

HONEY BROOK TOWNSHIP  
CHESTER COUNTY, PA  
ORDINANCE #156

**AN ORDINANCE OF THE TOWNSHIP OF HONEY BROOK AMENDING THE HONEY BROOK TOWNSHIP ZONING ORDINANCE OF 2003, AS AMENDED, TO REVISE MINIMUM LOT AREA REQUIREMENTS IN THE RC-RESOURCE CONSERVATION DISTRICT AND DISTURBANCE LIMITS IN THE SCC-STEEP SLOPE CONSERVATION DISTRICT.**

**SECTION 1.** Amend Section 27-202 as follows:

*Lot area, net* – the gross area of the lot, but excluding all of the following conditions or features:

- A. Any area within an easement established for gas, oil, natural gas, electric, or communications transmission facilities, whether below or above ground, that do not exclusively serve the lot traversed.
- B. Any area within an easement or right-of-way established for a driveway that does not serve the lot traversed.
- C. Any area within an easement established for water supply or wastewater facilities that do not serve the lot.
- D. Any area comprising a stormwater management basin and above ground stormwater conveyances, a lake, or a pond, but not including on-lot berms.
- E. Any area of prohibitive slope as regulated by the Steep Slope Conservation District in §27-1303.
- F. Any area overlaid by the Flood Hazard District as regulated by §27-1302.
- G. Any area overlaid by the Riparian Corridor Conservation District, as regulated by §27-1304.
- H. Any area designated as wetland, except where such area already is excluded under paragraph .F above.
- I. Any accessway or right-of-way connecting a flag lot to a street, except where the access strip is of sufficient size to comply with the area and bulk requirements for a separate lot in the applicable zoning district.

In addition, the lot area shall be contiguous and shall not be divided completely by any of the above-cited features, with the exception of easements described in paragraphs .A and .D that are for underground facilities. Unless otherwise indicated, all references to “minimum lot area” as required for each zoning district shall reference this definition.

**SECTION 2.** Amend Section 27-503.1 as follows:

1. *Single-family detached dwellings:*

- A. Minimum gross lot area: 5 acres
- B. Minimum net lot area: 60,000 square feet

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**SECTION 3.** Add new Section 27-1303.5.C as follows:

C. The maximum limit of disturbance shall be as follows:

- 1) Precautionary Slope: 30%
- 2) Prohibitive Slope: 0%, except where permitted under §27-1303.6.C

**SECTION 4.** Amend Section 27-1303.7 to read as follows:

7. *Permitted uses in Areas of Precautionary Slope.* The following are the only uses permitted by right in areas of precautionary slope, provided they also are in compliance with the base zoning district and all other provisions of this Chapter.

A. Any use permitted in an area of prohibitive slope.

B. Tree farming, forestry, and other agricultural uses when conducted in conformance with conservation practices, including minimum tillage methods, approved by the Natural Resources Conservation Service or the Chester County Conservation District.

C. Single-family detached dwelling, where permitted in the underlying district, provided that such dwellings are designed so that foundation walls are built into the slope without alteration of natural grade beyond the building footprint, or the use of other foundation systems that minimize the area of disturbance to natural grade.

D. Sealed public water supply wells, where approved by all regulatory agencies.

E. Sanitary or storm sewers, where approved by all regulatory agencies.

**SECTION 5, 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.

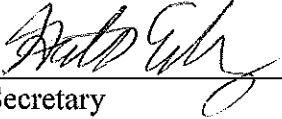
**SECTION 6, REPEALER.** All Ordinances or parts of Ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

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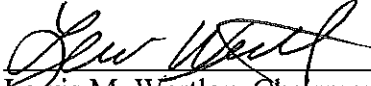
**SECTION 7, EFFECTIVE DATE.** This Ordinance shall become effective five days after enactment as provided by law.

SO IT IS ENACTED AND ORDAINED this 3<sup>rd</sup> day of January, 2011.

ATTEST:

  
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Secretary

HONEY BROOK TOWNSHIP  
BOARD OF SUPERVISORS

  
\_\_\_\_\_  
Lewis M. Wertley, Chairman

  
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Donald E. Johnson, Vice-Chairman

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Joseph O. Fenstermacher, Member