

**BOROUGH OF PERKASIE  
ORDINANCE NO. 974**

**ORDINANCE OF THE BOROUGH OF PERKASIE AMENDING THE OFFICIAL  
ZONING MAP OF THE BOROUGH OF PERKASIE TO REZONE CERTAIN TAX  
MAP PARCELS #33-9-4, 33-9-5, 33-9-6 and 33-9-7 FROM I-1 to R-3 AND TO AMEND  
CERTAIN DIMENSIONAL REQUIREMENTS WITHIN THE R-3 DISTRICT**

**WHEREAS**, the Borough Code at 53 P.S. § 45101 *et seq.*, authorizes the Borough Council of the Borough of Perkasia (“Borough Council”) to make and adopt ordinances that are consistent with the constitution and laws of the Commonwealth when necessary for the property management, care and control of the Borough and the maintenance of peace, good government, health and welfare of the Borough and its citizens;

**WHEREAS**, after review by required planning agencies and public hearing, the Borough Council deems it to be in the best interest and general welfare of the citizens and residents of the Borough to amend its Official Zoning Map of the Borough of Perkasia to rezone certain tax map parcels at Bucks Tax Map Parcels 33-9-4, 33-9-5, 33-9-6 and 33-9-7 I-1 to R-3 pursuant to this Ordinance;

**WHEREAS**, Borough Council has met and will meet the procedural requirements of 53 P.S. § 10101 *et seq.*, of the Pennsylvania Municipalities Planning Code, for the adoption of the proposed ordinance, including planning agency reviews, advertising, and holding a public hearing; and,

**WHEREAS**, Borough Council, after due consideration of the proposed ordinance at a duly advertised public hearing, has determined that the health, safety, and general welfare of the residents of Perkasia Borough will be served by the amendment of the Official Zoning Map of the Borough of Perkasia.

**NOW, THEREFORE, BE IT ENACTED AND ORDAINED** by the Borough Council of the Borough of Perkasia, Bucks County, Pennsylvania, and it is hereby enacted and ordained by the authority of same as follows:

**SECTION 1.** The Official Zoning Map of the Borough of Perkasia is hereby amended to rezone Tax Map Parcels 33-9-4, 33-9-5, 33-9-6 and 33-9-7 from I-1 to R-3.

**SECTION 2.** Section 186.20.D(4) of the Zoning Ordinance and the Table of Dimensional Regulations located at Section 186.1 of the Zoning Ordinance, are hereby amended to change the

maximum permitted height of a Townhouse or Multiplex Dwelling located in the R-3 Multi-Family Residential Zoning District from 30 feet to 35 feet to allow three-story townhomes and the maximum permitted lot coverage of a Townhouse or Multiplex Dwelling located in the R-3 Multi-Family Residential Zoning District from 30% to 40%.

**SECTION 3.** All ordinances or parts of ordinances that are inconsistent herewith, are hereby repealed, it being understood and intended that all ordinances and the Borough Code, such as are not otherwise specifically in conflict or inconsistent with this Ordinance, shall remain in full force and effect, the same being reaffirmed hereby. The Borough shall also proceed to amend its comprehensive plan to reflect this re-zoning and relevant ordinance changes.

**SECTION 4.** The Council of the Borough of Perkasio does hereby reserve the right, from time to time, to adopt modifications of, supplements to, or amendments of this Ordinance, including this provision.

**SECTION 5.** If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional, by any court of competent jurisdiction, such provision shall be separate, distinct and independent, and such holding shall not affect the validity of the remaining portions of this Ordinance.

**SECTION 6.** The failure of the Borough of Perkasio to enforce any provisions of this Ordinance shall not constitute a waiver by the Borough of its rights of future enforcement hereunder.

**SECTION 7.** This Ordinance shall take effect immediately and be in force from and after its enactment as provided by law.

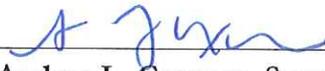
**SECTION 8.** Under the authority conferred by the Borough Code, 53 P.S. § 45101, *et seq.*, and other relevant statutory law, the Council of the Borough of Perkasio in the County of Bucks, Commonwealth of Pennsylvania does hereby enact and ordain this Ordinance for the Borough of Perkasio this.

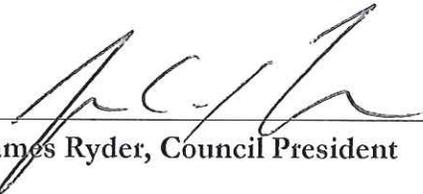
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Approved by the Borough Council of the Borough of Perkasio, this 18<sup>th</sup> day of August, 2014.

Attest:

BOROUGH OF PERKASIE

  
\_\_\_\_\_  
Andrea L. Coaxum, Secretary

  
\_\_\_\_\_  
James Ryder, Council President

Examined and approved this 18<sup>th</sup> day of August, 2014.

