
HONEY BROOK TOWNSHIP
CHESTER COUNTY, PA
ORDINANCE #147 - 2009

AN ORDINANCE OF THE TOWNSHIP OF HONEY BROOK AMENDING THE HONEY BROOK TOWNSHIP ZONING ORDINANCE OF 2003, AS AMENDED, TO REVISE VARIOUS PROVISIONS RELATING TO NONCONFORMING LOTS IN THE RC-RESOURCE CONSERVATION DISTRICT; INCREASE THE ALLOWED HEIGHT OF LUMINARIES FOR INDUSTRIAL USES; AND ALLOW FOR ENCLOSED DECKS IN REAR YARDS WITHIN THE CONSERVATION DESIGN OPTION.

SECTION 1. Add new Section 27-503.2.I which states as follows:

I. Any lot of record determined to be lawful nonconforming as to minimum lot area as of April 9, 2008 shall comply with the minimum yard and lot width requirements as given above, except that such lots shall be permitted a maximum impervious surface ratio of 15% of the lot area.

SECTION 2. Amend Section 27-503.3.F. as follows:

F. Maximum impervious surface ratio: 20% of the lot area

SECTION 3. Amend Section 27-1005.2.D(1) to read as follows:

(1) *Direct Glare.* For the purpose of this Chapter, is illumination beyond lot lines caused by direct or specularly reflected rays from incandescent, fluorescent, or arc lighting, or from such high temperature processes as welding or petroleum or metallurgical refining. No such direct glare shall be permitted, with the exceptions that parking areas and walkways maybe illuminated by luminaries so hooded or shielded that the maximum angle or the cone of direct illumination shall be 60 degrees drawn perpendicular to the ground, with the exception that such angle may be increased to 90 degrees if the luminary is less than 4 feet above the ground. Such luminaries shall be placed not more than 25 feet above ground level and the maximum illumination at ground level shall not be in excess of 3 foot-candles.

SECTION 4. Add new Section 27-1105.2.H as follows:

H. The rear yard may be reduced to 25 feet for the enclosure of any deck or patio where such enclosure does not result in conversion to a climate-controlled room for year-round use.

SECTION 5. Add new Section 27-1105.3.C as follows:

C. The rear yard may be reduced to 25 feet for the enclosure of any deck or patio where such enclosure does not result in conversion to a climate-controlled room for year-round use.

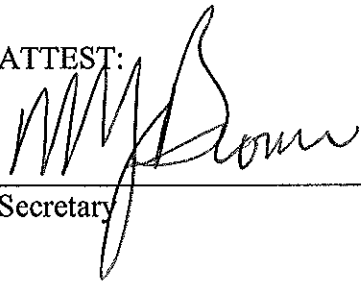
SECTION 6, SEVERABILITY. If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts hereof. It is hereby declared as the intent of the Board of Supervisors of Honey Brook Township that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

SECTION 7, REPEALER. All Ordinances or parts of Ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

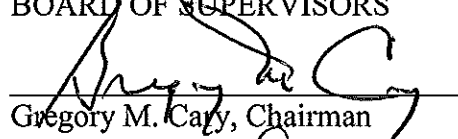
SECTION 8, EFFECTIVE DATE. This Ordinance shall become effective five days after enactment as provided by law.

SO IT IS ENACTED AND ORDAINED this 9th day of September, 2009.

ATTEST:


Secretary

HONEY BROOK TOWNSHIP
BOARD OF SUPERVISORS


Gregory M. Cagy, Chairman


Donald E. Johnson, Vice-Chairman


Lewis Wertley, Member