

ORDINANCE #114-2005

AN ORDINANCE AMENDING THE HONEY BROOK TOWNSHIP ZONING ORDINANCE (ORDINANCE #104-2003) BY REVISING AND AMENDING THE ZONING MAP AND ARTICLE IV AND VIII OF SAID ORDINANCE AND AMENDING THE HONEY BROOK TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (ORDINANCE #109-2004) BY AMENDING ARTICLE VI.

BE IT HEREBY ENACTED AND ORDAINED, and it is enacted and ordained by authority of the Board of Supervisors of Honey Brook Township,

Section 1. The Zoning Ordinance (Ordinance #104-2003) is hereby amended by:

- Changing Sections 702.E.9 and 802.B.5.i. to read, "Maximum length of any structure or connected structure: one hundred fifty-two (152) feet."
- Changing the Zoning Map dated March 12, 2003 to reflect that portion of Tax Parcel 22-8-86, more fully described as Lots 1-3 of the Jennie Novis Subdivision Plan dated July 26, 1982 and approved August 5, 1982, and currently mapped in the C-Commercial District, to be mapped in the MR-Mixed Residential District. This change shall be logged as Revision #1 on the Zoning Map.
- Changing Section 402.B.1 to read, "Minimum gross lot area: ten (10) acres, except a lot shall have not less than two (2) acres of contiguous land complying with the definition of "Lot Area" as found in the ordinance."
- Changing Section 404.B to read, "An eligible lot shall have sufficient area such that the residual lot shall comply with the area and bulk regulations of Section 402.B."
- Changing Section 1101, first sentence, to read, "The opportunity to develop under the conservation design option shall be deemed an overlay on any eligible tract in the A-Agricultural, FR-Farm Residential, and R-Residential Districts, offering additional choices beyond those of the applicable underlying zoning district."

Section 2. The SALDO (Ordinance #109-2004) is hereby amended by:

- Changing Section 614.B to read: "The design of private streets shall meet the standards herein applicable to the construction of streets to be dedicated except in respect to the typical road cross section, which shall be as specified in Section 614.E hereof. Types of facilities and other elements of street design shall be in accordance with the standards contained in this ordinance."
- Adding Section 614.E to read: "The alternate road cross section for private streets, or streets not intended for dedication, shall be as follows:
 1. Aggregate Base Course – 8 inches (compacted thickness) PADOT 3A aggregate
 2. Binder Course – 2.5 inches (compacted thickness) PADOT ID-2 Binder
 3. Wearing Course – 1.5 inches (compacted thickness) PADOT ID-2 Wearing"

- Change Section 607.A.5 (cartway column) to read, "20' (with or without curb)"
- Change Section 607.A.6 (cartway column) to read, "20' (with or without curb)"

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 9th DAY OF MARCH, 2005.

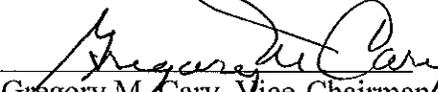
ATTEST:

HONEY BROOK TOWNSHIP
BOARD OF SUPERVISORS

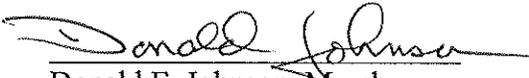


Secretary

D. Weston Darby, Jr., Chairman



Gregory M. Cary, Vice-Chairman



Donald E. Johnson, Member