

## ORDINANCE #113-2004

### AN ORDINANCE AMENDING THE HONEY BROOK TOWNSHIP ZONING ORDINANCE OF 2003 BY REVISING AND AMENDING ARTICLES II 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:

**BUILDING, AGRICULTURAL:** A structure utilized to store farm implements, hay, feed, grain or other agricultural or horticultural products or to house poultry, livestock or other farm animals and milk house. The term includes a carriage house owned and used by members of a recognized religious sect for the purpose of housing horses and storing buggies. The term shall not include habitable space or spaces in which agricultural products are processed, treated or packaged and shall not be construed to mean a place of occupancy by the general public.

Amend Article XVI by adding or changing:

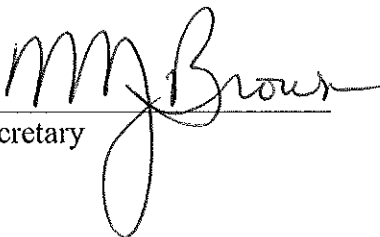
- Change Section 1601.C.1.b to read, “Non-agricultural accessory buildings. Such buildings shall be permitted in any zoning district provided the following requirements are met:”
- Change Section 1601.C.1.b.[1] to read, “Maximum Size – The total building footprint of accessory buildings, excluding accessory storage sheds meeting the requirements of Section 1601-C-1-d, singularly or in aggregate, shall not exceed the total building footprint of the principal building.”
- Change Section 1601.C.1.b.[2] to read, “Maximum Height –The maximum height of an accessory building shall not exceed the height of the principal building or 20 feet, whichever standard is least restrictive.”
- Change Section 1601.C.1.b.[3] to read, “Setback Requirements – Except where expressly regulated in Section 1601-C-1-d or Section 1601-D, non-agricultural accessory buildings must comply with required yard setbacks for the respective zoning district.”
- Change Section 1601.C.1.b.[4] to read, “Impervious Coverage – Where the proposed accessory structure(s) will increase the impervious coverage existing on the lot as of the effective date of this ordinance by more than 50%, the applicant shall submit a stormwater management plan consistent with Section 627 of the Honey Brook Township Subdivision and Land Development ordinance to the Township Engineer for review and approval. This report shall be prepared by a licensed Professional Engineer and sealed by the same.”
- New Section 1601.C.1.b.[5] to read, “No temporary structures shall be permitted.”

- Change Section 1601.C.1.c to read, "Agricultural accessory buildings. These types of accessory buildings shall be permitted in any zoning district provided the following requirements are met:"
- Change Section 1601.C.1.c.[1] to read, "Maximum Height: eighty (80) feet."
- Change Section 1601.C.1.c.[2] to read, "Setback Requirements – Except where expressly regulated in Section 1601-C-1-d and 1601-D, agricultural accessory buildings shall comply with required yard setbacks for the respective zoning district."
- Change Section 1601.C.1.c.[3] to read, "Impervious Coverage – Where the proposed accessory structure(s) will increase the impervious coverage existing on the lot as of the effective date of this ordinance by more than 50%, the applicant shall submit a stormwater management plan consistent with Section 627 of the Honey Brook Township Subdivision and Land Development ordinance to the Township Engineer for review and approval. This report shall be prepared by a licensed Professional Engineer and sealed by the same."
- Change Section 1601.C.1.c.[4] to read, "No temporary structures shall be permitted."
- Change Section 1601.C.1.d to read, "Accessory storage sheds. The following regulations shall apply to accessory storage sheds, provided the shed does not exceed 300 square feet in building area and does not exceed a maximum height of 15 feet:"
- Change Section 1601.C.1.d.[3] to read, "No more than two (2) accessory storage sheds shall be permitted on any lot. In addition, the aggregate square footage of sheds on a lot shall not exceed 600 square feet."

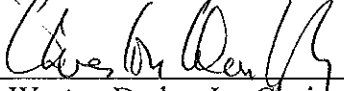
THESE AMENDMENTS SHALL TAKE EFFECT AS PROVIDED FOR BY LAW,  
AND ALL ORDINANCE PROVISIONS INCONSISTENT WITH THESE  
AMENDMENTS ARE HEREBY REPEALED AND DELETED.

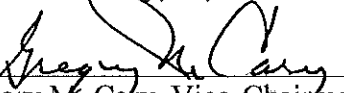
ENACTED AND ORDAINED THIS 10<sup>th</sup> DAY OF NOVEMBER, 2004.

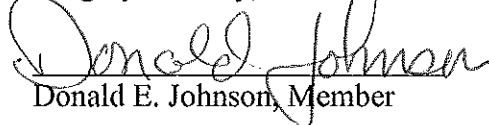
ATTEST:

  
Secretary

HONEY BROOK TOWNSHIP  
BOARD OF SUPERVISORS

  
D. Weston Darby, Jr., Chairman

  
Gregory M. Cary, Vice-Chairman

  
Donald E. Johnson, Member