

**BOROUGH OF PERKASIE  
ORDINANCE NO. 972**

**ORDINANCE OF THE BOROUGH OF PERKASIE AMENDING THE OFFICIAL  
ZONING MAP OF THE BOROUGH OF PERKASIE TO REZONE A CERTAIN TAX  
MAP PARCEL #33-9-3 FROM I-1 to C-2**

**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 a certain tax map parcel at Bucks Tax Map Parcel 33-9-3 from I-1 to C-2 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 Parcel 33-9-3 from I-1 to C-2.

**SECTION 2.** All ordinances or parts of ordinances that are inconsistent herewith, are hereby repealed, it being understood and intended that all ordinances and the Borough Code, such as are not otherwise specifically in conflict or inconsistent with this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.

**SECTION 3.** 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 4.** 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 5.** 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 6.** This Ordinance shall take effect immediately and be in force from and after its enactment as provided by law.

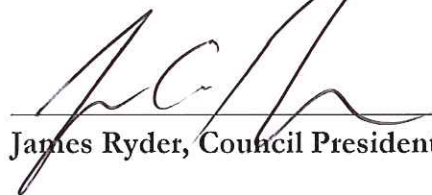
**SECTION 7.** Under the authority conferred by the Borough Code, 53 P.S. § 45101, *et seq.*, and other relevant statutory law, the Council of the Borough of Perkasio in the County of Bucks, Commonwealth of Pennsylvania does hereby enact and ordain this Ordinance for the Borough of Perkasio this.

Approved by the Borough Council of the Borough of Perkasio, this 3rd day of April, 2014.

Attest:

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

BOROUGH OF PERKASIO

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

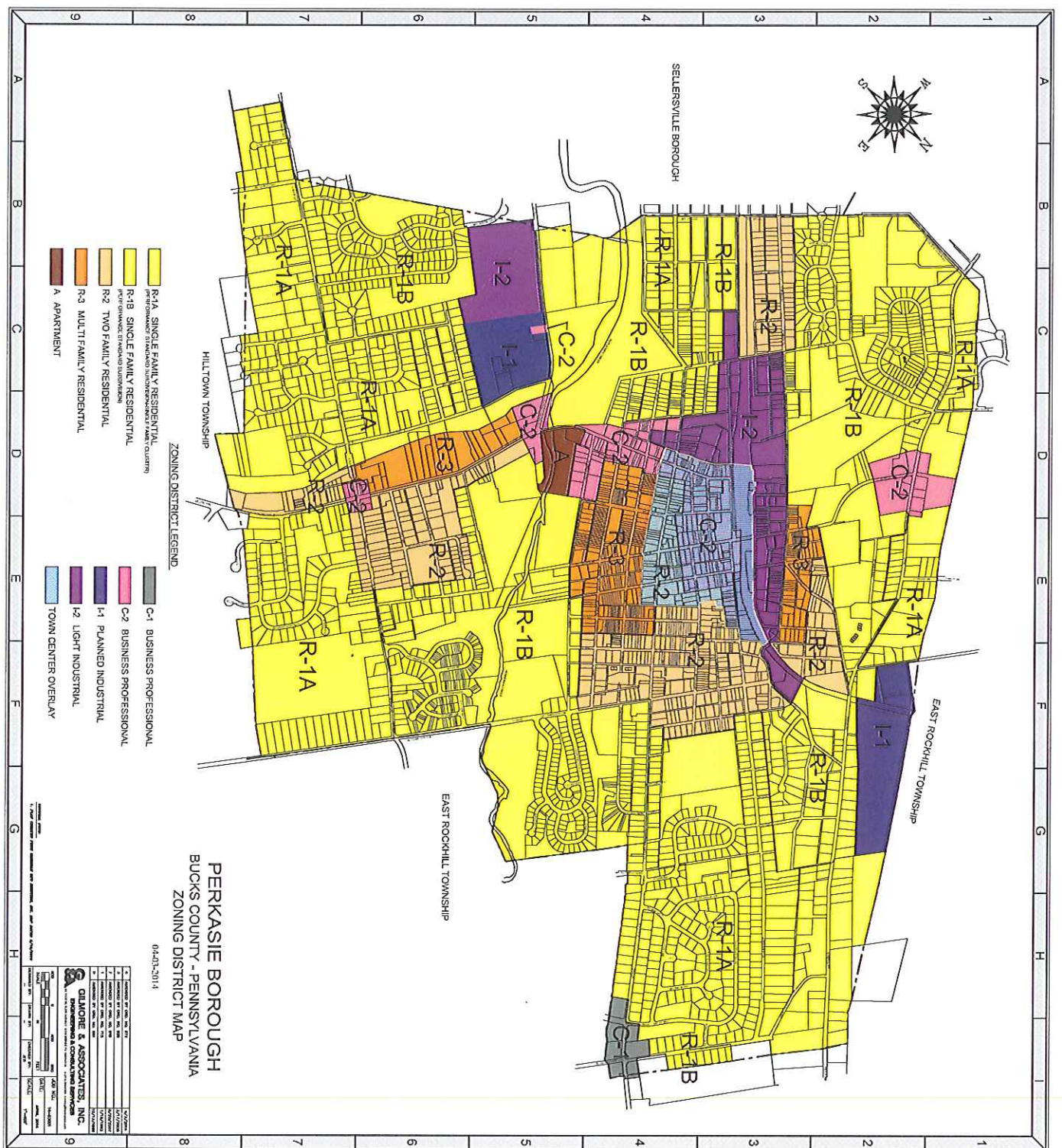
Examined and approved this 3rd day of April, 2014.



