

MIDDLETOWN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA
ORDINANCE NO. 21-03

**AN ORDINANCE OF THE TOWNSHIP OF MIDDLETOWN, BUCKS COUNTY,
COMMONWEALTH OF PENNSYLVANIA,
AMENDING THE ZONING MAP INCLUDED AS PART OF
THE TOWNSHIP ZONING ORDINANCE**

WHEREAS, Section 66601 of the Second Class Township Code, 53 P.S. § 66601, authorizes the Middletown Township Board of Supervisors to adopt, amend, repeal or revise existing ordinances,

WHEREAS, Section 609 of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10609, authorizes the Middletown Township Board of Supervisors to enact amendments to the Middletown Township Zoning Ordinance and amendments involving a zoning map change,

WHEREAS, the Middletown Township Board of Supervisors has determined that it is in the best interests of the municipality to adopt this ordinance amending the Middletown Township Zoning Ordinance and the Zoning Map included therein,

WHEREAS, a public hearing was held for the purpose of considering certain amendments to the Middletown Township Zoning Map included as part of the Middletown Township Zoning Ordinance, and

WHEREAS, the Middletown Township Board of Supervisors, after the public hearing, and after receipt of recommendations from the Middletown Township Planning Commission and the Bucks County Planning Commission, deems it appropriate and proper that the zoning classification of the parcel(s) of real estate hereafter described be changed, as hereinafter more particularly set forth, so that the classification thereof will be in accordance with the spirit and the intent of the Middletown Township Zoning Ordinance.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Supervisors of Middletown Township, Bucks County, Pennsylvania that the Zoning Map of Middletown Township and the Middletown Township Zoning Ordinance is hereby amended as follows:

SECTION 1. MAP AMENDMENT: The zoning map of Middletown Township is hereby amended to rezone 43.89 acres of property known as tax parcel nos. 22-040-005; 20-040-006-001; 20-040-010; 20-040-010-001; 20-040-010-002; 20-040-010-003; 20-040-011; and 20-040-012 from their current zoning designation of C Commercial District, to the M-1 Light Manufacturing District, as shown on the Rezoning Exhibit Plan attached hereto as Exhibit "A".

SECTION 2. SEVERABILITY. It is hereby declared to be the legislative intent that if a court of competent jurisdiction declares any provision of this Amendment to be invalid or ineffective in whole or in part, the effect of such decision shall be limited to those provisions which are expressly state in the decision to be invalid or ineffective, and all other provisions of this Amendment shall continue to be separately and fully effective. The Board of Supervisors hereby declares that it would have passed this Amendment and each Section or part thereof, other than the part declared invalid, if the Board of Supervisors had advanced knowledge that any part would be declared invalid.

SECTION 3. REPEALER. Any resolution, ordinance or part of any ordinance or resolution inconsistent herewith, and any amendments thereof, are hereby expressly repealed and the provisions of this Ordinance shall prevail.

SECTION 4. RATIFICATION. In all other respects, the provisions of the Middletown Township Zoning Ordinance, as amended, shall remain in full force and effect.

SECTION 5. EFFECTIVE DATE. This Zoning Ordinance shall become effective five (5) days after adoption.

ENACTED and ORDAINED this 15th day of March, 2021.

MIDDLETOWN TOWNSHIP BOARD OF
SUPERVISORS

Tom Tosti, Chair

ATTEST:

Dawn Quirple, Secretary

Exhibit “A”

Rezoning Exhibit Plan

[attached]