 Financial Establishment
- J28 Office Supplies and Equipment Sales and Services
- J29 Package Delivery Services
- K2 Research
- ~~K3 Wholesale Business, Wholesale Storage, and Warehousing~~
- K4 Printing
- K7 Crafts

§27-305.H.H2 Residential ~~Shed~~ Structure.

a. Definition. Buildings such as storage sheds, garden sheds, pavilions, gazebos, private greenhouses, and similar structures. A residential ~~shed-structure~~ shall be an uninhabitable, freestanding structure with a maximum building coverage of 200-400 square feet; not greater than 12 feet in height; without footings; and which is used for the storage of household items incidental to the day-to-day use, care and maintenance of a residential property. ~~These~~ Household items shall include, but not be limited to, lawn mowers, garden tools and supplies, and barbecue grills.

[Amended by Ord. No. 2018-10-04, 10/1/2018]

b. Regulations. The following regulations are exceptions to the regulations generally covering residential accessory ~~buildings~~ structures:

1. No residential sheds shall be located in front yards except on lots 10 acres or greater in size. Such sheds shall be permitted for Use B1 in front yards but shall not be located within the

required minimum front yard setback. If any property has more than one front yard, the shed may be permitted within the yard that is along the side of the existing principal structure.

2. No more than two residential sheds shall be situated on any property, one acre or less in size. On properties larger than one acre in size, one additional shed may be situated on the property for each additional acre in size above one acre.
3. No residential shed shall be located in any easement or right-of-way.
- 4.
5. Any residential accessory structure greater than 400 square feet shall comply with the required building setbacks for the respective zoning district.
6. Additional regulations for Accessory Uses/Structures may be found under the regulations for each Zoning District.

§27-305.H.H3. Residential Fences, Walls.

a. Definition. Structures such as fences, and free-standing walls. Zoning permits are not required for replacement of an existing fence in the same location, likeness, and height provided it was legally conforming at the time it was installed.

b. Regulations.

1. Fences:

(a) Any fence located in the front yard shall ~~not be 100% opaque have a minimum ratio of 4:1 of opaque to non-opaque areas~~ and shall not exceed four (4) feet in height. Wire mesh may be attached to the inside of split rail fences if desired.

(b) Fences may be located on the side or rear lot line, except along a public street. and may be non-opaque. ~~Solid wooden or split rail fences are permitted.~~

~~(eb)~~ A fence located anywhere except the front yard may have a height of up to six (6) feet.

~~(dc)~~ A fence of up to eight (8) feet high may be allowed in a rear yard for the sole purpose of enclosing a court for tennis or similar sports. Such fence shall be set back a minimum of 10 feet from the side and rear lot lines.

~~(e) A fence shall not be required to comply with accessory structure setbacks.~~

(d) Fence enclosures for swimming pools are required to meet the requirements of the Pennsylvania Uniform Construction Code, as amended.

2. Walls.

(a) Engineering retaining walls necessary to hold back slopes are exempted from the regulations for this section and are permitted ~~by right as needed~~ as approved by the Township Engineer.

- (b) Walls may be one foot in height for every two feet they are setback from a property line, up to a maximum height of six (6) feet in the rear or side yard. No wall shall exceed four (4) feet in the front yard.
3. General regulations for walls and fences.
- (a) Fences and walls shall not be required to comply with accessory structure setbacks.
- (b) Fences or walls shall not be permitted within the Township ultimate right-of-way or PennDOT legal right-of-way, within any clear sight triangle, nor within any easement restricting the placement of structures.
- (c) The onus shall be on the property owner to identify the property line to ensure that there are no non-compliant fence or wall encroachments onto adjoining property.
- (d) In the instance that the property contains a recorded access easement for adjacent lands that may be under different ownership, the location of a fence or wall shall not hinder access to those adjacent lands for maintenance or other purposes in accordance with any recorded easement agreement.
- (e) Structures such as fences, walls, shall be built, constructed, and/or installed so that the front or "good side" of the structure faces outward from the lot.

§27-305.H.H11 Recreational and Other Vehicle Storage.

- a. Definition. A vehicle or piece of equipment, whether self-powered or designed to be pulled or carried, intended primarily for leisure time or recreational use. Recreational vehicles or units include, but are not limited to, the following: travel trailers, truck-mounted campers, coaches, motorized homes, folding tent campers, automobiles, busses, or trucks adapted for vacation use, snowmobiles, minibikes, all-terrain vehicles, go-carts, boats, boat trailers and utility trailers.
- b. Regulations.
1. Recreational vehicles or units shall not be stored in the front yard setback. Any more than two recreational or other vehicle storage items shall be considered Use L2 Outside Storage.
 2. Recreational vehicles or other vehicle storage may be permitted as an accessory use of non-residential lots, single-family detached dwellings and two-family attached dwellings.

§27-305.J.J1. Retail Store Definition. A shop or store selling commodities and goods to the ultimate consumer. Not included under this use are vehicular sales, over-the-counter sale of alcoholic beverages in a tavern or bar, or a store with greater than 15 square feet of floor area devoted to the display of pornographic materials. A pharmacy is considered incidental to retail use if located within the same building.

§ 27-305.K.K5. Contracting.

- b. Regulations
2. All materials and vehicles shall be stored within a building or an enclosed area which is properly screened. Any outside storage, including storage of two or more commercial, recreational or other vehicle storage, shall be considered an L2 Outside

Storage or Display use and shall comply with all the requirements for this use, in addition to the above regulations.

§ 27-305.K18. Flexible building space that can be used for ~~either~~ at least two of the following uses: office, light manufacturing, assembly and/or warehousing.

§ 27-305.L.L2. Outside Storage or Display.

- a. Definition. Outside storage or display, other than storage as a primary use of the land, necessary but incidental to the normal operation of a primary use. The keeping, ~~in an unenclosed area,~~ of any goods, junk, material, merchandise, or vehicles in the same place including within a temporary structure for more than 24 hours.
- b. Regulations.
 1. No part of the street right-of-way, no sidewalks or other areas intended or designed for pedestrian use, no required parking areas and no part of the required front yard shall be occupied by outside storage or display.
 2. Outside storage and display areas shall occupy an area of less than ~~0.550%~~ of the ~~existing~~ building coverage.
 3. Outside storage areas shall be shielded from view with a dense evergreen buffer and/or fencing so that the areas cannot be seen from all public streets. Fencing shall meet the provisions of this Ordinance.
 4. Uses requiring more substantial amounts of land area for storage or display may be exempt from the provisions of Subsection b.1 and b.2 above when granted as a special exception by the Zoning Hearing Board and provided;
 - (a) No more than 25% of the lot area shall be used in outdoor storage or display.
 - (b) A Special Exception is required for the following uses; nurseries (Use A6), lumber yards (Use K8), automobile sales (Use J2O), truck terminals (Use K6) and agricultural retail (Use A3).
 - (c) Among the uses that shall not be appropriate for inclusion under this provision are retail stores (Use J1), repair shops (Use J17), service station or car-washing facility (Use J19), automobile repair (Use J21), sale of automobile accessories (Use J22), wholesale business and storage (Use K3), contractor office and shops (Use K5) and crafts (Use K7).

§ 27-305.L.L3. Temporary Structure, Temporary Storage Container, Pod, or similar:

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c.5.(b) – Such containers shall only be located within the front yard of any property for a residential use and set back from the edge of the cartway and the sidewalk a minimum of five feet, provided that there is no encroachment into the clear sight triangle for any intersecting streets or driveways. For non-residential use, any such container shall be visible from a public street or public accessway and shall not be placed within required parking spaces for more than one month from the date installed.

§ 27-305.L.L4. Temporary Community Event. A. Definition. A temporary activity including, but not limited to, flea markets, public exhibitions, auctions, carnivals, circuses, picnics, air shows,

suppers for fundraising, mobile vending, and similar organizational events and meetings. Ice cream trucks are excluded from these regulations.

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b. Regulations.

