

ORDINANCE #105-2003

AN ORDINANCE AMENDING THE HONEY BROOK TOWNSHIP ZONING ORDINANCE OF 2003 BY REVISING AND AMENDING ARTICLE II, IV, V, VI, VII, VIII, IX, X, XI, XV, AND XVI OF SAID ORDINANCE.

BE IT HEREBY ENACTED AND ORDAINED, and it is enacted and ordained by authority of the Board of Supervisors of Honey Brook Township, that the Township Zoning Ordinance of 2003 is hereby amended as follows:

Amend Article II by adding the following definition:

VEHICLE, COMMERCIAL: A single-bodied motor vehicle exceeding a Gross Vehicle Weight Rating (GVWR) of 26,001 pounds or having more than one (1) rear axle; a trailer, tanker or other device a GVWR of 10,000 pounds or greater and designed to be towed behind a commercial vehicle.

Amend Article IV by adding:

- New Section 402-B-7 to read "Minimum lot width at street line: fifty (50) feet"
- New Section 404-E-8 to read "Minimum lot width at street line: fifty (50) feet"

Amend Article V by adding or changing:

- Section 501-A-4 to read, "Rural occupation, on lots greater than ten (10) acres when in accordance with the standards in Section 1601-U."
- New Section 502-A-7 to read "Minimum lot width at street line: fifty (50) feet"
- New Section 502-B-7 to read "Minimum lot width at street line: fifty (50) feet"

Amend Article VI by adding or changing:

- Section 601-A-4 to read, "Rural occupation, on lots greater than ten (10) acres when in accordance with the standards in Section 1601-U."
- Section 602-B-1-e to read, "Minimum rear yard: fifty (50) feet"
- New Section 602-B-1-g to read, "Minimum lot width at street line: fifty (50) feet"
- New Section 602-B-2-g to read, "Minimum lot width at street line: fifty (50) feet"
- New Section 602-B-4-g to read, "Minimum lot width at street line: fifty (50) feet"
- New Section 602-C-7 to read, "Minimum lot width at street line: fifty (50) feet"

Amend Article VII by adding or changing:

- Section 701-A-13 to read, "Rural occupation, on lots greater than ten (10) acres when in accordance with the standards in Section 1601.U."
- New Section 702-C-1-g to read, "Minimum lot width at street line: fifty (50) feet"
- New Section 702-C-2-g to read, "Minimum lot width at street line: fifty (50) feet"
- New Section 702-D-1-g to read, "Minimum lot width at street line: fifty (50) feet"

- New Section 702-D-2-g to read, "Minimum lot width at street line: fifty (50) feet"
- New Section 702-E-12 to read, "Minimum lot width at street line: fifty (50) feet"
- New Section 702-F-10 to read, "Minimum lot width at street line: fifty (50) feet"
- New Section 702-G-7 to read, "Minimum lot width at street line: fifty (50) feet"

Amend Article VIII by adding or changing:

- Section 801-A-11 to read, "Rural occupation, on lots greater than ten (10) acres when in accordance with the standards in Section 1601.U."
- New Section 802-B-1-g to read, "Minimum lot width at street line: fifty (50) feet"
- New Section 802-B-2-g to read, "Minimum lot width at street line: fifty (50) feet"
- New Section 802-B-3-g to read, "Minimum lot width at street line: fifty (50) feet"
- New Section 802-B-4-g to read, "Minimum lot width at street line: fifty (50) feet"
- New Section 802-B-5-l to read, "Minimum lot width at street line: fifty (50) feet"
- New Section 802-B-6-j to read, "Minimum lot width at street line: fifty (50) feet"
- New Section 802-C-7 to read, "Minimum lot width at street line: fifty (50) feet"

Amend Article IX by adding or changing:

- Section 901-A-2 to read, "Rural occupation, on lots greater than ten (10) acres when in accordance with the standards in Section 1601-U."
- New Section 902-B-8 to read, "Minimum lot width at street line: fifty (50) feet"

Amend Article X by adding or changing:

- Section 1001-A-19 to read, "Rural occupation, on lots greater than ten (10) acres when in accordance with the standards in Section 1601-U."
- New Section 1001-A-34 to read, "Day care facility for children or adults."
- New Section 1002-B-7 to read, "Minimum lot width at street line: fifty (50) feet"

Amend Article XI by deleting and adding:

