

ORDINANCE #119 - 2006

AN ORDINANCE AMENDING THE HONEY BROOK TOWNSHIP ZONING ORDINANCE OF 2003 BY REVISING AND AMENDING ARTICLE IV AND ARTICLE XI OF SAID ORDINANCE, AND ADOPTING A ZONING MAP.

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 IV by:

- Deleting Section 401-A-~~A~~ (Conservation Design Option) in its entirety, and re-numbering Section 401-A-1~~O~~ through 400-A-1~~F~~ accordingly
- Changing re-numbered Section 401.A.~~A~~ to read, "Single-family detached dwelling on an existing lot, or single-family detached dwellings on lots proposed to be created through subdivision of a lot into not more than three (3) lots."
- Changing Section 401.C.1 to read, "Single-family detached dwellings on tracts to be subdivided into more than (3) lots and not using the lot split-off provisions of the Ordinance, when in accordance with the standards in Section 1603-R."
- Deleting Section 402.A. in its entirety, and re-lettering Section 402.B through 402.E. accordingly
- Changing re-numbered Section 402.A to read, "Single-family detached dwellings, and any other use permitted in Section 401 not otherwise regulated by the Ordinance:"
- Deleting Section 403.A in its entirety
- Adding new Section 403. DESIGN STANDARDS to read, "Uses in the A-Agricultural District shall be governed by the terms of Article XVII, General Regulations, as applicable."

Amend Article XI by:

- Changing Section 1100. STATEMENT OF INTENT. to read, "In addition to the general goals set forth in Article I, the provisions of this article are intended to encourage design of new residential use in such a way that a significant portion of the buildable land within each parcel will remain as permanently protected open space through the option of reduced lot area and other dimensional requirements. Under these terms, the Township seeks to promote: [a] interconnected networks of conservation land; [b] the preservation of large contiguous areas devoted to agriculture, resource management, or other open space uses identified in the 2006 Honey Brook Township Comprehensive Plan; and [c] effective buffers between housing areas and working farmland adjoining those development parcels. The terms of this article also enable the transfer of development rights by allowing increases in residential density with the use of development rights. The Conservation Design Option is intended to enable the Township and local landowners to protect the natural and cultural resources and

rural character of the Township, thereby helping achieve the goals of the 2006 Honey Brook Township Comprehensive Plan.”

- Changing Section 1101. OVERLAY CONCEPT to read, “The opportunity to develop under the conservation design option shall be deemed an overlay on any eligible tract in the FR – Farm Residential and R – Residential Districts, offering additional choices beyond those of the applicable underlying zoning district. To utilize this overlay opportunity, a tract must comply with standards and criteria of this article. The overlay of the conservation design option shall have no effect on the permitted uses available to such tracts through the underlying zoning districts. To the extent that the regulations and requirements within this Article XI differ from other provisions of the Ordinance, the regulations and requirements of this article shall govern.”
- Deleting Section 1103.B.1 in its entirety, and re-numbering Section 1103.B.2 and 1103.B.3 accordingly
- Deleting Section 1104.A in its entirety, and re-lettering Section 1104 B. and Section 1104.C accordingly
- Deleting Section 1108.A in its entirety, and re-lettering Section 1108 B. and Section 1108.C accordingly
- Deleting Section 1110.H.1 in its entirety
- Adding new Section 1110.H. Siting of Proposed Dwellings, to read, “Proposed dwellings shall be sited to provide satisfactory protection for sensitive natural features on and adjacent to the site, consistent with the requirement of Section 1111-C.”
- Deleting Section 1111.A.1 in its entirety, and re-numbering Section 1111.A.2 and Section 1111.A.3 accordingly.

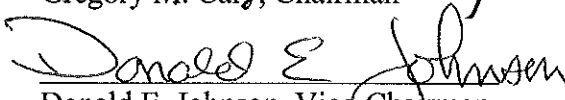
Amend the Official Zoning Map by adopting Revision #2, dated March 23, 2006, which is incorporated by reference herein.

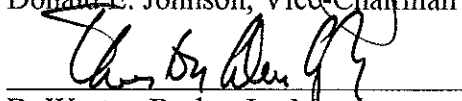
This Ordinance shall take effect in the minimum time provided for by law.

DULY ENACTED AND ORDAINED this 5th day of July, 2006 by the Board of Supervisors of the Township of Honey Brook, Chester County, Pennsylvania, in lawful session duly assembled.

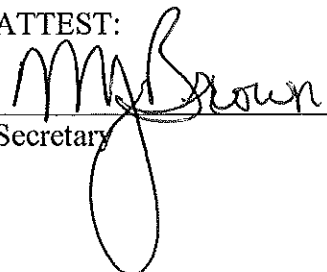
BOARD OF SUPERVISORS OF
HONEY BROOK TOWNSHIP


Gregory M. Cary, Chairman


Donald E. Johnson, Vice-Chairman


D. Weston Darby, Jr., Member

ATTEST:


Secretary