1. Such temporary uses shall be limited in time to no longer than seven days per occurrence. Such occurrences shall be limited to not more than four occurrences in a calendar year for each organization. There shall be at least a thirty-day period between such occurrences.
2. Signs advertising a temporary community event shall be posted no more than 14 days prior to the first day of the event and shall be removed on the final day of the event. No more than four off-premises signs shall be placed. The location of off-premises signs must be approved by the property owners of the properties upon which they are to be fixed.
3. The applicant shall provide plans to ensure security, crowd control, adequate parking for existing and proposed uses on the premises, emergency access, traffic control, street access, sanitary facilities, erosion control, trash collection, noise control, and cleanup after the event.
4. The owner shall submit a certified letter to the Township indicating that they are aware of the proposed use.
5. Mobile vending shall be permitted within non-residential zoning districts only. No mobile vending shall be permitted within 500 feet of an existing restaurant or retail store selling similar goods. No more than one mobile unit shall be permitted at one location at a time. No outdoor eating areas with tables and/or chairs are permitted.
6. Hours of operations shall be limited to between the hours of 9 am to 6 pm.

Add §27-305.L L15. Non-Residential Fences and Walls

a. Definition. Structures such as fences and free-standing walls. Zoning permits are not required for replacing an existing fence in the same location, likeness and height provided it was legally conforming at the time it was installed. A zoning permit is required to replace a free-standing wall.

b. Regulations.

1. Fences:

- (a) Any fence located in the front yard shall not be 100% opaque and shall not exceed four (4) feet in height. Wire mesh may be attached to the inside of split rail fences if desired.
- (b) A fence located anywhere, except the front yard, may have a height of up to six (6) feet.

2. Walls.

- (a) Retaining walls measured four (4) feet or higher from the lowest grade to the top of the wall, tiered walls, and walls with surcharges from adjacent slopes, foundation loads, or other loads, shall require a Zoning Permit and review and approval of all required plans, details, calculations, and specifications by the Township Engineer.
- (b) Walls may be one (1) foot in height for every two (2) feet they are setback from a property line, up to a maximum height of six (6) feet in the rear or side yard. No wall shall exceed four (4) feet in the front yard.

3. General regulations for walls and fences.

- (a) Fences and walls shall not be required to comply with accessory structure setbacks.

- (b) Fences or walls shall not be permitted within the Township ultimate right-of-way or PennDOT legal right-of-way, within any clear sight triangle, nor within any easement without permission of the beneficiary of the easement.
- (c) The onus shall be on the property owner to identify the property line to ensure that there are no non-compliant fence or wall encroachments onto adjoining property.
- (d) In the instance that the property contains a recorded access easement for adjacent lands that may be under different ownership, the location of a fence or wall shall not hinder access to those adjacent lands for maintenance or other purposes in accordance with any recorded easement agreement.
- (e) Structures such as fences, walls, or signs shall be built, constructed, and/or installed so that the front or "good side" of the structure faces outward from the lot.

4. Exemptions:

- (a) Conventional fences required for farm use, agricultural use and related 27-305 facilities on properties in excess of five acres shall be exempt from the fence regulations of this chapter, except for height regulations.
- (b) Fences required in the Butler Corridor Overlay District shall be in accordance with § 22-722.D.(7), of the Subdivision and Land Development Ordinance.

§27-502.b.3. – When a lot or tract of land undergoes subdivision/land development or is being developed with a new ~~or expanded~~ principal building or structure, all the natural resource protection land on this lot or tract, such as watercourses, agricultural soils, woodlands, steep slopes, wetlands, etc., shall be protected with a conservation easement in accordance with §§ **27-505** and **27-2400** of this chapter. The natural resources required to be preserved on each lot shall only be disturbed in accordance with Part **24** of this chapter and § **27-505**.

§27-505.1. Resource restrictions for environmentally sensitive land shall be considered land to be protected and preserved within the Watershed District for all uses and activities in accordance with the protection ratios noted below. All natural resource protection land, such as watercourses, agricultural soils, woodlands, steep slopes, wetlands, etc., shall be protected and preserved on each site and/or lot in accordance with § **27-2400** of this chapter through the placement of a conservation easement on the site/lot. The natural resources required to be preserved and protected shall not be disturbed, other than ~~the cultivation of~~ agricultural soils.

Amend § 27-701.a., 801.a., 901.a., 1001.a., 1101.a., to include H6 Residential Solar Energy Systems as Use permitted by Right.

27 Attachment 2 Table of Uses Regulations for H6 Residential Solar Energy System within SR-1 to Y/SE for SR-2, RR, VR, and MHP.

§27-1201.a., 1301.a., 1401.a., 1501.a., 1601.a., 1701.a., & 1801.a. - I3 ~~Professional-General~~ Office

§27-1403.c.8(d) – Trees shall be planted ~~within~~ at least 5 feet outside rights-of-way parallel to the street along all streets but not alleys.

§27-1904.g. Structural Anchoring. Any structure placed in the ~~identified Floodplain~~ floodplain Overlay District area shall be anchored firmly to prevent flotation, collapse, or lateral movement. The floodplain administrator shall require the applicant to submit the written opinion of a registered

professional engineer that the proposed structural design meets the requirements of this Part for all buildings and manufactured homes and may require such an opinion for all other structures. All air ducts, large pipes, storage tanks, and other similar objects or components located below the regulatory flood elevation shall be securely anchored or affixed to prevent flotation.

§27-2103.a. Residential Lane Lots.

1. A lane lot shall only be improved with one single-family detached dwelling and related residential accessory uses.
2. Each lot must have a separate lane, and each lane lot must contain at least twice the minimum lot area of the zoning district where the property is located.~~10 acres.~~

§27-2108.d. These increased restrictions only apply to lots that are one acre in lot area or less, and do not apply to the B6 Multifamily ~~and~~ B7 Apartment, B8 and B9 Mobile Home Park I and II uses, if such buildings are owned by a single person or entity and the individual units are rented out to tenants.

§27-2109 Fences, Walls, and Terraces

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~~b. Structures such as fences, walls, or signs shall be built, constructed, and/or installed so that the front or "good side" of the structure faces outward from the lot.~~

§27-2111 – Traffic Visibility Across Corners

- a. In all districts, no structure, fence, planting or other obstruction shall be maintained between a vertical plane two feet above curb level and a plane seven feet above curb level so as to interfere with traffic visibility across the corner within that part of the required front or side yard which is within a horizontal clear-sight triangle boundary by the two street lines and a straight line drawn between points on each such line ~~75~~ 50 feet from the intersection of said lines or extension thereof, unless otherwise approved by the Township Engineer.

~~When one or both streets which form the intersection are classified as collector or arterial highways, the clear-sight triangle bounded by the two street lines and a straight line drawn between points on such line shall be 100 feet from the intersection of said lines or extension thereof.~~

- ~~b. At each point where a private accessway intersects a public street or road, a clear-sight triangle of 50 feet measured from the point of intersection of the street line and the edge of the accessway, shall be maintained, within which vegetation and other visual obstructions shall be limited to a height of not more than two feet above the street grade.~~

§ 27-2114 Special Considerations for ~~Municipal Uses and~~ Emergency Service Uses.

[Added by Ord. 2007-10-01, 10/22/2007]

- a. Notwithstanding the front, side or rear yard requirements for the ~~F1 Municipal Building Use or the~~ F2 Emergency Service Center Use, the required setbacks and/or buffer yards for each of these uses~~this use~~ may be either increased or decreased in an amount not to

exceed 75% upon approval of the Board of Supervisors, provided that any such request for an F2 Use shall be subject to conditional use approval.

- b. The modified setback requirements provided for in this section are permissible provided that the proposed use is either owned or operated by New Britain Township or is located upon land owned and/or leased by New Britain Township to a nonprofit organization.

§ 27-2115 Septic System Setbacks.

[Ord. 8-14-1995; as added by Ord. 2009-01-01, 1/26/2009]

No portion of an on-lot septic system or any of its components, including the toe of slope of the berm, shall be installed closer than 10 feet to a property line ~~or~~, ultimate right-of-way, or paved area, or located within an existing easement, or located in a manner that would block any stormwater drainage or swales, or flow of stormwater from any lot. On-lot septic systems are both individual and community sewage systems, including, but not limited to, conventional in-ground systems, individual residential spray irrigation systems, drip irrigation systems, sand mounds, and any other alternate or experimental systems approved by the Pennsylvania Department of Environmental Protection.

