

**BOROUGH OF PENNDEL
COUNTY OF BUCKS
COMMONWEALTH OF PENNSYLVANIA**

ORDINANCE #2001- 04

**AN ORDINANCE OF THE BOROUGH OF PENNDEL,
COUNTY OF BUCKS, COMMONWEALTH OF
PENNSYLVANIA AMENDING THE ZONING ORDINANCE
OF THE BOROUGH OF PENNDEL BY REVISING CERTAIN
SECTIONS WHICH REGULATE COMMERCIAL AND
PROFESSIONAL SIGNS AND BY ESTABLISHING
MAXIMUM IMPERVIOUS SURFACE RATIOS FOR ALL
ZONING DISTRICTS.**

WHEREAS, the Council of the Borough of PennDEL, County of Bucks, Commonwealth of Pennsylvania is empowered to enact, amend and repeal zoning ordinances pursuant to the Act of December 21, 1988, P.L. 1329, No. 170, Section 45, 53 P.S. §10601 et seq.; and

WHEREAS, the Council of the Borough of PennDEL, County of Bucks, Commonwealth of Pennsylvania has determined that it is necessary and desirable to amend the zoning ordinance of the Borough of PennDEL to revise certain sign regulations as well as providing a maximum impervious surface ratio for each Zoning District in order to protect and promote the health, safety, morals, and general welfare of the citizens of the Borough of PennDEL.

NOW THEREFORE, the Council of the Borough of PennDEL, Bucks County, Pennsylvania, does hereby ordain and enact the following:

SECTION 1. Chapter 124, Article VIII, Section 124-39 is hereby amended by adding the definition of "Front Building Wall" as follows:

FRONT BUILDING WALL - The wall located in the front of the building which runs substantially parallel to the street.

SECTION 2. Chapter 124, Article VIII of the Code of the Borough of Penndel is hereby amended by deleting Section 124-41.A.(2). In place of said deleted Section, the following Section 124-41.A (2) shall be inserted.

§ 124-41.A (2) Parallel and projecting business signs, provided that:

- (1) Such signs may only be located on the front building wall. A corner property which has two (2) walls running substantially parallel to two (2) streets may have two (2) such signs.
- (2) The total area of all parallel and projecting signs for each establishment shall not exceed one (1) square foot for each foot of length of the front building wall or length of that portion of such wall which is devoted to such establishment.
- (3) If such establishment does not occupy any floor area on the ground level of the building other than an entryway, the maximum area per foot of length of the front building wall, or portion thereof shall be only one-half (1/2) square foot.
- (4) Signs painted on or affixed to the inside or outside of windows shall be included in this computation if their combined area exceeds twenty-five percent (25%) of the area of the window which they occupy.
- (5) In no case, however, may the total area of parallel and projecting signs, and any signs affixed to the inside or outside of windows, exceed ten percent (10%) of the area of the wall, including windows and door area and cornices, to which they are attached.

SECTION 3. Chapter 124, Article V of the Code of the Borough of Penndel is hereby amended by deleting Section 124-19. In place of said deleted Section, the following Section 124-19 shall be inserted.

§ 124-19. District regulations in effect.

The regulations for each district pertaining to minimum site area, minimum lot area, minimum lot area per dwelling unit, minimum lot width, minimum front yard, minimum side yard, minimum rear yard, maximum height maximum building coverage and maximum impervious surface coverage, shall be as specified in this Article unless specifically stated for a particular use in the Use Regulations in Article IV. See the Table of Dimensional Requirements at the end of this chapter.

SECTION 4. The Table of Dimensional Requirements established in Chapter 124 of the Code of the Borough of Penndel shall be amended by the addition of the following regulation for maximum impervious surface ratio

Table of Dimensional Requirements

Districts	Permitted Uses	Impervious Surface Ratio Maximum (Percent)
R-1	Single-family detached dwelling	35
	Duplex	35
	Other permitted uses	35
R-2	Single-family detached	35
	Duplex	35
	Other permitted uses	35
R-3	Single-family detached	35
	Single-family lot line	35
	Duplex	35
	Townhouses	50
	Cluster development	--
	Other permitted uses	35
	Any permitted use	50
P	Any permitted use	60
RC	Any permitted use	60
SC	Any permitted use	75
I	Industrial uses 47, 53-57	60
	Other permitted uses	20
OR	Any permitted use	20
MB	Industrial uses	Same as I Industrial District
	Other permitted uses	Same as SC Service Commercial District

SECTION 5. Whenever the requirements of this Ordinance are in conflict with other requirements of the Codified Ordinances of the Borough of Pennel, the most restrictive, or those imposing the higher standards shall govern.

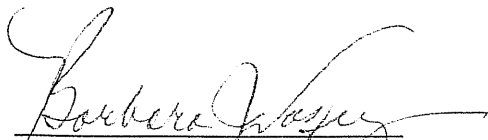
SECTION 6. The provisions of this Ordinance are severable. If any section, clause, sentence, part or provision thereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair any of the remaining sections, clauses, sentences, parts or provisions of this Ordinance. It is hereby declared to be the intent of the council of the Borough of Pennel that this Ordinance would have been enacted if such illegal, invalid or unconstitutional section, clause, sentence, part or provision had not been included herein.

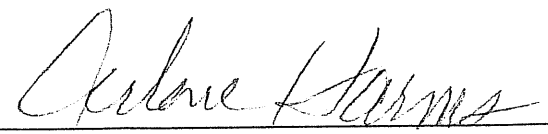
This Ordinance shall be come effective on the date adopted by the Council of the Borough of Pennel.

ADOPTED by the Council of the Borough of Pennel on this 5th day of November, 2001.

ATTEST:


PENNDDEL BOROUGH COUNCIL


Barbara Vasquez, Secretary

By: 
Arlene Harms, Council President

Approved by Tony Poplawski, Mayor

Dated: 11/5/01


Tony Poplawski, Mayor