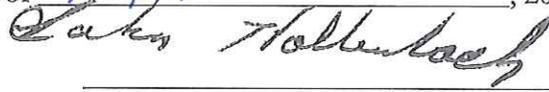
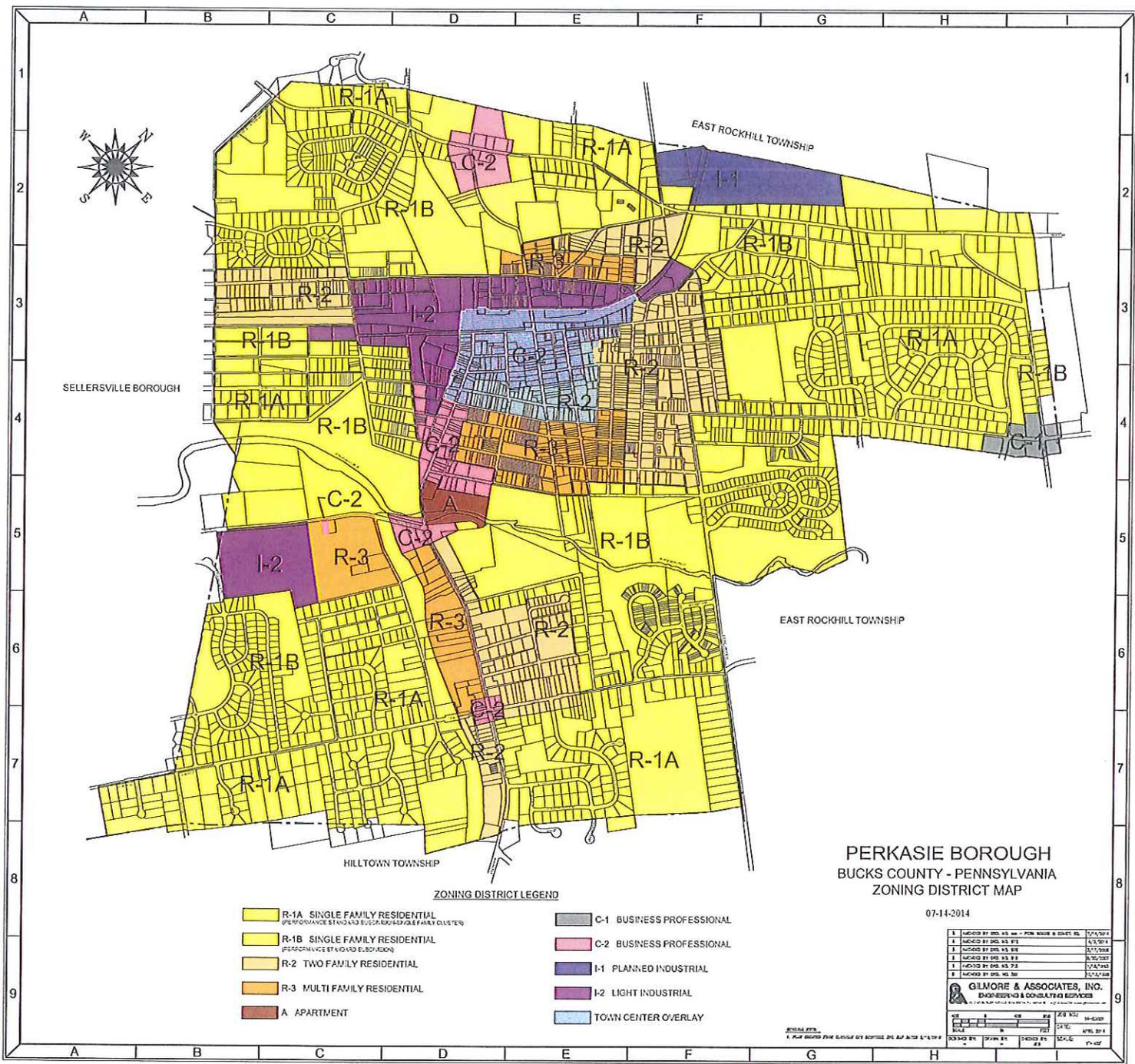
  
\_\_\_\_\_  
John Hollenbach, Mayor

EXHIBIT "A"

Tax Map Parcel At Issue



**ZONING DISTRICT LEGEND**

- R-1A SINGLE FAMILY RESIDENTIAL**  
(PERFORMANCE STANDARD SUBSIDIARY/FAMILY CLUSTERS)
- C-1 BUSINESS PROFESSIONAL**
- R-1B SINGLE FAMILY RESIDENTIAL**  
(PERFORMANCE STANDARD SUBDIVISION)
- C-2 BUSINESS PROFESSIONAL**
- R-2 TWO FAMILY RESIDENTIAL**
- I-1 PLANNED INDUSTRIAL**
- R-3 MULTI FAMILY RESIDENTIAL**
- I-2 LIGHT INDUSTRIAL**
- A APARTMENT**
- TOWN CENTER OVERLAY**

**PERKASIO BOROUGH  
BUCKS COUNTY - PENNSYLVANIA  
ZONING DISTRICT MAP**

07-14-2014

1	REVISION	BY	DATE
1	ISSUED BY PERKASIO BOROUGH	07/14/2014	
2	ISSUED BY PERKASIO BOROUGH	07/14/2014	
3	ISSUED BY PERKASIO BOROUGH	07/14/2014	
4	ISSUED BY PERKASIO BOROUGH	07/14/2014	
5	ISSUED BY PERKASIO BOROUGH	07/14/2014	

**GLIMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

SCALE: 1" = 100'