§ 27-2303 Expansion of Nonconforming Uses and Structures.

[Ord. 8-14-1995, § 2303]

- a. A structure that does not conform with the dimensional, area, parking, buffer, environmental and all other requirements of the district and this chapter may be expanded only if the expansion meets all the requirements of this chapter. However, such a structure may be expanded by right along the building lines of the existing nonconformity in keeping with all applicable requirements of this chapter. Such expansion shall be permitted only one time, and then by special exception.
- b. A use that does not conform to the use regulations of the district in which it is located may be expanded by special exception provided that:
 - 1. The proposed expansion shall take place only upon the lot or contiguous lots held in the same ownership as that existing at the time the use became nonconforming. Permission to expand a nonconforming use as described in this Part shall not be construed to mean that new use or uses may be established. A nonconforming use shall be prohibited from encroaching on another parcel of land subsequently added to the original parcel.
 - 2. The proposed expansion shall conform with the setback, yard, area, dimensional, building height, parking, sign, environmental and other requirements of the district in which said expansion is located.
 - 3. Any increase in building or floor area shall not exceed an aggregate of more than 25% of the building volume or floor area, whichever is less, existent at the date the use became nonconforming under this or previous ordinances, during the life of the nonconformity, and in any event shall be permitted only by special exception under the provisions of this chapter. Structures or land uses that have reached their maximum expansion allowance under previous ordinances are not eligible for any increase in

building or floor area under this chapter. A structure, which is nonconforming in terms of height, shall not be expanded to increase the height.

§27-2400 All uses and activities, including subdivisions and land developments, established after the effective date of this chapter, shall comply with the following standards. Site alterations, regrading, filling or clearing of any natural resources prior to the submission of applications for zoning or building permits or the submission of plans for subdivision or land development shall be a violation of this chapter. In the event that two or more resources overlap, the resource with the greatest protection shall apply to the area of overlap. The design plans shall identify all environmental or natural features present on the lot and shall meet the following standards of environmental protection. For any lot proposed for development to which the provisions of Chapter 22, Subdivision and Land Development, do not apply, the environmental standards of this section shall apply. The provisions of this section apply to all zoning districts, including nonresidential districts. For any lot proposed for development subject to Chapter 22, Subdivision and Land Development, such lot shall not be subject to the provisions of this section but rather shall meet the environmental standards set forth in Chapter 22, Subdivision and Land Development.

§27-2400.a. Watercourses. The entire extent of such areas shall not be altered, regraded, filled, piped, diverted or built upon, except roads, sewer or water lines, utility transmission lines, and trails may cross watercourses ~~where design approval is obtained from the Township and, if required, the provided a permit is obtained from the~~ Pennsylvania Department of Environmental Protection, if required.

		Resource Protection Land	
	Protection Ratio	Acres of Land in Resources	(acres protection ratio) x Acres of Land to be Disturbed
Natural Resources			
Watercourses	1.00		
Riparian Buffer	1.00		
Floodplain	1.00		
Floodplain (Alluvial) Soils	1.00		
Wetlands	1.00		
Lakes or Ponds	1.00		
Wetlands Margins	0.80		
Woodlands <u>in the CR, WS, SR-1, SR-2, & RR zoning districts</u>	0.80		
<u>Woodlands in all other zoning districts</u>	<u>0.50</u>		
Steep Slopes 8-15%	0.60		
Steep Slopes 15-25%	0.70		
Steep Slopes 25% or more	0.85		
Total Land With Resource Restrictions		_____ acres	
Total Land With 1.00 Protection Ratio Resource Restrictions		_____ acres	
Total Resource Protection Land Required			_____ acres
Total Resource Protection Land Provided			_____ acres
Total Disturbed Resources			_____ acres

§27-2400.f. Woodlands. In areas of woodlands, the following standards shall apply:

...

~~(b) The planting of replacement trees shall be done in accordance with a woodlands management plan prepared by a licensed forester.~~

~~(c)(b)~~ The planting of replacement trees shall occur on site, or on a property within New Britain Township designated and approved by the Board of Supervisors.

~~(c) Any trees that are dead, dying, or diseased, or may be a safety hazard or may result in damage to any structure, may be removed or dropped in place with approval from the Township.~~

§27-2401.c. Deed Restrictions. For subdivision and land development plans, restrictions meeting Township specifications must be placed in the deed or an easement for each site or lot that has natural resource protection areas within its boundaries. The restrictions shall provide for the continuance of the resource protection areas in accordance with the provisions of this Part. Natural resource protection areas may be held as common open space in accordance with the requirements of this chapter and Subdivision and Land Development Ordinances [Chapter 22], or in the ownership of individual property owners. For this latter form of ownership, it shall be clearly stated in the individual deed that the maintenance responsibility lies with the individual property owner.

§27-2606.e.1.&2. Temporary Signs Commercial and Noncommercial

...

(f) The number of times a temporary sign may be erected upon a property in a calendar year ~~shall be equal to~~ is four times ~~per year the number of temporary signs allowed on the property under Subsection e1(b) above.~~

§27-2702 Open Space Designation

b. In designating use and maintenance, the following classes may be used:

1. Lawn. A grass area with or without trees which may be used by the residents for a variety of purposes and which shall be mowed regularly to insure a neat and orderly appearance.
2. Natural Area. An area of natural vegetation undisturbed during construction, or replanted. Such areas may contain pathways. Meadows shall be maintained as such and not left to become weed-infested. Maintenance may be minimal, but shall prevent the proliferation of weeds and undesirable plants such as honeysuckle and poison hemlock. Deep-rooted native plants are encouraged over turf grass where possible. Litter, dead trees and brush shall be removed, and streams shall be kept in free-flowing condition.
3. Active Recreation Area. An area designated for a specific recreational use, including but not limited to tennis, swimming, shuffleboard, play field and tot lot. Such areas shall be maintained so as to avoid creating a hazard or nuisance and provisions shall be made to perpetuate the proposed use.
4. Passive Recreation Area. Space for outdoor recreational activities not considered active

such as walking, picnicking, bird watching and other similar activities.

5. Agricultural Area. An area to be leased for Crop Farming as defined in Part 3.
6. Stormwater Management. No more than 30% of the open space may be used for stormwater detention or retention basins.
7. A combination of areas noted above.

§ 27-2703 Ownership of Open Space. [Ord. 8-14-1995, § 2703]

- a. Any of the following methods may be used to preserve, own or maintain open space:
 1. Dedication of easements in fee simple ownership to the Township, if accepted by the Township.
 2. Homeowners Association.
 3. Condominium Association.
 4. Transfer of fee simple title or development rights and easements to a private conservation organization or a conservation easement to the Township.
- b. The following specific requirements are associated with each of the various methods:
...

§27-2800.e. Buffer yards shall include a planting strip which creates a dense screen of closely planted trees or shrubs that obscures visibility, glare and noise in accordance with the spacing and composition as specified in the Township's Subdivision and Land Development Ordinance.

§27-2802.c. Plant materials shall be selected from the list found in Attachment 4 of Chapter 22, Subdivision and Land Development, of this Code, Appendix D Required Plant Material List.

§27-2803 All buffer yards shall be maintained and kept clear of all debris, rubbish, weeds, and tall grass except for meadow or other landscaping that includes native herbaceous material for a naturalized planting scheme.

§27-2803.c No structures, including but not limited to ~~fences~~, sheds, pools, hot tubs, pergolas, gazebos, or play equipment, shall be permitted in the buffer yard. No manufacturing, processing, or storage of materials, goods, or items shall be permitted in the buffer yard. Fences are permitted in accordance with the regulations of this Ordinance. Stormwater management facilities are permitted within the buffer yards provided the plantings proposed meet the buffer requirements of this section.

§27-2803.d Plant Materials.

1. Minimum size at planting shall be in accordance with Attachment 4 of Chapter 22, Subdivision and Land Development, of this Code Appendix D Required Plant Material List.

