TINICUM TOWNSHIP ORDINANCE NO. 274

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF TINICUM TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA, AMENDING SECTION 900.03 OF THE TINICUM TOWNSHIP ZONING ORDINANCE, AS AMENDED TO REVISE THE IMPERVIOUS AREA REQUIREMENTS FOR OTHERWISE NON-CONFORMING LOTS AND MAKING THE LOTS CONFORMING IF THEY MEET CERTAIN CRITERIA

WHEREAS, the Tinicum Township Board of Supervisors is empowered to adopt Ordinances of the Township pursuant to the Pennsylvania Second Class Township Code, 53 P.S. § 66601; and

WHEREAS, the Pennsylvania Municipalities Planning Code authorizes Tinicum Township to regulate permitted uses through zoning to protect the general, health, safety and welfare of the citizens and businesses of the Township of Tinicum, 53 P.S. § 10604; and

WHEREAS, the Tinicum Township Board of Supervisors adopted a Zoning Ordinance, last revised on December 15, 2020; and

WHEREAS, on June 11, 2024 the Tinicum Township Planning Commission recommended this Amendment to the Zoning Ordinance concerning the revision of the impervious area requirements for non-conforming lots to correct a discrepancy as it relates to maximum building size and maximum impervious coverage; and

WHEREAS, the Tinicum Township Board of Supervisors finds it is in the interest of the Township and its citizens to amend the Zoning Ordinance to revise the impervious area and lot size requirements in Tinicum Township; and

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Supervisors of the Township of Tinicum, Bucks County, Pennsylvania:

SECTION 1. Section 900.03C of The Tinicum Township Zoning is repealed and replaced with following:

The maximum allowable impervious area for the lot shall conform with the allowable impervious area of the underlying zone or 15%, whichever is greater.

SECTION 2. Section 900.03 is amended to include the following subparagraph:

(G) Such lot, provided it meets the above criteria, shall be considered a conforming lot.

SECTION 4. All ordinances or parts of ordinances that are inconsistent herewith, are hereby repealed, it being understood and intended that all ordinances and the Tinicum Township Code, such as are not otherwise specifically in conflict or inconsistent with this Ordinance, shall remain in full force and effect, the same being reaffirmed hereby.

SECTION 5. The Board of Supervisors of the Township of Tinicum does hereby reserve the right, from time to time, to adopt modifications of, supplements to, or amendments to the Tinicum Township Code, including this Ordinance.

SECTION 6. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional, by any court of competent jurisdiction, such provision shall be separate, distinct and independent, and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 7. The failure of the Township of Tinicum to enforce any provisions of this Ordinance shall not constitute a waiver by Tinicum Township of its rights of future enforcement hereunder.

SECTION 8. This Ordinance shall be effective five (5) days after enactment.

Enacted by the Board of Supervisors of the Township of Tinicum, this 1ST day of April, 2025.

ATTEST:

Judith A. Danko,
Township Manager

TOWNSHIP OF TINICUM
BOARD OF SUPERVISORS

Eleanor Breslin, Chairperson

John Cole, Vice Chairperson

Michael Kauffman, Supervisor