

ORDINANCE NO. 25-03

AN ORDINANCE OF MIDDLETOWN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA AMENDING CHAPTER 500, ZONING, ARTICLE XXI AQC AGE-QUALIFIED COMMUNITY DISTRICT TO AMEND REGULATIONS AND REQUIREMENTS FOR SAID DISTRICT AND AMEND THE ZONING MAP OF MIDDLETOWN TOWNSHIP TO ADD AN ADDITIONAL PROPERTY TO SAID AQC AGE-QUALIFIED COMMUNITY DISTRICT.

WHEREAS, under Sections 607 and 1506 of the Second Class Township Code, the Board of Supervisors of Middletown Township (“Board of Supervisors”) is charged with the general governance of Middletown Township, including the health, safety, and welfare of the citizens of Middletown Township, and, therefore, it may adopt any ordinances, bylaws, rules and regulations necessary therefore, so long as they are not inconsistent with or restrained by the Constitution and laws of the Commonwealth of Pennsylvania;

WHEREAS, Section 1601 of the Second Class Township Code provides that the Board of Supervisors may adopt Ordinances in which general or specific powers of the Township may be exercised, and, by the enactment of subsequent Ordinances, the Board of Supervisors may amend, repeal, or revise existing Ordinances (53 P.S. § 66601);

WHEREAS, Section 1516 (53 P.S. Section 66516) of the Pennsylvania Second Class Township Code provides that the corporate powers of the Board of Supervisors of Middletown Township (the “Board of Supervisors”) include the ability to plan for the development of the Township through Zoning, Subdivision, and Land Development Regulations under the Act of July 13, 1968 (P.L. 805, No. 247), known as the “Pennsylvania Municipalities Planning Code”;

WHEREAS, the Board of Supervisors of Middletown Township has determined that it is in the best interests of the municipality to adopt this ordinance amending the Middletown Township Zoning Ordinance and the Zoning Map included therein;

WHEREAS, the Board of Supervisors of Middletown Township, Bucks County, Pennsylvania, after public meeting and after receipt of recommendations from the Middletown Township Planning Commission and the Bucks County Planning Commission, deems it appropriate and proper that the zoning classification of the parcel(s) of real estate hereafter described be changed, and the text amendments be adopted as hereinafter more particularly set forth, so that the classification thereof will be in accordance with the spirit and the intent of the Middletown Township Zoning Ordinance.

NOW THEREFORE, in consideration of the foregoing, be it **ENACTED** and **ORDAINED** by the Board of Supervisors of Middletown Township, Bucks County, Pennsylvania, that the Township’s Code of Ordinances is **AMENDED** as follows:

I. Map Amendment: The zoning map of Middletown Township is hereby amended to rezone 53.70 acres of property known as tax parcel no. 22-031-024 from its current zoning designation of RA-1 Residence Agricultural District, to the AQC Age-Qualified Community District, as the subject property is shown on the Current Middletown Zoning Map attached hereto as Exhibit “A”.

II. Chapter 500, Article XXI, the opening sentence of Section 500-2103 - Area, Dimensional and Design Requirements and Section 500-2103.A, is hereby AMENDED to read as follows:

§500-2103 Area, Dimensional and Design Requirements

All uses in the AQC District shall meet the following requirements, in the event of a conflict with other sections of the Zoning Ordinance the provisions of this district shall prevail:

A. Minimum site area: 50 gross acres

III. Chapter 500, Article XXI, Section 500-2103.H, is hereby AMENDED to read as follows:

H. Maximum building height: three stories or 35 feet, whichever is less, except for property for Township use. In an Age Qualified Community, the building height shall be measured from the mean grade at the front of the building to the average height between the eave and ridge of a gabled roof.

IV. Chapter 500, Article XXI, Section 500-2104 (including the chart), is hereby AMENDED to read as follows:

§500-2104 Individual lot area and bulk requirements

Individual lots are not required in an Age Qualified Community. When lots are proposed, they shall meet the standards below. When individual lots are not proposed, the layout shall meet equivalent standards with regard to setbacks and building separations.