Add §27-2900.g. –

- g. The 6th edition or most current edition of the Institute of Transportation Engineers Parking

Generation Manual or a study from a Traffic Engineer may be used to support a reduction in the proposed parking requirement. In either case, the Township shall have sole authority with respect to establishing the parking requirement which shall consider potential future uses. The sum of the requirements for all uses may be reduced by no more than 25%. All schools shall designate an area for overflow parking for special events of at least 100 parking spaces or one space per 2 students, whichever is less. This may be provided offsite with a recorded easement.

§ 27-2901 Off-Street Parking Requirements.

B. Residential Uses

B6 Multifamily	<u>2 spaces per dwelling unit</u>
a. Efficiency	<u>1 space per dwelling unit</u>
b. 1 to 3 BR	<u>2 spaces per dwelling unit</u>
c. 4 BR or more	<u>3 spaces per dwelling unit</u>

C. Institutional Use

C1 Hospital	<u>4.75-6</u> spaces per bed
C2 Nursing Home	1.75 spaces per bed
C3 Personal Care Center	1.75 spaces per bed

D. Educational Uses

D1 Nursery School/Day Care	4 spaces per 1,000 sf of total floor area 1 space per employee
----------------------------	---

D2 College, Primary or Secondary School

- | | | | |
|----|---------------------------------------|---|---|
| a. | Elementary,
Middle, Junior
High | 2 spaces per
classroom
<u>0.2
spaces per
student</u> | |
| b. | High School | 1 space
for every
10
students
of
capacity
<u>0.
32 spaces
per
student</u> | 1 space
per full-
time
employ
ee |
| c. | College | 1 space for
every 10
students of
capacity
<u>0.45
spaces per
student</u> | 1 space
per full
time
employ
ee |

E. Recreational Uses

- | | | |
|-------------------------------------|---|----------------------------------|
| E1 Public Recreational
Facility | 1 space per 250
square feet of
total floor
space
<u>16 spaces
per acre</u> | |
| E2 Private Recreational
Facility | 1 space per 250
square feet of
total floor
space
<u>16 spaces
per acre</u> | |
| E6 Golf Course | 1 space per 100
square feet of
total clubhouse
floor area
<u>10
spaces per hole</u> | 4 spaces per
hole |

E8 Library or Museum ~~1-4~~ spaces ~~s~~ per
 ~~500-1,000~~
square feet of
total floor area

F1 Municipal Building ~~1 space per 50 square feet of meeting area~~ 4 spaces per 1,000 square feet of total floor area

F4 Place of Worship ~~1 space per 5 seats usable for worship or 8 linear feet of pews, whichever is greater~~ 17 spaces per 1,000 square feet of total floor area

G. Utility and Transportation Uses

G1 Utilities ~~1 space per employee~~ 3 spaces per 1,000 square feet of total floor area

G2 Terminal 1 space per ~~100 square feet~~ every business vehicle normally stored on the premises 1 space per employee

G3 Airport ~~1 space per 100 square feet~~ 2 spaces per daily enplanements 1 space per employee

I. Office Uses

I1 Medical Office	1-6 spaces per <u>1,000</u> 475 square feet of total floor area	
I2 Veterinary Office	1-6 spaces per 475 <u>1,000</u> square feet of total floor area	
J6 Eating Place	1 space per 50 square feet of public eating area or 3 seats, whichever is greater	<u>1 space per employee</u>
J7 Drive-In and Other Eating Place	1 space per 50 square feet of public area or <u>23</u> seats, whichever is greater	<u>1 space per employee</u>
J8 Tavern	1 space per 100 square feet for patron use or 3 seats, whichever is greater <u>21 spaces per 1,000 square feet total floor area</u>	

J10 Theater 0.5 spaces per seat

J19 Service Station or Car Wash 1 space per 1,000 square feet of total floor area

J22 Automotive Accessories 1 space per 100 square feet of total floor ~~space~~area

J29 Package Delivery Services ~~1 space per pick-up station~~3 spaces per 1,000 square feet of total floor area

J30 Photocopying Services ~~1 space per 100 square feet of floor space for customer use~~3 spaces per 1,000 square feet of total floor area

J34 Dispensary ~~1~~21 ~~spaces~~per 1,000 square feet of ~~gross~~total floor area 1 space per employee

K. Industrial Use

K1 Manufacturing 1 ~~4~~1 ~~spaces~~per 5001,000 square feet of total floor ~~space~~area 1 space for each business vehicle normally stored on the premises

K3 Wholesale Business, Wholesale Storage, Warehousing	1 space per 500 <u>1,000</u> square feet of total floor area <u>space</u>	1 space for each business vehicle normally stored on the premises
K12 Extractive Operations	1 space for each business vehicle normally stored on the premises	1 space per employee working on the premises
K19 Small Lot Industrial	See K19 use regulations	See K19 use regulations
L5 Oil and Gas Drilling Well	<u>1 space per employee</u>	
L6 Wind Energy Conservation Systems	<u>1 space per employee</u>	
L7 Air Landing Field	<u>5 vehicle spaces and 2 aircraft spaces</u>	<u>1 space per employee</u>

§27-2902.c. – Changes in Use. Whenever a building or use is changed or enlarged in floor area, number of employees, number of dwellings ~~s-units~~, seating capacity or otherwise to create a need, based upon the requirements of this Part for an increase of 10% or more in the number of existing parking spaces, the number of total spaces to be provided shall be based upon the total parking that would be required for the entire existing and proposed use.

§27-2902.g. – Common guest parking areas shall be required at the rate of 0.3 space per dwelling unit for B3, B4, B5, ~~and B6, and B7~~ Uses. On-street parking may not be counted towards meeting this requirement, and the remainder, if any, shall be provided in an off-street parking lot that meets all of the applicable regulations and requirements set forth in Chapter 22, Subdivision and Land Development, of this Code. Perpendicular parking requiring backing onto a street shall not be permitted to meet the common guest parking. [Added by Ord. No. 2020-11-04, 11/16/2020]

§27-2902.h. – ~~Except for an off-street parking area on a single family lot or serving a single family or two family dwelling, None~~ off-street parking area for a non-residential use shall be designed or built to require vehicles exiting the area to back out onto a street.

§ 27-2904 Design Standards for Off-Street Parking. [Ord. 8-14-1995, § 2904]

a. General Requirements.

~~No parking shall be designed to require or encourage parked vehicles to back into a public street in order to leave a parking space, except for a single family or two family dwelling backing onto a street other than an arterial or connector street.~~

1. Every parking area shall be designed so that each motor vehicle may proceed to and from the parking space provided for it without requiring the moving of any other vehicle, except for any spaces greater than two in number of a single-family detached dwelling.

~~No parking area shall be located in a required buffer yard or within an existing street right-of-way.~~

~~No parking or other paved area shall be located within 10 feet of a septic system absorption area.~~

~~Defined Traffic Ways. All parking areas shall include clearly defined and marked traffic patterns. In any lot with more than 30 off street parking spaces, raised curbs and landscaped areas shall be used to direct traffic within the lot. Major vehicular routes shall be separated from major pedestrian routes within the lot.~~

2. Required off-street parking spaces shall be on the same lot or premises with the principal use served unless shared parking lot agreements are recorded to allow access and parking for all affected properties.

3. No parking area shall be used for any other use that interferes with its availability for the parking need it is required to serve. This includes storage or display of materials or vehicles.

b. Paved Area Setbacks (including Off-Street Parking Setbacks).

1. Setbacks are required to ensure that parked or moving vehicles do not obstruct sight distance or interfere with pedestrian traffic. The setbacks are also intended to aid in stormwater management along streets.

2. No parking area, paved area, or outdoor storage or display of vehicles shall be located in a required buffer yard or within 10 feet of the ultimate right-of-way line of any street, or property line.

3.The setback areas required by this section shall be maintained in grass or other appropriate natural ground cover and shall not be covered with paving, except for approved driveway entrances and any concrete sidewalks or trails. Storm water control facilities may be located within this setback area if they do not obstruct sight distance. No fence shall be located within the paved area setback, except within the Butler Corridor Overlay District where it's demonstrated that the fence does not interfere with sight lines.

