

ORDINANCE NO. 2016-001

AN ORDINANCE OF THE BOROUGH OF LANGHORNE MANOR, BUCKS COUNTY, PENNSYLVANIA AMENDING THE LANGHORNE MANOR BOROUGH ZONING ORDINANCE OF 1993, AS AMENDED, AND THE ZONING MAP OF THE BOROUGH, BY RECLASSIFYING FROM RB-RESIDENTIAL DISTRICT B TO I-INSTITUTIONAL DISTRICT THOSE CERTAIN PARCELS OF REAL PROPERTY LOCATED IN THE BOROUGH AND IDENTIFIED AS BUCKS COUNTY TAX MAP PARCELS #19-004-020 AND 19-004-021 AND BY ADDING AS SUB-SECTION (v) OF SECTION 403-USE REGULATIONS OF ARTICLE IV-USE REGULATIONS THE USE CATEGORY OF MUNICIPAL BUILDING INCLUDING MEETING AREAS, ADMINISTRATIVE OFFICES AND MAINTENANCE FACILITIES.

WHEREAS, the Pennsylvania Municipalities Planning Code, as amended, confers upon Council of the Borough authority to amend, change and modify its Zoning Ordinance, including classifications and boundaries of the zoning districts within the Borough;

WHEREAS, Council of the Borough of Langhorne Manor, after Public Hearing, has determined that changing the zoning district for Bucks County Tax Map Parcels 19-004-020 and 19-004-021 from RB-Residential District B to I-Institutional District is in the best interest of the Borough and its residents; and

WHEREAS, Council of the Borough of Langhorne Manor, after Public Hearing, has determined that amending the Zoning Ordinance by the adding a Sub-section (v) to Section 403-Use Regulations of Article IV-Use Regulations the use category of Municipal Building including meeting areas, police station, administrative offices and maintenance facilities is in the best interest of the Borough and its residents.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED that the Langhorne Manor Borough Zoning Ordinance of 1993, as amended, is further amended as hereinafter provided:

Section 1. The Langhorne Manor Borough Zoning Ordinance of 1993, as amended, is further amended by amending the Zoning Map of Langhorne Manor Borough so as to change the zoning classification for Bucks County Tax Map Parcel Nos. 19-004-020 and 19-004-021, the legal descriptions for which is attached hereto as Exhibit "A" from RB-Residential District B to I-Institutional District.

Section 2. The Zoning Map of Langhorne Manor Borough which is attached hereto as Exhibit "B" is made a part of the Langhorne Manor Borough Zoning Ordinance of 1993, as amended, and as further amended, changed, altered and marked in accordance with the change in classification of the within-described real property.

Section 3. Section 403 Use Regulations of Article IV-Use Regulations is hereby amended by the addition of Sub-section (v) creating a use category of Municipal Building, including meeting areas, police station, administrative offices and maintenance facilities as follows:

Municipal Building

District			
RA	RB	RC	I
N	N	N	P

Section 4. Summary of Table Use Regulations shall be amended by the addition of Use (v) Municipal Building, and the amended section 404 Table of Use Regulations shall be as set forth in the attached Exhibit "C."

Section 5. Langhorne Manor Borough Zoning Ordinance of 1993, as amended, is in all other respects reaffirmed and ratified subject to the amendment to same as set forth in this Ordinance.

Section 6. Should any section 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.

Section 7. This Ordinance shall become effective immediately upon adoption.

DULY ORDAINED AND ENACTED this 2nd day of August, 2016.

**COUNCIL OF THE BOROUGH
LANGHORNE MANOR**

By: William B. McTigue
Council President

ATTEST:

Scott M. Giff
Borough Secretary

APPROVED this 2nd day of August, 2016.

[Signature]
Mayor

ALL THAT CERTAIN tract of land situate in Langhorne Manor Borough, Bucks County, Pennsylvania and described according to a survey made by Edward Pickering, Jr., Surveyor on November 21, 1927 bound and described as follows:

BEGINNING at a point in the middle of Hulmeville Avenue said point being 82.9 feet North from the Northern side of Prospect Avenue also a corner of the Langhorne Manor Borough School property; then along the said land South 70 degrees, 45 minutes, 30 seconds West 410.43 feet to a corner stone in line of land of Langhorne Spring Water Company; thence along the said land North 6 degrees, 37 minutes West 10.8 feet to a stone corner of remaining lands of James T. Howard; thence along the said land North 51 degrees, 42 minutes East 135.9 feet to an angle; thence North 68 degrees, 54 minutes, 30 seconds East 272.6 feet to a corner in the middle of the aforesaid Hulmeville Avenue; thence along the middle thereof South 25 degrees, 34 minutes East 63 feet to the place of beginning.

Being County Parcel Number 19-004-020.

