

ORDINANCE 2022-02

AN ORDINANCE OF THE BOROUGH OF LANGHORNE MANOR, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA AMENDING THE ZONING ORDINANCE OF 1993 TO ESTABLISH NEW FRONT YARD PROPERTY SET-BACK BOUNDARIES (LINES) FOR THE BOROUGH OF LANGHORNE MANOR

WHEREAS, the BOROUGH OF LANGHORNE MANOR will establish new property set back boundaries (lines) of the Borough and;

WHEREAS, the BOROUGH OF LANGHORNE MANOR acknowledges the authority of Zoning Ordinance of 1993 and Zoning Ordinance Amendment of 2016 and the ordinances collectively identify and describe the property setback boundaries (lines) for all zoning districts within the Borough.

WHEREAS, the BOROUGH OF LANGHORNE MANOR acknowledges the appointed Zoning Ordinance Work Group, in coordination with the Borough Solicitor and Borough Engineer has thoroughly reviewed the current front yard property set back boundaries (lines) and recommend a reduction to most of the front yard setback boundaries (lines) as outlined below.

NOW THEREFORE BE IT ORDAINED AND ENACTED that the LANGHORNE MANOR BOROUGH ZONING ORDINANCE OF 1993 be amended as hereafter provided:

1. Will reduce the front yard setback of 90'-0" to 75'-0".
2. The front yard setback of 75'-0" will be established from the center of the borough road which runs parallel to the setback line.
3. That corner properties with two front yard setbacks will continue to benefit from a 20% reduction of the 75'-0" setback requirement on the long side of the property making that setback 60'-0".
4. The properties referenced currently in the Zoning Ordinance of 1993 that have reduced front yard setbacks will remain. Those properties are as follows:
 - a. From Highland Avenue to a point the distance of one hundred twenty-one and two-tenths (121.2) feet north of the intersection of Hulmeville and Gillam Avenues the setback line is seventy-five feet (75'-0") and from the aforementioned point located one hundred twenty-one and two tenths (121.2) feet north of the intersection of Hulmeville and Gillam A venues to the northern Borough limits the setback line is sixty feet (60'-0") with no reduction.
 - b. On the west side of Hulmeville Avenue from Fairview Avenue to the northern Borough limits the setback line is sixty feet (60'-0") with no reduction.
 - c. The term setback line means the minimum distance from the center of the street to that part of any building, excluding steps, nearest the center of the right-of-way.
5. The establishing of new setback lines will not permit the installation of fences

beyond the front façade of the house. The front façade of the house is defined as the façade that includes a prominent main entrance door and pedestrian access way to the main entrance door. Side yard entrances may not be defined as the front façade. The Zoning Officer and the Zoning Hearing Board have the sole Authority to determine the front façade in dispute.

6. Should any restriction or provision of this Ordinance be declared invalid by any court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part thereof not specifically declared invalid.

This Ordinance shall become effective immediately upon adoption.

DULY ORDAINED AND ENACTED this ____ day of _____, 2022.

ATTEST:

COUNCIL FOR THE BOROUGH OF
LANGHORNE MANOR

Barbara Ferraro, Secretary

Dawn L. Seader, President

Robert Byrne, Mayor