4.The paved setback area, along with any curbing, shall be designed to prevent vehicles from entering or exiting the lot at locations other than approved driveways.

~~b. Size of Parking Spaces. [Amended by Ord. 2016-05-01, 5/16/2016]~~

~~1.Each parking space shall meet the following stall width and length:~~

Type of Space	Width (feet)	Length (feet)
Perpendicular/90°	10	18
Angled (30°/45°/60°)	10	18
Parallel	8	22

~~2.All spaces shall be marked with double lines so as to indicate their location, except those of a single family or two family dwelling.~~

~~c. Aisles. [Amended by Ord. 2016-05-01, 5/16/2016]~~

~~1.For one-way traffic only, each aisle providing access to the type of stall listed shall meet the corresponding minimum aisle width specified below:~~

Type of Parking Stall	Minimum Aisle Width (feet)
Parallel	12
30°	12

Minimum Aisle Width

Type of Parking Stall	(feet)
45°	18
60°	18
90°	20

- ~~2. For two-way traffic, each aisle providing access to any type of stall shall be at least 24 feet in width.~~
- ~~3. Raised pedestrian crosswalks and refuge islands shall be provided along the length of each parking aisle and row at intervals of 200 feet or less.~~

~~d. Access Drives and Driveways:~~

- ~~1. Each access drive shall have a minimum width of 12 feet and maximum width of 15 feet at the street line for one-way use only and a minimum width of 25 feet and maximum width of 30 feet at the street line for two-way use.~~
- ~~2. Private driveways serving one dwelling unit or agricultural use shall have a maximum grade of no more than 10%. S~~
- ~~3. Any other driveway or access way shall have a 6% maximum grade, except that the initial 20 feet from the edge of the cartway of a public street shall be a maximum of 3% grade.~~
- ~~4. Adequate provisions shall be made to maintain uninterrupted parallel drainage along a public street at the point of driveway or access drive entry.~~
- ~~5. At least 75 feet shall be provided between any two access drives along one street along one lot.~~
- ~~6. No access drive or driveway shall open onto a public street less than 80 feet from the existing right-of-way line of any intersecting public street.~~
- ~~7. Where access is to a public street, a state or Township (if applicable) highway access permit shall be obtained.~~
- ~~8. Where access drives and driveways are proposed as part of a subdivision or land development, the provisions of the Township's Subdivision and Land Development Ordinance [Chapter ~~22~~] shall also be met. If there are any conflicts between the requirements of the Zoning and the Subdivision and Land Development Ordinances, the stricter provision shall apply.~~
- ~~9. Driveway Setbacks from Residence. A minimum five feet unpaved area setback shall be maintained between any driveway or access way and any abutting lot line of a single-~~

~~family detached house, unless a shared driveway is specifically shown on the approved plan.~~

~~e.c.~~ Paving, Grading and Drainage.

1. Except for areas that are landscaped and so maintained, all portions of required parking, off-street loading facilities and driveways shall be graded, surfaced with asphalt, concrete, porous paving, or permeable pavers, ~~or concrete~~ and drained in ways necessary to prevent dust, erosion or water flow across streets or adjoining properties. Any parking, loading, or driveway shall at a minimum meet the ~~The~~ paving standards of the Township Subdivision and Land Development Ordinance ~~are hereby included by reference.~~ However, driveways serving an individual single-family detached house on a lot of five acres or greater or that only provide access to general or crop farming shall not be required to be paved except for the first 50 feet of the driveway or to the ultimate right-of-way, whichever is less.

d. ~~Night-time~~Nighttime Illumination.

1. Any paved area of 1,000 square feet or more designed for use, or that would be open to the public during night hours shall be adequately illuminated ~~for security purposes at no cost to the Township.~~ in accordance with the lighting standards for parking areas of the Subdivision and Land development Ordinance.

~~g. Paved Area Setbacks (including Off Street Parking Setbacks).~~

- ~~1. Setbacks are required to ensure that parked or moving vehicles do not obstruct sight distance or interfere with pedestrian traffic. The setbacks are also intended to aid in storm water management along streets.~~
- ~~2. The setback areas required by this section shall be maintained in grass or other appropriate natural ground cover and shall not be covered with paving, except for approved driveway entrances and any concrete sidewalks of six feet wide or less. Storm water control facilities may be located within this setback area. No fence shall be located within the paved area setback~~
- ~~3. No off-street parking space nor outdoor display of vehicles or articles for sale shall be located within 10 feet of the ultimate right-of-way line of any street.~~
- ~~4. The paved setback area, along with any curbing, shall be designed to prevent vehicles from entering or exiting the lot at locations other than approved driveways.~~
- ~~5. All paved areas, except curbs or concrete sidewalks, shall be set back a minimum of 20 feet from the exterior structural walls of any commercial or industrial building. This setback shall not apply to driveways entering into a garage, delivery entrance, vehicle service bay or carport. This setback is intended to allow sufficient area for firefighting, sidewalks, and foundation landscaping.~~

[Amended by Ord. 2017-01-01, 1/3/2017; and by Ord. 2017-06-07, 6/5/2017]

h. ~~Paved Area Landscaping.~~

- ~~1. Any lot that would include more than 30 parking spaces shall be required to provide landscaped areas within the paved area. This required landscaped area shall be equal to a minimum of 5% of the total paved area. A maximum of 15 consecutive and contiguous parking spaces in a row shall be allowed without being separated by a landscaped area.~~
- ~~2. One deciduous tree shall be required for every 4,000 square feet of paved area. This number of trees shall be in addition to any trees required by any other section or by the Subdivision and Land Development Ordinance [Chapter 22].~~
- ~~3. A substantial proportion of the trees required by this section should be planted within the parking lot within protected islands. These protected islands should be used to direct the flow of traffic through the parking lot in a smooth and safe manner to prevent "cross-taxing."~~
- ~~4. Existing Trees. For every existing tree on the lot that is preserved and maintained and that would generally meet the requirements of this section, one less shade tree shall be required to be planted.~~

i. ~~Parking Lot Screening.~~

- ~~1. No off-street parking area for five or more vehicles shall be developed in such a way that vehicle headlights could shine into a dwelling located within 200 feet or less of the parking area.~~
- ~~2. Wooden fencing, brick walls or evergreen screening shall be required as needed to resolve the concern of this section. Such screening or fencing shall have a minimum height of four feet, except that screening or fencing of up to eight feet shall be required by the Zoning Officer as needed where there is unusual topography or the parked vehicles would be trucks or buses.~~

e. Handicapped-Accessible Parking.

1. ~~All~~ The number and location of accessible parking and passenger loading zones ~~spaces~~ shall comply with the requirements of the Federal Americans with Disabilities Act.
2. If not otherwise specified in the Federal Americans with Disabilities Act, accessible parking facilities ~~for the handicapped~~ shall meet the following minimum standards:
 - (a) Any parking lot for public use including at least ~~six~~ one off-street parking spaces, except for single-family dwellings, shall include of minimum of one handicapped space. ~~A minimum of 3% of all off-street parking spaces required for use shall be handicapped spaces. The total minimum number of accessible parking spaces shall be in accordance with the following chart:~~

Minimum Number of Accessible Parking Spaces ADA Standards for Accessible Design 4.1.2 (5)			
Total Number of Parking spaces Provided (per lot)	Total Minimum Number of Accessible Parking Spaces (60" & 96" aisles)	Van Accessible Parking Spaces with min. 96" wide access aisle	Accessible Parking Spaces with min. 60" wide access aisle
Column A			
1 to 25	1	1	0
26 to 50	2	1	1
51 to 75	3	1	2
76 to 100	4	1	3
101 to 150	5	1	4
151 to 200	6	1	5
201 to 300	7	1	6
301 to 400	8	1	7
401 to 500	9	2	7
501 to 1000	2% of total parking provided in each lot	1/8 of Column A*	7/8 of Column A**
1001 and over	20 plus 1 for each 100 over 1000	1/8 of Column A*	7/8 of Column A**
* one out of every 8 accessible spaces ** 7 out of every 8 accessible parking spaces			

- (b) Handicapped Accessible parking spaces shall be located where they would result in the shortest possible distance to an accessible building entrance.
- (c) Handicapped Accessible spaces shall measure a minimum of 13 feet in width by 18 feet in length for each space.
- (d) The slope of handicapped accessible parking spaces shall not exceed 2% in any direction.

