



**ORDINANCE NO. 2017-0-\_\_**

**AN ORDINANCE OF THE TOWNSHIP OF WARRINGTON,  
BUCKS COUNTY, PENNSYLVANIA,  
AMENDING THE WARRINGTON TOWNSHIP  
ZONING ORDINANCE**

**WHEREAS**, Warrington Township, Bucks County, Pennsylvania, by Ordinance Number 85-2, as amended, duly established zoning rules and regulations within Warrington Township that were codified as Chapter 27 of the Codified Ordinances of Warrington Township; and

**WHEREAS**, the Township desires to provide for certain municipal, community, school and emergency service uses within the Township;

**WHEREAS**, adoption of this amendment will promote the following community development objectives:

1. The amendment will allow the Township to construct and/or utilize municipal, community, school and emergency service buildings within the Township if and when they are needed.

**NOW, THEREFORE**, it is hereby ENACTED and ORDAINED by the Board of Supervisors of Warrington Township, Bucks County, Pennsylvania that the Ordinance No. 85-2, Chapter 27 of the Codified Ordinances, as amended is further amended to provide as follows:

Section 1. Chapter 27 of the Codified Ordinances, as amended, shall be amended by amending Section 202 to include the following definitions:

Community Center – A community center shall include an educational, social or recreational center operated by the Township or by an educational, philanthropic or religious institution which is not conducted as a commercial enterprise and which is not a use which is customarily carried on as a for profit business and which does not include residential facilities for chronically ill or other persons who need institutional care due to illness, disability, or who are part of a criminal justice program.

Emergency Services – Fire, ambulance, rescue and other emergency services of a municipal or volunteer nature; a community meeting room is permitted as accessory to the Emergency Services center.

Municipal Building – Such use shall include a municipal administration building, police barracks, library, public works facility, road maintenance facilities, public water or wastewater facilities or recreation building.

Section 2. Chapter 27 of the Codified Ordinances, as amended, shall be amended by deleting and replacing Section 1302 as follows:

§1302 Permitted Uses.

1. The permitted uses in the PI-1 District, Part 12, §1202.
2. Community Center
3. Municipal Building
4. Emergency Services.
5. School, provided that the maximum enrollment shall be limited to a maximum of fifty (50) students.

Section 3. Chapter 27 of the Codified Ordinances, as amended, shall be amended by deleting and replacing Section 1305 as follows:

§1305 Area and Setback Requirements

1. The area and bulk requirements in §1205 of this Chapter shall apply to all uses in this Chapter, except for adult commercial, community center, municipal building and emergency services.
2. Adult Commercial.

Adult commercial uses must meet the standards set forth below in addition to the standards set forth in §1205. The most restrictive standard shall apply.

- a. The building or structure of such use shall be located no less than 1,000 feet from any residential use or district or from any public or private school, church, recreation facility, camp, riding academy, miniature golf, non-adult arcade or any other religious, institutional or educational use as measured from building or structure listed above to the building containing the adult commercial use.
- b. No such use shall be located within 2,000 feet of a similar use.
- c. No materials sold within shall be visible from any window, door, or exterior of the building.

d. No person under the age of 18 years of age shall be permitted within an adult commercial store or sold pornographic material.

3. Community center, municipal building and emergency services

Community center, municipal building and emergency services must meet the standards set forth below.

a. Minimum front yard setback: 40 feet

b. Minimum side yard setback: 10 feet

c. Maximum impervious coverage: 90%

4. A School permitted by Section 1302 must meet the standards set forth below:

a. Minimum lot size: 1 acre

b. Front yard: 30 feet.

c. Side yard: 10 feet.

d. Rear yard: 35 feet.

e. Maximum percent of impervious cover: 90%

f. Maximum building height: 35 feet.

g. Parking: one off-street parking space for each faculty member and employee plus one additional off-street parking space for every 3 students.

h. Any outdoor play areas shall be screened so as to protect adjacent residential districts or residences from inappropriate noises or other disturbances.

Section 4. Repealer. This Ordinance hereby repeals any provision inconsistent with the Subdivision and Land Development Ordinance now in effect or of other Ordinances, to the extent of such inconsistency. All other provisions of the Subdivision and Land Development Ordinance of Warrington Township, not inconsistent herewith, shall remain in full force and effect.

Section 5. Severability. 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. Effective Date. This Ordinance shall become effective five (5) days after its adoption.

**ENACTED AND ORDAINED** on this \_\_\_\_ day of \_\_\_\_\_, 2017.

**BOARD OF SUPERVISORS OF WARRINGTON TOWNSHIP**

**ATTEST:**

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

\_\_\_\_\_  
Shirley A. Yannich, Chair

\_\_\_\_\_  
Fred R. Gaines, Vice Chair

\_\_\_\_\_  
Matthew W. Hallowell, Sr., Member

\_\_\_\_\_  
Millie A. Seliga, Member

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Carol T. Baker, Member