Use Requirement	Single-Family Detached	Single-Family Semidetached	Multiplex
Minimum lot area	6,000 square feet	4,000 square feet	N/A
Minimum lot width	55 feet	40 feet	N/A

Minimum front yard from edge of cartway					
	1.	With sidewalks, 30 feet	1.	With sidewalks, 30 feet	30 feet, front-entry garage
	2.	Without sidewalks, 25 feet	2.	Without sidewalks, 25 feet	20 feet, side- or rear-entry garage
					20 feet, parking lots other than driveway cover
Minimum side yard	5-foot minimum		5-foot minimum on 1 side		N/A
Minimum rear yard	15 feet		15 feet		N/A
Aggregate front and rear yard	45 feet		45 feet		N/A
Building coverage	50%		50%		N/A
Floor area ratio	N/A		N/A		N/A
Impervious coverage per lot	65%		65%		N/A
Minimum distance between buildings	15 feet		15 feet		24 feet side to side
Maximum units per structure	N/A		2		5

V. Chapter 500, Article XXI, Section 500-2105.C, is hereby AMENDED to read as follows:

C. Roads. Roads within the proposed development shall be private and shall be owned and maintained by a homeowners' or condominium association. All roads shall be constructed to Township standards for public residential streets, except that all such streets within the proposed development shall have a minimum cartway width of 24 feet. The Board of Supervisors may impose parking restrictions on one or both sides of such streets. A utility easement area shall be provided along all streets to provide suitable area for the location of utility lines.

VI. Chapter 500, Article XXI, Section 500-2105.F, is hereby AMENDED insert a subsection (1) and to read as follows:

F. Declaration of age qualification. Subsequent to the approval of the plan for the first phase of the development, but prior to the recording of the plan, developers shall each record a declaration against their respective portions of the tract, in a form acceptable to the Township Solicitor, binding all properties and owners to the restriction which shall require one occupant of an individual dwelling unit within the proposed development to be 55 or older, and which shall require that any residents of an individual dwelling unit within the proposed development under the age of 19 years old shall not reside for more than two weeks in any calendar year.

(1) Existing dwellings. Existing dwellings that are to be retained as part of an Age-Qualified Development shall be excluded from the declaration of age-qualification

VII. Chapter 500, Article XXI, Section 500-2105, General Requirements, is hereby AMENDED to add a new subsection J, to read as follows:

J. Recreational facilities. Active and passive recreational areas shall be provided as part of an Age-Qualified Development. Such areas may include indoor and outdoor recreational facilities. The minimum recreational area requirements of §440-424.B. shall not apply to Age-Qualified Developments. Recreational facilities may be included in open space calculations.

(1) Community club house. Age-Qualified developments in excess of 100 dwelling units must provide a clubhouse and/or community building. Such buildings shall have a minimum gross floor area of 1,500 square feet.