§27-2904.d.3 – Any other driveway or access way shall have an 68% maximum grade, except that the initial 20 feet from the edge of the cartway of a public street shall be a maximum of 4 3% grade.

§ 27-2905 Parking of Trucks, Recreational and Other Vehicle Storage, and Junk Vehicles in Residential Districts.

- a. The intent of this section is to prevent residential areas from being adversely affected by non-residential vehicles; to maintain a residential character in residential districts, and to minimize traffic safety concerns by regulating damaged and junk vehicles, commercial trucks, recreational vehicles and other vehicle storage, etc.

b. The following special definitions shall apply:

1. Commercial Truck or Van. A vehicle designated by its issuing state of registration to be registered as either "truck, apportioned, or commercial" that is primarily used for commercial/business purposes including, but not limited to, making service calls, transporting equipment used in a business or in accomplishing physical work as part of a business (such as hauling material).
2. Truck Tractor. A motor vehicle designed and used primarily for drawing other vehicles and not so constructed as to carry a load other than a part of the weight of the vehicle and load so drawn, or, a truck with two or more axles that is primarily intended to be used to pull a trailer, as defined below.
3. Trailer. A vehicle with a length of 10 feet or more, designed to be towed by a motor vehicle, and that is not self-propelled; that is intended to haul equipment, materials, vehicles, goods, gases or liquids; and/or that is intended to be pulled by a truck tractor (as defined above).

[Amended by Ord. No. 2020-11-04, 11/16/2020]

c. No part of this section shall apply to the following exceptions:

1. Township-owned vehicles.
2. Police, Fire, EMS, and rescue vehicles.
3. Buses used primarily for transporting pupils to and from school.
4. Vehicles operated by the U.S. Postal Service.
5. Vehicles engaged in the construction or repair of streets, curbs, sidewalks or utilities.
6. Vehicles engaged in making routine household deliveries or rendering routine household services to a property abutting or that is part of the location where the vehicle is parked.

d. No commercial truck or van with a gross vehicle weight rating (GVWR) exceeding 14,001 pounds or greater than two axles, no truck tractor, no trailer (as defined by this section), nor recreational or other vehicle storage shall be maintained (except emergency repairs), parked, stored, or otherwise kept on a public or private street, or other location that is within a residential zoning district, without (1) displaying a valid registration and current registration, or (2) displaying a valid, current vehicle safety inspection certificate between the hours of 8:30 p.m. and 9:00 a.m., any day of the week. Such vehicles or trailers shall not pose a traffic safety hazard as determined by the New Britain Township Police Department at any time.

e. All such vehicles or trailers may be parked or stored on private property provided they are located as follows:

1. Within a carport;
2. Within a completely enclosed structure;
3. Within the side or rear of a lot, but no closer than ten feet to a property line;
4. Within the front yard provided it complies with the following:
 - (a) No such vehicles or trailers shall be within the front yard setback line or used for

living, sleeping or housekeeping purposes when parked or stored on a residential lot or in any location not approved for that lot.

- (b) The vehicles or trailers shall be located on a paved or modified/crushed stone and permitted driveway.
- (c) The vehicles or trailers shall not cause ingress or egress, sight line, or safety issues as determined by the New Britain Township Police Department or the New Britain Township Zoning Officer.
- f. In addition to the requirements of this section, no vehicle that has been used for the bulk hauling of garbage shall be parked for more than 15 minutes in any 24-hour period on a portion of a lot or street that is within 200 feet of a dwelling.
- g. The provisions of this chapter that allow nonconforming uses to continue and expand do not apply to conditions under this section. Any nonconforming condition or use that exists under this section shall be made conforming within 90 days of this chapter.
- h. If a vehicle that is parked in a nonconforming fashion under this section is moved from the subject property or street for more than 24 consecutive hours, the nonconformity shall be considered to have been abandoned and the property or use shall then only occur in a manner that conforms to this chapter in that respect.
- i. No junk vehicle may be stored on a lot in a residential district unless that lot consists of one acre or more in area. No more than one junk vehicle may be stored on a lot in a residential area. No junk vehicle may be stored in a front or side yard.

§27-3003.a. All applications for zoning permits shall be made in writing by the owner, tenant, vendee under contract of sale, or authorized agent on a form supplied by the municipality and shall be filed with the Zoning Officer. The application shall include ~~four~~two copies of the following information:

Attachment 1 - Appendix A. Environmental Impact Statement Report

...

Add e. For projects that involve dedication of land to the Township, properties with current or former environmentally sensitive uses or where site conditions warrant it, upon request by the Board of Supervisors a Phase I Environmental Site Assessment shall be performed at the Applicant's expense. The Board of Supervisors may also request a Phase II Environmental Assessment and any similar additional environmental studies, work plans, remediation plans, environmental data, etc. as required by the Township Engineer pursuant to commonly accepted standards to characterize the site's environmental conditions considering the proposed use. The assessments shall conform with the scope and limitations of the ASTM Standard Practice for Environmental Site Assessment Process (ASTM E-1 525-05) as subsequently amended, and U.S. EPA Title 40 Code of Federal Regulations Part 312, Standard Practices for All Appropriate Inquiries (40 CFR Part 312) as subsequently amended.

Attachment 3 – Zoning Map – Replace with legible, digital copy.

ZONING

27 Attachment 1

Township of New Britain

APPENDIX A ENVIRONMENTAL IMPACT STATEMENT REPORT

- a. The impact on the environment generated by subdivision, land development and other projects necessitates a comprehensive analysis of the variety of problems that may result in actions that can be taken to minimize these problems. In order to effectively evaluate the environmental consequences or effects of certain projects proposed in the Township, an Environmental Impact Statement (EIS) report shall be submitted together with preliminary plans when required by this Chapter or by the Board of Supervisors. In order to encourage the thorough preparation of an EIS report, the applicant may use the components of the EIS report to satisfy the reporting requirements of the Subdivision and Land Development Ordinance [Chapter 22]; provided, however, that a list of the Sections of the Subdivision and Land Development Ordinance [Chapter 22] that are proposed to be satisfied by the EIS report shall be submitted with the EIS report.
- b. An updated EIS report shall accompany and form a part of a final land development or subdivision plan.
- c. Twenty copies of the EIS report shall be submitted with the plans, preliminary or final. Within the EIS report, specific emphasis shall be directed toward the proposed effects on and relationship to applicable site, neighborhood (including areas in adjacent municipalities where applicable) and Township-wide resources, conditions or characteristics. The EIS report shall include text, tables, maps and analyses for the purpose of describing the project site, proposed use(s), environmental characteristics and the environmental effect of the proposal as follows:
 1. Overview. Indicate the purpose and scope of the proposed project. Enumerate the benefits to the public which will result from the proposed project and describe the suitability of the site for the intended use. A description of the proposed project shall be presented to indicate the extent of which the site must be altered, the kinds of facilities to be constructed, how they are to be considered, and the uses intended. The resident population, working population and visitor population shall be projected. The basis of the projections shall be clearly stated in the report.
 2. Compatibility. The compatibility or incompatibility of the proposed project shall be described in relation to the Township Comprehensive Plan, especially the land use and open space elements.
 3. Location. An identification of the site location and area through the use of a location map drawn at a scale of not more than 2,000 feet to

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the inch. The location map shall depict all streets, adjoining properties, zoning district boundaries and municipal boundaries within 2,500 feet of any part of the tract. In the case of development of only a portion of the entire tract, the location shall also show the relationship of the section to the entire tract.

