

ORDINANCE NO. 2017-1

AN ORDINANCE OF BRIDGETON TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA AMENDING CERTAIN SECTIONS OF THE BRIDGETON TOWNSHIP ZONING ORDINANCE TO REVISE SET BACKS FROM SURFACE WATERS, BUFFER AREAS AND PROTECTION OF DESIGNATED FLOODPLAIN AS A NATURAL RESOURCE

BE IT ENACTED AND ORDAINED by the Board of Supervisors of Bridgeton Township, Bucks County, Pennsylvania, as follows:

ARTICLE I.

Section 202 of the Bridgeton Township Zoning Ordinance is hereby amended to add the following:

“Lot Area.

A.4. Area of delineated floodway and the area of surface water buffers (currently known as setbacks as Section 504.”

ARTICLE II.

Section 504.B.1 of the Bridgeton Township Zoning Ordinance is hereby deleted and replaced with the following:

“1. No new building, off street parking, loading or unloading area, fill, commercial or industrial storage or display area, nor any impervious surface, shall be located within any of the following: a) 75 feet from the limits of the delineated floodway as defined by FEMA Firm Mapping of the Delaware River; b) 50 feet from the top of the canal and/or tow path slope of the Delaware Canal; c) 50 feet from the limits of the delineated floodway as defined by FEMA Firm Mapping of any other surface water (as defined below); d) 50 feet from the average water level of any natural lake or pond that retains water year round. See the Township floodplain map in case a wider area is regulated under Floodplain regulations. The natural buffer created by this section may be only be altered for: a) necessary perpendicular utility, street or driveway crossing; and b) any carefully limited removal of tree limbs and dead trees if filter views from dwellings are desired; and c) pedestrian bicycle and/or equestrian use and necessary historic rehabilitation. Any disputes regarding the measurement of the setbacks or buffer areas shall be resolved by the Township Engineer.”

[subparagraph 2 of this Section of the Ordinance shall remain, without revision]

ARTICLE III.

Section 202 of the Bridgeton Township Zoning Ordinance is hereby amended to as follows:

“Setback

A. The line within a lot defining the required minimum distance between any structure to be erected or use to be developed and the adjacent future right-of-way or exterior line (when the property is not abutted by a right of way) or from the limits of a natural resource 100% protected by the terms of this Ordinance or the Township’s Subdivision and Land Development Ordinance, whichever is greater. Such line shall be measured at right angles from that parallel to the front lot line.”

ARTICLE II Repealer

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

ARTICLE III. Severability

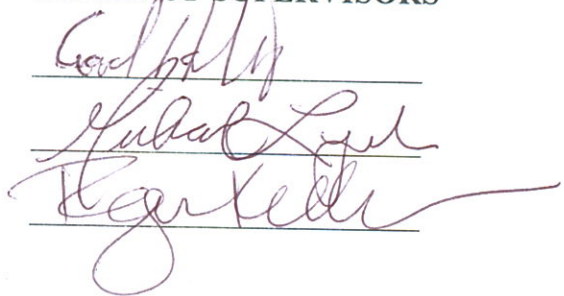
If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or part of this Ordinance. It is hereby declared as the intent of the Board of Supervisors of Bridgeton Township, that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section, or part thereof had not been included therein.

ARTICLE IV. Effective Date

This Ordinance shall become effective five (5) days after its adoption

ENACTED AND ORDAINED, after due notice and a public hearing this 14th day of February, 2017, by the Board of Supervisors of Bridgeton Township.

**BRIDGETON TOWNSHIP
BOARD OF SUPERVISORS**



SEAL

ATTEST:

