

FINAL DRAFT REVISED 10-25-91

ORDINANCE NO. 46, 1991

DRAFT
HONEY BROOK TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

AN ORDINANCE OF THE TOWNSHIP OF HONEY BROOK, CHESTER COUNTY, PENNSYLVANIA AMENDING THE HONEY BROOK TOWNSHIP ZONING ORDINANCE OF 1979, AS AMENDED, BY REVISING AND AMENDING ARTICLE II, ARTICLE III, ARTICLE IV, ARTICLE VI, AND ARTICLE VII 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 1979, as amended, is hereby further amended as follows:

I. Article II, Definitions, Section 202, is hereby amended by deleting in their entirety the definitions for "Lot Area" and "Lot, Corner" and by substituting therefor the following new definitions:

"LOT AREA. See definition of NET LOT AREA.

LOT, CORNER. The lot at the junction of and abutting on two or more intersecting streets, or at the point of abrupt change in direction of a single street having an interior angle of which is not greater than 135 degrees. A corner lot is required to have two front yards one abutting each street. A corner lot shall also have one rear yard and one side yard.

NET LOT AREA. The net contiguous usable area within the property lines of an individual parcel of land but excluding: any area within any right-of-way or easement; any area devoted to a manmade water retention or detention structure providing drainage for more than one lot; any area which comprises a 100-year flood plain or flood hazard area or delineated wetlands area; and any area within the lot which has existing natural slopes exceeding twenty-five (25) percent. Any accessway or right-of-way connecting a flag lot to a street shall be in addition to the net lot area.

II. Article III, "A" Agricultural District, Section 303.1 a) and b) are hereby amended as follows:

- a) Minimum net lot area served with neither public water nor public sewer; or with either public water or public sewer 60,000 sq. ft.
- Minimum net lot area served with both public water and public sewer 40,000 sq. ft.
- b) Minimum lot width at building line 200 ft
- Minimum lot width at building line when lot is served by both public water and public sewer 150 ft

III. Article IV, Residential Districts, Section 402, is hereby amended by deleting subsection 402.2.e) in its entirety, and by renumbering subsection 402.2.f) to be 402.2.e)

IV. Amend Article VI, Section 603.2 to change the minimum lot area to read:

"Minimum net lot area 120,000 sq. ft."
(single or multiple use)

V. Amend Article VII, Flood Hazard District, Section 706.2.a) by deleting the present section in its entirety and by adopting a new section as follows:

"706.2.a) No building or structure and no sanitary drainage field shall be placed within one (1) foot of elevation of the Flood Hazard District boundary line. Any portion of land within a Flood Hazard District to be included within a "Lot" must comply with the definition of NET LOT AREA as defined in this ordinance."

EFFECTIVE DATE. This Ordinance shall become effective five (5) days after enactment as provided by law.

ENACTED AND ORDAINED this 7th day of November 1991.

Attest

Reeby M. Gutzman
Township Secretary

BOARD OF SUPERVISORS OF
HONEY BROOK TOWNSHIP

John Super
Raymond Means
Dallas D. Ford