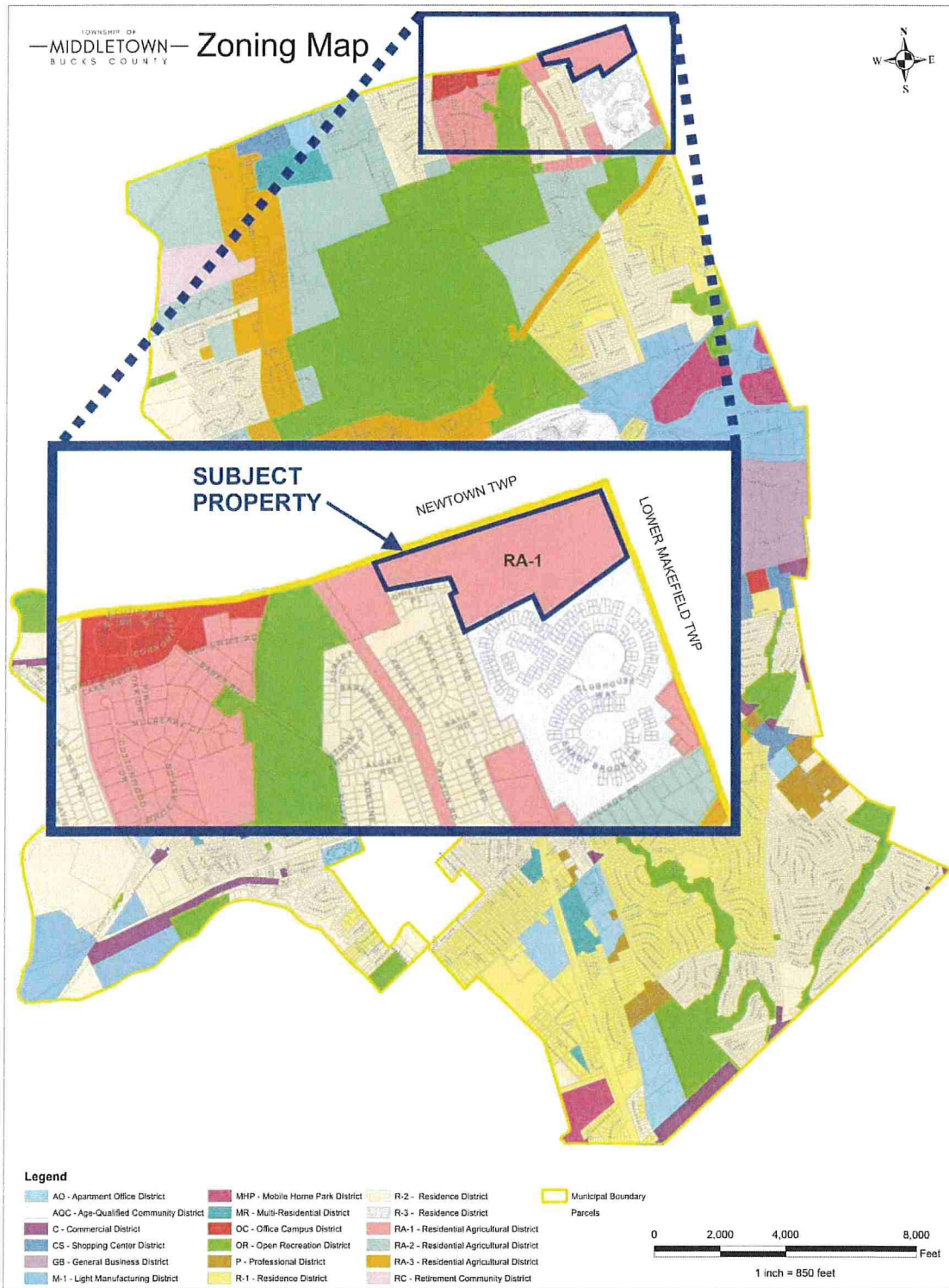
VIII. Partial Repealer.

All other provisions of the Ordinances of Middletown Township, as amended, shall remain in full force and effect. All other Ordinances or provisions of the Ordinances inconsistent herewith or in conflict with any of the terms hereof are, to the extent of said inconsistencies or conflicts, hereby specifically repealed.

IX. Severability.

The provisions of this Ordinance are severable. If any section, clause, sentence, part or provision thereof shall be held illegal, invalid, or unconstitutional by a court of competent jurisdiction, such decision of the court shall not affect or impair any of the remaining sections, clauses, sentences, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Board of Supervisors that this Ordinance would have been adopted if such illegal, invalid, or unconstitutional section, clause, sentence or part of a provision had not been included herein.

Figure 2: Middletown Township Zoning Map



(Not To Scale)

X. Effective Date.

All provisions of this Ordinance shall be in full force and effect five (5) days after the approval and adoption.


ORDAINED AND ENACTED this 14th day of July, 2025.

BOARD OF SUPERVISORS OF MIDDLETOWN
TOWNSHIP, BUCKS COUNTY,
PENNSYLVANIA



Mike Ksiazek, Chair

Attest:



Dawn Quirple, Secretary

I hereby certify that the foregoing is a true and correct copy of Ordinance No. 25-03, enacted by the Board of Supervisors of the Township of Middletown, County of Bucks, Commonwealth of Pennsylvania, on the 14th day of July 2025.

[SEAL]



Dawn Quirple, Secretary