4. Photographs. An identification of the character and appearance of the site through the presentation of photographs or copies thereof. Such photographs shall provide a representation of what the site looks like from ground level and an aerial view. Photographs shall be properly identified or captioned and shall be keyed to a map of the site.
5. Description of the Project. An identification of the nature of the proposals through the presentation of the following:
 - (a) A site development plan, including notes pertaining to the number and type of lots or units, the square footage and/or acreage of the tract and a depiction of the features which are proposed such as streets, driveways, parking areas, buildings and other structures and all impervious surfaces. The plan shall be drawn at a scale of not smaller than 100 feet to the inch, i.e., 50 feet to the inch is permitted but 200 feet to the inch is not and may be submitted as an attachment to the report. The plan shall reflect all the information required under the plan requirements of the Subdivision and Land Development Ordinance [Chapter 22].
 - (b) A statement indicating the existing and proposed ownership of the tract and where applicable, the type of ownership, operation and maintenance proposed for areas devoted to open space or otherwise not under the control of a single lot owner.
6. Physical Resources Inventory. An identification of physical resources associated with the natural environment of the tract, including such features as geology, topography, soils, hydrology and the like. The identification of physical resources shall include a narrative description of the qualitative aspects of each of the resources mentioned above. In addition, these resources shall be mapped at a scale of not smaller than 100 feet to the inch as specified below and may be either incorporated into the EIS report or submitted as attachments to the report.
 - (a) A map depicting the geological characteristics of the tract. Such map shall define the location and boundaries of the rock formations at or influencing the tract and features such as faults and/or fractures.
 - (b) A map depicting the topographical characteristics of the tract. Such map shall contain contours with at least two-foot

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- intervals and shall depict steep slopes as defined in the Subdivision and Land Development Ordinance [Chapter 22].
- (c) A map depicting the soil characteristics of the tract. Such map shall depict all soil types and shall include a table identifying soil characteristics pertinent to the proposed project such as prime agricultural soils, depth of bedrock, depth of water table, flood hazard potential and limitations for septic tank filter fields.
 - (d) A map depicting the hydrological characteristics of the tract. Such map shall depict surface water resources, their drainage characteristics, watersheds and floodplains and groundwater resources. Surface water resources include features such as creeks, runs and other streams, ponds, lakes and other natural bodies of water, springs, wetlands and any manmade impoundments. Groundwater resources include features such as aquifers and aquifer recharge areas.
- 7. Biological Inventory. An identification of biological resources associated with the natural environment of the tract, including such features as vegetation and wildlife. The identification of biological resources shall include a narrative description of each of the resources mentioned above.
 - 8. Land Use Inventory. An identification of the land use conditions and characteristics associated with the tract, such as current and past use, land cover and encumbrances and the relationship of these to adjacent tracts. The identification of land use conditions and characteristics shall include a narrative description of the above.
 - 9. Surface Water Inventory. Describe existing watercourses and water bodies that are partially or totally on the site and their relationship to the area of land disturbance. Calculate existing surface runoff from the site and the associated watershed, including the potential development of the remainder of the watershed. When the natural drainage pattern will be significantly altered an analysis shall be conducted which will investigate flow, depth, capacity and water quality of the receiving waters. When required, floodplain areas will be mapped in consultation with the Department of Environmental Protection. Existing drainage structures shall be mapped, and the capacity of the drainage network shall be determined. Additionally, wetland areas as defined by the Department of Environmental Protection and the U.S. Corps of Army Engineers shall be delineated.
 - 10. Subsurface Water Inventory. Describe the subsurface water conditions on the site both in terms of depth to groundwater and water supply capabilities of the site. Where existing conditions warrant, provide detailed information regarding existing wells within 1,000 feet of the site relative to depth, capacity and water quality. Discuss the water supply capabilities of the adjacent areas and the recharge capabilities of the site.
 - 11. Existing Features Inventory. Describe any existing features on the site that

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are not considered to be part of the natural environment. This may include, but not necessarily be limited to, roads, housing units, accessory structures, utility lines, etc.

12. Historic Resources Inventory. An identification of the manmade resources associated with or within 500 feet of the tract which are older than 50 years. Areas, structures and/or routes and trails included on the National Register of Historic Places, the Pennsylvania Inventory of Historic Places, the Historic American Building Survey, the Bucks County Conservancy and any which may be identified in the Comprehensive Plan shall be identified. The identification of historic resources shall include a narrative description of the above.
13. Visual Resources Inventory. An identification of the visual resources associated with the tract such as areas which have a particular amenity value and areas which offer interest in viewing the tract. The identification of visual resources shall include a narrative description of the above.
14. Community Needs Inventory. An identification of the community facility needs associated with the users and/or residents of the proposed project. The community facility needs assessment shall indicate in narrative form the type of services which will be in demand. Where applicable, community facilities (such as schools, park and recreation areas, libraries, hospitals and other health care facilities, fire protection, police protection, ambulance and rescue service and postal services) shall be discussed in terms of the ability of existing facilities and services to accommodate the demands of future users and/or residents of the lot(s) and/or tract and the need for additional or expanded community facilities.
15. Utility Needs Inventory. An identification of the utility needs associated with the users and/or residents of the proposed project and a statement whether the project is within the area to be served by public sewers under the Township's Act 537 Plan. The utility needs assessment shall indicate in narrative form the type of installations which will be in demand. Utilities (such as those used for water supply, sewage disposal, refuse disposal, storm drainage, communications and electrical transmission) shall be discussed in terms of the ability of existing utility installations to accommodate the demands of the future users and/or residents of the lot(s) and/or tract, the need for additional or expanded utility installations, the ability to achieve an adequate, potable quantity of water whenever individual wells are proposed, the ability to achieve an adequate system for onsite sewage disposal whenever such a system is proposed and the ability to achieve an adequate system for storm drainage and stormwater management. Certificates from the utilities confirming that adequate capacity exists to service the proposed development shall be included.
16. Transportation System Inventory. An identification of the relationship of the transportation and circulation system needs of the proposed project to the existing street or highway network. A discussion of this relationship shall be in narrative form and shall indicate factors such as methods to be used for traffic control within the tract and at points of ingress to and egress from it and expected traffic volumes generated from the project, including their

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relation- ship to existing traffic volumes on existing streets for both peak

hour and non-peak hour traffic conditions. In addition, there shall be a discussion of the physical condition of existing streets which will service the proposed project and what improvements are proposed to remedy any physical deficiencies.

17. Adverse Impacts. Probable adverse effects which cannot be precluded, including:
 - (a) Water quality and quantity.
 - (b) Air quality.
 - (c) Noise.
 - (d) Undesirable land use patterns.
 - (e) Damage or destruction of significant plant or wildlife systems.
 - (f) Aesthetic values.
 - (g) Destruction of natural resources.
 - (h) Displacement of people and businesses.
 - (i) Displacement of viable farms.
 - (j) Employment and property taxes.
 - (k) Destruction of manmade resources.
 - (l) Disruption of desirable community and regional growth.
 - (m) Health, safety and well-being of the public.

In indicating such effects, a discussion shall be presented regarding whether they will have primary or secondary implications, that is, whether the adverse effects will have direct or indirect influence on a particular resource, condition or characteristic.

