

NOTICE TO THE RESIDENTS OF HONEY BROOK TOWNSHIP

The Board of Supervisors of Honey Brook Township, Chester County, Pennsylvania, will hold a public hearing regarding, and at the meeting to be held immediately thereafter, will consider the enactment of the proposed ordinance summarized below on Wednesday, September 12, 2018, at 7:00 p.m., in the Honey Brook Township Building located at 500 Suplee Road, Honey Brook, PA 19344 in Honey Brook Township. The complete title and a summary of the provisions of the proposed ordinance are as follows:

AN ORDINANCE OF THE TOWNSHIP OF HONEY BROOK AMENDING THE CODE OF ORDINANCES OF HONEY BROOK TOWNSHIP, CHAPTER 27 ENTITLED "ZONING," BY REPEALING AND RESTATING IN FULL THE ENTIRETY OF SAID CHAPTER 27, INCLUDING ADOPTION OF A NEW ZONING MAP, IN ORDER TO ADOPT A COMPREHENSIVE REZONING.

The creation of the new Honey Brook Township Zoning Ordinance has been the subject of various public hearings, meetings, and considerable public and Township committee input which began and has been taking place continuously since the adoption of the new Multi-Municipal Comprehensive Plan jointly adopted by Honey Brook Borough and Honey Brook Township in 2015.

Section 1 repeals the existing Chapter 27 Zoning Ordinance in its entirety and restates the entire Chapter 27 with a new Zoning Ordinance. Within Section 1, Part 1 is entitled Title, Purpose, Objectives and Interpretation. This part sets forth the purposes and objectives of the ordinance, how the ordinance shall be interpreted, provides for conflict provisions and an effective date. Part 2 is entitled Definitions. This part sets forth the definitions as used throughout the ordinance. Part 3 is entitled Zoning Districts. This part sets forth an overview of the various zoning districts, and identifies and incorporates the new Zoning Map. Part 4 is entitled NR- Neighborhood Residential Zoning District. This part sets forth the uses, regulations and standards that are applicable to properties located within the NR District. Part 5 is entitled MUR- Mixed Use Residential District. This part sets forth the uses, regulations and standards that are applicable to properties located within the MUR District. Part 6 is entitled MUC- Mixed Use Commercial District. This part sets forth the uses, regulations and standards that are applicable to properties located within the MUC District. Part 7 is entitled Transferable Development Rights. This part sets forth the process and rules for severance, sale, and use of transferable development rights. Part 8 is entitled Natural Resources Protection Standards. This part establishes regulations and overlay districts governing flood hazard areas, steep slopes, wellhead protection areas, riparian buffers, wetlands, and woodlands. Part 9 is entitled General Regulations and this part covers a multitude of regulations applicable to all the various zoning districts, including but not limited to, height limitations, required front yards, performance standards, noise controls, outdoor storage and display, required buffering and screening, off street parking standards, lighting and signage. Part 10 is entitled Supplemental Use Regulations. This part provides additional regulations that apply to certain types of uses, including regulations for accessory uses, buildings and structures. Part 11 is entitled Nonconforming Uses and Structures and sets forth standards applicable to nonconformities within the Township. Part 12 is entitled Administration and Enforcement. This part provides for the manner by which the ordinance is administered and enforced including Zoning Officer's responsibilities, remedies and enforcement notice provisions, and sets forth procedures governing various building permits, zoning permits and other permits. Part 13 is entitled Conditional Use. This part sets forth the various standards and processes governing conditional uses. Part 14 is entitled Zoning Hearing Board. This part sets forth the membership requirements and powers of the Zoning Hearing Board including the public hearing procedures. This part also provides for the various standards and processes governing variances and special exceptions. Part 15 is entitled Amendments. This part sets forth the process to amend the ordinance and addresses curative amendments. Part 16 is reserved. Part 17 is entitled A-Agricultural District. This part sets forth the uses, regulations and

standards that are applicable to properties located within the A District. Part 18 is entitled RC-Resource Conservation District. This part sets forth the uses, regulations and standards that are applicable to properties located within the RC District. Part 19 is entitled BI - Business Industrial District. This part sets forth the uses, regulations and standards that are applicable to properties located within the BI District. Part 20 is entitled Open Space Design Option. This part sets forth regulations for an alternate set of rules for residential subdivisions that prioritizes open space conservation. Part 21 is entitled MHP - Mobile Home Park Overlay District. This part establishes an overlay district with additional regulations for mobile home parks. A Prohibited Plants list, Flood Hazard District Map, Wellhead Protection District Map, Riparian Corridor Map, and Honey Brook Township List of Approved Plans are incorporated and included as part of the ordinance and are attached as appendices thereto.

Section 2 repeals the existing Zoning Map, and adopts a new Zoning Map with renamed and redrawn zoning district boundaries as the map referenced in Section 27-302 of the Zoning Ordinance. Section 3 states that all other portions of the Code of Ordinances shall remain in full force and effect. Section 4 states that the provisions of this Ordinance shall be severable. Section 5 provides a repealer. Section 6 provides an effective date.

All interested persons may appear and be heard at the above time and place. A complete copy of the proposed Ordinance is on file with this newspaper and the Chester County Law Library. A complete copy of the proposed Ordinance is available for inspection without charge and for copying at a charge not greater than the cost thereof at the Honey Brook Township Building during regular office hours.

BOARD OF SUPERVISORS OF HONEY BROOK
TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
Steve Landes, Township Manager and Secretary

Christopher J. Hartman, Esquire, Solicitor

To be published in the Daily Local News on Tuesday, August 28, 2018 and Tuesday, September 4, 2018.