

**ORDINANCE NO. 2021-0-**

**AN ORDINANCE OF THE TOWNSHIP OF WARRINGTON,  
BUCKS COUNTY, PENNSYLVANIA,  
REPEALING AND REPLACING THE ZONING  
ORDINANCE AND ZONING MAP IN ITS  
ENTIRETY**

WHEREAS, the Board of Supervisors of Warrington Township determined that the Zoning Ordinance should be amended to advance and promote the health, safety and welfare of Warrington Township, including its residents and owners of real estate located in Warrington and to allow the orderly and beneficial development of Warrington Township; and

WHEREAS, the Board, after a public bidding process, entered into a Contract with the Bucks County Planning Commission for the preparation of a comprehensive new Zoning Ordinance and Zoning Map; and

WHEREAS, the Board created an Ad Hoc SALDO/Zoning Revision Committee that included members of the Board of Supervisors, Warrington Township Planning Committee, Warrington Township Zoning Hearing Board, Bucks County Planning Commission, staff members and consultants to review the proposed comprehensive new Zoning Ordinance and the new Zoning Map; and

WHEREAS, the Ad Hoc Committee held numerous public meetings to review and discuss the proposed new Zoning Ordinance and Zoning Map that were advertised according to law and open to public comment; and

WHEREAS, the Ad Hoc Committee submitted to the Warrington Township Planning Commission the proposed new Zoning Ordinance and Zoning Map for review; and

WHEREAS, the Warrington Township Planning Commission on or about \_\_\_\_\_ held a public meeting, advertised according to law and open to the public, at which it considered the proposed new Zoning Ordinance and Zoning Map and recommended that it be approved by the Board of Supervisors; and

WHEREAS, the Board of Supervisors on or about \_\_\_\_\_ held a public hearing, advertised according to law and open to the public, to consider the adoption and enactment of an Ordinance to repeal the existing Zoning Ordinance and Zoning Map and to adopt the proposed comprehensive new Zoning Ordinance and Zoning Map; and

WHEREAS, the Board of Supervisors has determined that the repeal of the Township's existing Zoning Ordinance and Zoning Map and adoption of the new Zoning Ordinance and new Zoning Map are in the best interests of Warrington Township; and

WHEREAS, the Board of Supervisors finds that the Township has complied with all procedural requirements for the repeal of the existing Zoning Ordinance and Zoning Map, and for the adoption of the attached documents as the Zoning Ordinance and Zoning Map of Warrington Township, respectively.

NOW, THEREFORE, the Board of Supervisors of Warrington Township hereby ordains as follows:

Section 1. The existing Zoning Ordinance and appendices thereto, currently codified as Chapter 370 and the current Zoning Map of Warrington Township are hereby repealed in their entirety.

Section 2. The attached, consisting of the new Zoning Ordinance, Articles I- XI is hereby adopted as the Zoning Ordinance of Warrington Township and shall be hereafter known as the Zoning Ordinance of Warrington Township.

Section 3. The current Zoning Map of Warrington Township is hereby repealed, and the attached Zoning Map shall hereafter be known as the Zoning Map of Warrington Township.

Section 4. Any Ordinance or part of an Ordinance conflicting with this Ordinance is hereby repealed. In the event any portion or section of this Ordinance shall be found by a court of competent jurisdiction to be illegal or unenforceable, then it is declared to have been the Board of Supervisor's intent that this Ordinance shall be interpreted as if such illegal or unenforceable section or portion had not been adopted as part of this Ordinance.

Section 5. The provisions of this Ordinance are declared to be severable. If any provision of this Ordinance is determined by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance.

Section 6. This Ordinance shall become effective five (5) days after its adoption.

ENACTED AND ORDAINED on this \_\_\_\_ day of \_\_\_\_\_, 2021.

**BOARD OF SUPERVISORS OF WARRINGTON TOWNSHIP**

ATTEST:

\_\_\_\_\_  
Barry P. Luber  
Township Manager

\_\_\_\_\_  
Fred Gaines, Chair

\_\_\_\_\_  
Ruth Schemm, Vice Chair

\_\_\_\_\_  
Eileen Albillar, Member

\_\_\_\_\_  
Mark Lomax, Member

\_\_\_\_\_  
William Connolly, Member