\_\_\_\_\_  
John Hollebach, Mayor

# EXHIBIT "A"

Perkasie Borough Zoning Map prepared by Gilmore & Associates, Inc.  
Dated April 2014



- ZONING DISTRICT LEGEND**
- R-1A SINGLE FAMILY RESIDENTIAL, PERFORMANCE STANDARD SINGLE-FAMILY TOWNHOMES
  - R-1B SINGLE FAMILY RESIDENTIAL, PERFORMANCE STANDARD TOWNHOMES
  - R-2 TWO FAMILY RESIDENTIAL
  - R-3 MULTI FAMILY RESIDENTIAL
  - A APARTMENT
  - C-1 BUSINESS PROFESSIONAL
  - C-2 BUSINESS PROFESSIONAL
  - I-1 PLANNED INDUSTRIAL
  - I-2 LIGHT INDUSTRIAL
  - TOWN CENTER OVERLAY

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

04-01-2014

NO.	DATE	DESCRIPTION	BY	FOR
1	04-01-2014	ISSUED FOR PUBLIC COMMENT	DAVID GILMORE	PERKASEE BOROUGH
2	04-01-2014	REVISIONS TO THE MAP	DAVID GILMORE	PERKASEE BOROUGH
3	04-01-2014	ISSUED FOR PUBLIC COMMENT	DAVID GILMORE	PERKASEE BOROUGH
4	04-01-2014	REVISIONS TO THE MAP	DAVID GILMORE	PERKASEE BOROUGH
5	04-01-2014	ISSUED FOR PUBLIC COMMENT	DAVID GILMORE	PERKASEE BOROUGH
6	04-01-2014	REVISIONS TO THE MAP	DAVID GILMORE	PERKASEE BOROUGH
7	04-01-2014	ISSUED FOR PUBLIC COMMENT	DAVID GILMORE	PERKASEE BOROUGH
8	04-01-2014	REVISIONS TO THE MAP	DAVID GILMORE	PERKASEE BOROUGH
9	04-01-2014	ISSUED FOR PUBLIC COMMENT	DAVID GILMORE	PERKASEE BOROUGH

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

Scale: 1" = 100'