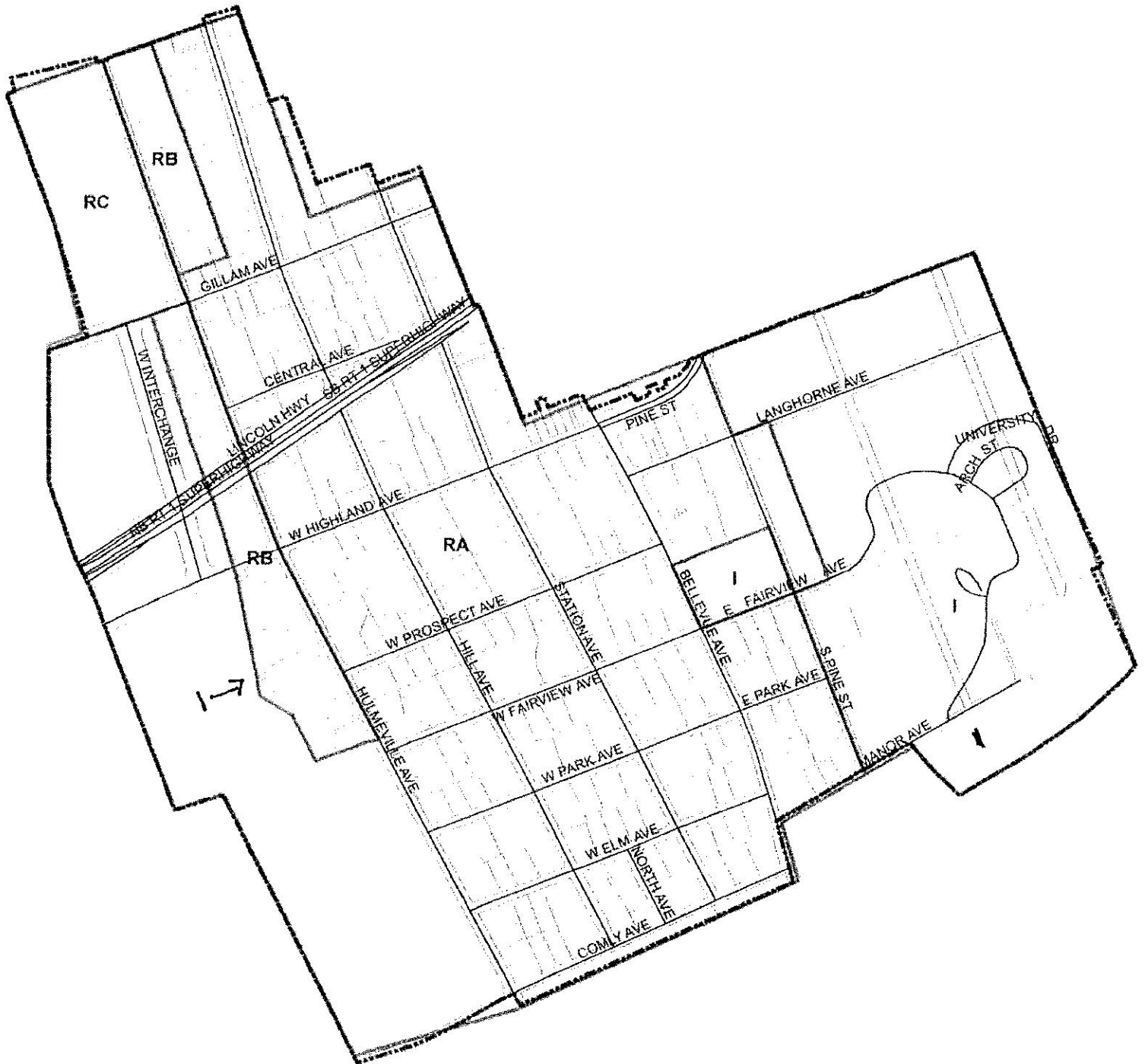
ALL THAT CERTAIN lot or piece of ground situate in the Borough of Langhorne Manor in the County of Bucks and State of Pennsylvania, described according to the Plan of Langhorne Improvement Company, Recorded at Doylestown in the said County of Bucks in Deed Book No. 218, Page 324, as follows:

BEGINNING at a point in the center line of Hulmeville Avenue its intersection with the Northerly line of Prospect Avenue; thence along the Center of Hulmeville Avenue, North twenty five degrees thirty four minutes West eighty two and nine tenths feet to a point; thence South seventy degrees forty five and one half minutes West four hundred and ten and four tenths feet to a point in a line of land of The Langhorne Spring Water Company; thence along the line of said land, South six degrees thirty seven minutes East eighty four and four tenths feet to a point; thence still along the said Water Company's land, North seventy degrees forty five and one half minutes East four hundred and thirty eight feet to the place of Beginning.

CONTAINING eight tenths (8/10) of an acre.

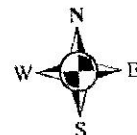
Bucks County Parcel No. 19-004-021.

Langhorne Manor Borough Zoning Map (as amended, 2005)



Zoning District Legend:
 RA Residential A
 RB Residential B
 RC Residential C
 I Institutional

EXHIBIT B



Section 404 Table of Use Regulations

		District			
		RA	RB	RC	I
	USE				
(a)	Single Family Detached	P	P	P	P
(b)	Performance Standard Development	N	N	P	N
(c)	Residential Conversion	SE	SE	SE	SE
(d)	Religious Use	SE	SE	SE	SE
(e)	School – non-profit	N	N	N	P
(f)	School – profitable	N	N	N	P
(g)	Cultural Facility	N	N	N	P
(h)	Auditorium	N	N	N	P
(i)	Day Nursery	SE	SE	SE	SE
(j)	Recreational Facility – Public	P	P	P	P
(k)	Recreational Facility – Private	N	N	P	P
(l)	Nursing Home	N	N	P	P
(m)	Utility Supplies	SE	SE	SE	SE
(n)	Home Occupation	P	P	P	P
(o)	Accessory Office	SE	SE	SE	SE
(p)	Residential Accessory	P	P	P	P
(q)	Temporary Structure	P	P	P	P
(r)	Travel Trailer, Boat, RV, Motorhome	P	P	P	P
(s)	Off-Street parking	P	P	P	P
(t)	Signs	P	P	P	P
(u)	No Impact Home-Based Businesses	P	P	P	P
(v)	Municipal Building	N	N	N	P

EXHIBIT “C”