

ORDINANCE NO. 184

**AN ORDINANCE OF THE MILFORD TOWNSHIP BOARD OF SUPERVISORS
AMENDING THE MILFORD TOWNSHIP ZONING ORDINANCE AMENDING
SECTION 404 B6 PERFORMANCE STANDARD SUBDIVISION CONDITIONS AND
SECTION 529 EXCEPTIONS TO BUILDING HEIGHT**

PREAMBLE

The Milford Township Board of Supervisors, after review by the Bucks County Planning Commission, Milford Township Planning Commission, and the Quakertown Area Planning Committee hereby enacts and ordains the following ordinance amending the Milford Township Zoning Ordinance as follows:

SECTION ONE

Section 404 B6 a.5 Performance Standard Subdivision is amended to read as follows:

5) In the RD Zoning District, only single-family housing types (Sec. 404B6b) (1) Single Family Detached, (2) Detached Dwelling- Off-Center, and (3) Village House shall be permitted by conditional use where the site is a minimum of 50 acres and adjoins an SRM, VC-1 or VC-2 zoning districts. A condition to allow these uses under those conditions is a demonstration to the satisfaction of the Board of Supervisors that improvements for traffic impact are satisfactorily addressed for the development.

SECTION TWO

Section 529 Exceptions to Building Height is amended to read as follows:

The height of buildings is regulated to prevent loss of life or excessive property damage through the inability of fire equipment to reach upper stories or roofs. Therefore, no building shall exceed the maximum building heights specified in Articles IV and V, except:

- Church spires, belfries, silos, water towers, solar energy systems, antennas, television towers, masts, aerials, flagpoles or other structures necessary for providing water, electricity, heat, cooling, radio or similar facilities provided they are not used for human occupancy and are set back one and one-half (1.5) times their height (from ground level to the top of the structure) from any property lines.
- In the PI Planned Industrial and PC-Planned Commercial Districts, the maximum building height may be increased to fifty (50) feet provided that the site area is greater than 5 acres and a conditional use approval is granted by the Board of Supervisors. In order to qualify for this conditional use approval, an applicant must demonstrate compliance with the following criteria:
 - 1) All fire department equipment must be capable of accessing the roof of the building from all sides.
 - 2) The building must be equipped with a sprinkler system that utilizes sprinkler heads acceptable to the Board of Supervisors.

- 3) Fire Department Connections and standpipes must be installed in locations acceptable to the Board of Supervisors.
- 4) Applicant must grant to the Bucks County Airport Authority, its successors and assigns, an Avigation Easement that provides the Bucks County Airport Authority, its successors and assigns, with the right, but not the obligation, to remove obstructions on any portion of the property in an Approach, Transitional, Horizontal and/or Conical Zone of the Airport Zone (See Section 643 and 644 below) where the potential exists for an obstruction to penetrate those zones creating a hazard to air navigation.

SECTION THREE Repealer.

All Ordinances or parts of Ordinances which are inconsistent herewith are hereby repealed.

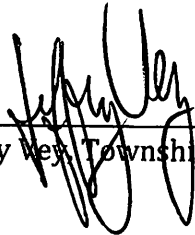
SECTION FOUR Severability.

If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or part of this Ordinance. It is hereby declared as the intent of Milford Township Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included therein.


ENACTED AND ORDAINED by the Milford Township Board of Supervisors this 5th day of March, 2024.

Attest:

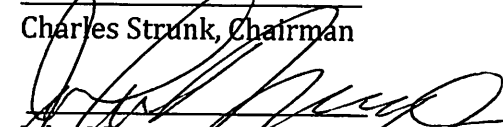
Milford Township Board of Supervisors



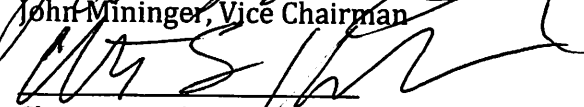
 Jeffrey Key, Township Manager



 Charles Strunk, Chairman



 John Mininger, Vice Chairman



 Christian Haberle, Member