- Section 1107 is deleted in its entirety.
- New Section 1107 to read, "Accessory buildings, including rear facing garages (served by back lanes or alleys) shall conform to the following standards:"
- New Section 1107-A to read, "All accessory buildings shall be no higher than fifteen (15) feet and shall be set back a minimum of twelve (12) feet from the rear lot line, except storage sheds regulated under Section 1107-B."
- New Section 1107-A-1 to read, "One (1) accessory building no larger than seven hundred eighty (780) square feet and no more than thirty (30) feet on one side shall be permitted on a lot in the A-Agriculture district, in addition to a storage shed authorized under Section 1107-B."
- New Section 1107-A-2 to read, "One (1) accessory building no larger than six hundred twenty four (624) square feet and no more than twenty six (26) feet on one side shall be permitted on a lot in the FR-Farm Residential and R-Residential districts, in addition to a storage shed authorized under Section 1107-B."

- New Section 1107-B to read, “One (1) storage shed not to exceed one hundred fifty (150) feet shall be permitted on any lot and may be located within five (5) feet of the rear lot line and side lot line.”

Amend Article XV by changing:

- Section 1501-C-1 to read, “Parking on residential lots in any district shall be solely for passenger vehicles and not more than one (1) vehicle having not more than two rear (2) axles, and not to exceed 26,001 pounds GVWR, and utilized by occupants of the dwelling to which such facilities are accessory or by guests of such occupants. In addition, outdoor parking of a boat, camper, recreation vehicle, trailer, or similar vehicle shall be limited to two (2) vehicles of this type, but in no case shall such vehicle be parked in the front yard or a public street for more than forty eight (48) hours to load/unload, unless parked in a driveway conforming to Section 1707.”

Amend Article XVI by changing:

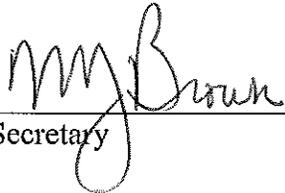
- Section 1601-C-1-b to read, “Detached private garage. One (1) detached private garage accessory to a dwelling shall be permitted in any zoning district provided the following requirements are met:”
- Section 1601-C-1-b-1 to read, “Maximum capacity: three (3) vehicles, and not to exceed twelve hundred (1200) square feet.”
- Section 1601-C-1-b-4 to read, “The structure shall conform to all yard requirements.”
- Section 1601-C-1-c-3 to read, “The structure shall conform to all yard requirements, except those structures regulated under the standards of Section 1601-C-1-d.”
- Section 1601-C-1-d to read, “Accessory storage sheds. The following regulations apply to detached accessory storage sheds, provided the shed does not exceed twelve feet by twenty-four feet (12’ X 24’) and a height of fifteen (15) feet.”
- Section 1601-O-4 to read, “Not more than one (1) vehicle, with not more than two (2) rear axles and a GVWR not to exceed 26,001 pounds, connected with the home occupation may be maintained on the property.”
- Section 1601-O-7 to read, “The activity shall not require the delivery of materials and goods by trucks larger than 26,001 pounds GVWR or having more than two (2) rear axles.
- Section 1601-O-12-j to read, “Not more than one (1) vehicle, with not more than two (2) rear axles and a GVWR not to exceed 26,001 pounds, connected with the home occupation may be maintained on the property.”
- Section 1601-U-3 to read, “A rural occupation shall be permitted by right in the A Agricultural District in accordance with the provisions of this section. A rural occupation shall be permitted in other zoning districts provided there is a minimum gross lot size of greater than ten (10) acres and the criteria of this section are fully complied with.”

- Section 1601-U-16 (last sentence) to read, "Not more than one (1) vehicle, with not more than two (2) rear axles and a GVWR not to exceed 26,001 pounds, connected with the rural occupation may be maintained on the property."

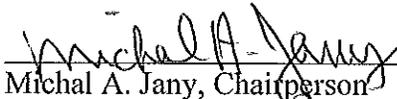
THESE AMENDMENTS SHALL TAKE EFFECT AS PROVIDED FOR BY LAW,
AND ALL ORDINANCE PROVISIONS INCONSISTENT WITH THESE
AMENDMENTS ARE HEREBY REPEALED AND DELETED.

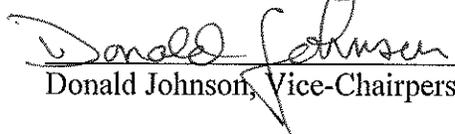
ENACTED AND ORDAINED THIS 8th DAY OF October, 2003.

ATTEST:


Secretary

HONEY BROOK TOWNSHIP
BOARD OF SUPERVISORS


Michal A. Jany, Chairperson


Donald Johnson, Vice-Chairperson

D. Weston Darby, Jr. Member