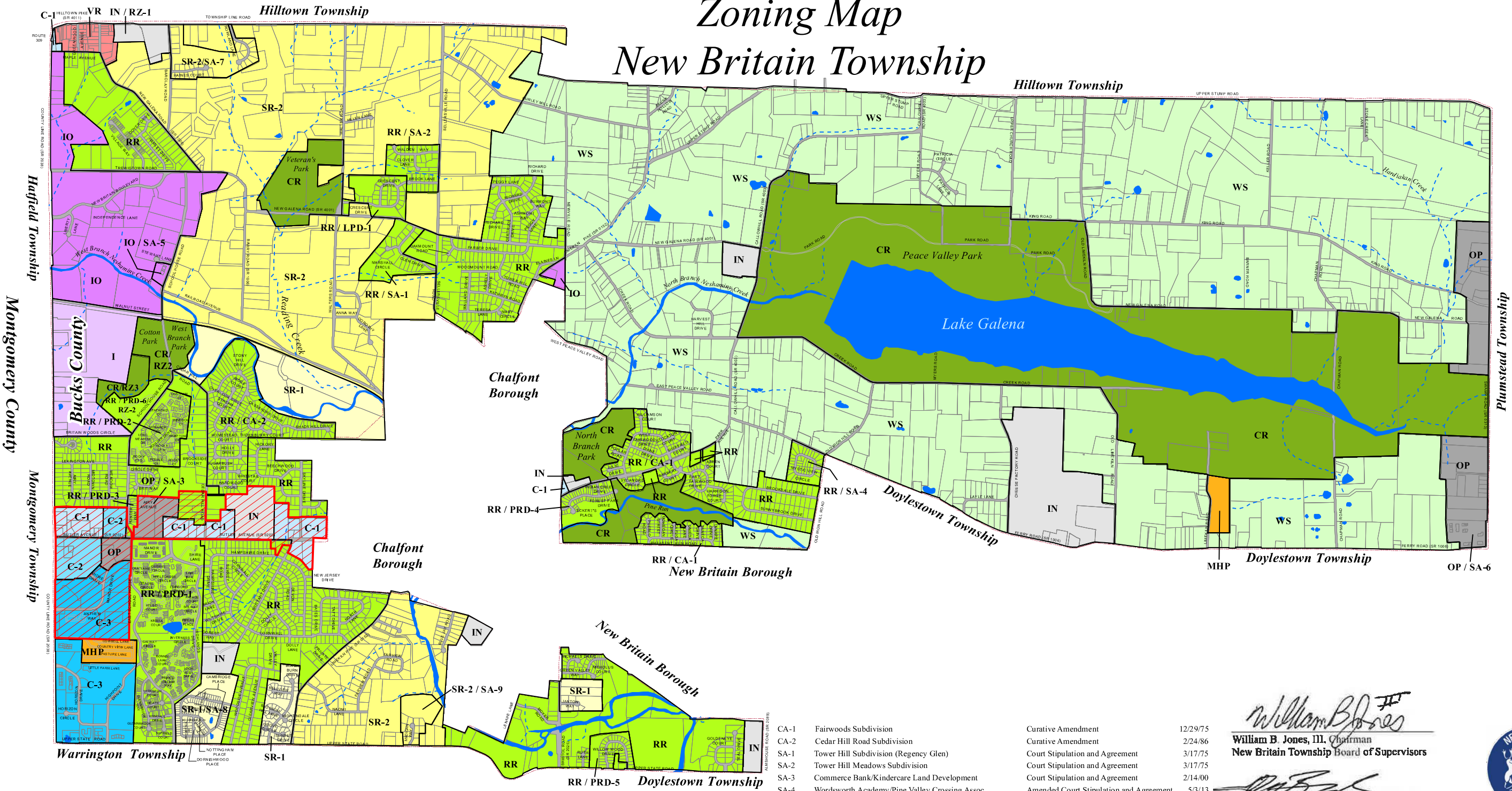
18. Mitigation Measures. Measures to mitigate adverse effects. To indicate such measures, the applicant shall submit exhibits or diagrams which will depict the type of remedial, protective and mitigative measures described in narrative form. These measures shall include those required through existing procedures and standards.
19. Irreversible Impacts. Any irreversible environmental changes which would occur due to the proposed project should it be implemented. To indicate such changes, the use of non-renewable resources during the initial and continued phases of the project shall be

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discussed. Further, the loss of environmental resources shall be indicated through a presentation of the quantity of loss and related qualitative effects.

- d. In making its evaluation, the Board of Supervisors, and/or the Planning Commission, may request any additional information it deems necessary to adequately assess potential environmental impacts. Whenever any information required in this Section is assumed not directly applicable to the proposed project, the applicant shall indicate such assumed inapplicability in the narrative of the EIS report and state why such information is considered to be inapplicable in the case of the particular project in question.
- e. For projects that involve dedication of land to the Township, properties with current or former environmentally sensitive uses or where site conditions warrant it, upon request by the of Supervisors, a Phase I Environmental Site Assessment shall be performed at the Applicant's expense. The Board of Supervisors may also request a Phase II Environmental Assessment and any similar additional environmental studies, work plans, remediation plans, environmental data, etc. as required by the Township Engineer pursuant to commonly accepted standards to characterize the site's environmental conditions considering the proposed use. The assessments shall conform within the scope and limitations of the ASTM Standard Practice for Environmental Site Assessment Process (ASTM E-1 525-05) as subsequently amended, and U.S. EPA Title 40 Code of Federal Regulations Part 312, Standard Practices for All Appropriate Inquiries (40 CFR Part 312) as subsequently amended.

Zoning Map
New Britain Township



- ZONING DISTRICT**
- CR Conservation and Recreation District
 - WS Watershed District
 - SR-1 Single Family Residential 1 District
 - SR-2 Single Family Residential 2 District
 - RR Residential District
 - VR Village Residential District
 - MHP Mobile (Manufactured) Home Park District
 - C-1 Commercial District
 - C-2 Commercial District
 - C-3 Commercial District
 - OP Office Park District
 - IN Institutional District
 - I Industrial District
 - IO Industrial Office District
 - CO Butler Avenue Corridor Overlay District

REVISION	DATES	NOTES
Rev. 1	February 3, 2003	
Rev. 2	April 28, 2003	
Rev. 3	October 2, 2013	Add Color/ SA-4
Rev. 4	February 23, 2015	PRD-6/ RZ-2
Rev. 5	October 3, 2016	Correct Drafting Errors/ Add Seal
Rev. 6	February 5, 2018	RZ-3 Cotton Park
Rev. 7	May 21, 2018	Add Butler Avenue Corridor Overlay District
Rev. 8	July 23, 2020	Update Color Coding

CA-1	Fairwoods Subdivision	Curative Amendment	12/29/75
CA-2	Cedar Hill Road Subdivision	Curative Amendment	2/24/86
SA-1	Tower Hill Subdivision (Regency Glen)	Court Stipulation and Agreement	3/17/75
SA-2	Tower Hill Meadows Subdivision	Court Stipulation and Agreement	3/17/75
SA-3	Commerce Bank/Kindercare Land Development	Court Stipulation and Agreement	2/14/00
SA-4	Wordsworth Academy/Pine Valley Crossing Assoc.	Amended Court Stipulation and Agreement	5/3/13
SA-5	M & N Homes Lot #3 Land Development (Goddard School)	Court Stipulation and Agreement	3/11/02
SA-6	Feld Tract Land Development (Fountainville Center)	Court Stipulation and Agreement	10/22/02
SA-7	Barclay Road S/LD	Court Stipulation and Agreement	10/21/02
SA-8	New Britain Walk	Court Stipulation and Agreement	2/21/03
SA-9	Frost Tract (Rolling Ridge)	Court Stipulation and Agreement	5/5/06
PRD-1	Highlands Subdivision	Planned Residential Development	3/17/75
PRD-2	Rocky Meadow Subdivision (Meadow Ridge)	Planned Residential Development	9/2/75
PRD-3	Hunter Way Subdivision	Planned Residential Development	6/21/76
PRD-4	Forest Park Subdivision	Planned Residential Development	2/14/94
PRD-5	Cassel/Bank Subdivision (Willow Woods)	Planned Residential Development	8/18/98
PRD-6	Colebrook Development	Planned Residential Development	5/4/15
PRD-7	W.B. Homes Development	Planned Residential Development	2/5/18
LPD-1	Twin Maples Subdivision	Land Preservation Development	10/27/97
RZ-1	Line Lexington Mennonite Church	Institutional Rezoning (SR-2 to IN)	2/12/01
RZ-2	Colebrook/Quad Graphics/Cotton Park	Residential and Conservation Re-Zoning	2/23/15
RZ-3	Cotton Park- Quad Graphic Acquisition	Conservation Re-Zoning	2/5/18

William B. Jones III
William B. Jones, III, Chairman
New Britain Township Board of Supervisors

Eileen M. Bradley
Attest: Eileen M. Bradley
New Britain Township Secretary



ZONING MAP

NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

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JOB NO: 21-01002	DATE: 10/19/2020	SCALE: 1" = 2500'
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