ORDINANCE NO. 434

AN ORDINANCE OF THE TOWNSHIP OF DOYLESTOWN, BUCKS COUNTY, PENNSYLVANIA, AMENDING THE PROVISIONS OF CHAPTER 175 ZONING BY 1.) AMENDING ARTICLE IV, USE REGULATIONS TO RENUMBER USE B-15; 2.) AMENDING ARTICLE IV, USE REGULATIONS TO ESTABLISH AN ADDITIONAL USE, B-15.2 TOGETHER WITH STANDARDS REGARDING THE SAID USE; 3.) AMENDING ARTICLE VI, R-1a RESIDENTIAL DISTRICT TO REFLECT THE RENUMBERED USE; AND 4.) AMENDING ARTICLE VII, R-1 RESIDENTIAL DISTRICT BY AMENDING THE INTENT AND REPLACING USE B-15 WITH THE NEWLY CREATED USE B-15.2; ALL OF WHICH SHALL BE AMENDMENTS TO THE DOYLESTOWN TOWNSHIP CODIFIED ZONING ORDINANCE, AS AMENDED.

WHEREAS, the Doylestown Township Board of Supervisors adopted a Code of Ordinances in November of 1991, which said Ordinances include but are not limited to the Zoning Ordinance set forth in Chapter 175; and

WHEREAS, the Doylestown Township Board of Supervisors has determined that it is in the best interest of the Township and its residents that the provisions of the Doylestown Township Zoning Ordinance as set forth in Chapter 175 be amended as hereinafter set forth.

NOW, THEREFORE, be it **ORDAINED AND ENACTED** that the Doylestown Township Zoning Ordinance as set forth in Chapter 175 of the Doylestown Township Code of Ordinances, as amended, is hereby further amended as follows:

Section 1. The provisions of Chapter 175, Zoning, Article IV, Use Regulations, Section 175-16.B. Residential Uses, is hereby amended by renumbering Use B-15, Single-family attached dwellings units in conjunction with use of historic structures, to Use B-15.1.

Section 2. The provisions of Chapter 175, Zoning, Article IV, Use Regulations, Section 175-16.B. Residential Uses, is herein amended by adding Use B-15.2, multifamily development in conjunction with use of historic structures, as follows:

(15.1) B-15.2 Multifamily development in conjunction with the use of historic structures:

(a) This use shall only be permitted if the tract contains a structure or structures

identified as eligible historic resources in accordance with the provisions of §175-30.A of the Doylestown Township Codified Zoning Ordinance, as amended and said structures, historic structure, or structures must be preserved as part of the use. The remainder of the tract can be developed as utilizing Use B-15.2. or in combination with other permitted uses.

(b) Multifamily dwelling units may be arranged in a variety of configurations: side by side, back to back, or vertically.

(c) Multifamily buildings shall be arranged in groups or clusters.

(d) To create architectural interest in the layout and character of buildings fronting streets, variations in setbacks, materials and design shall be used. The Applicant must submit architectural renderings for the proposed buildings which must be approved by the Township Board of Supervisors. The architecture of the proposed buildings shall be compatible and consistent with the historic structures located on the tract.

(e) All multifamily developments shall be served by public water and public centralized sewage disposal facilities.

(f) Multifamily development dimensional requirements:

[1] The minimum gross site area shall be 20 acres.

[2] The minimum required open space ratio is 0. 50.

[3] The maximum tract density, including any reuse of the historic structure or structures shall be 3.2 dwelling units per acre of Net Buildable Site Area.

[4] The maximum number of dwelling units per building shall be 12.

[5] The minimum lot width at building setback line shall be 300 feet.

[6] Multifamily buildings shall be set back 100 feet from all boundary lines of the tract.

[7] The maximum impervious surface ratio shall be 0.40

[8] The maximum building length shall be 200 feet.

[9] The maximum building height shall be 35 feet.

[10] The distance between any two buildings shall not be less than 100 feet.

[11] There shall be an area at least 20 feet along the outside perimeter of the

multifamily buildings and parking areas which shall be available to the residents of the dwellings, but which shall not be considered and/or counted as required open space.

[12] The required buffer yard for multifamily development shall be 50 feet. The required buffer yard shall otherwise be in accordance with the requirements of §175-21

New multifamily developments, of fewer than 45 dwelling units shall not be required to comply with the requirements of §175.30.1. New multifamily developments of fewer than 45 dwelling units shall provide a separate emergency access if two separate entrances are not provided.

(g) New multifamily developments, of 25 or more dwelling units shall provide a community amenity area such as: a community room, pavilion, gazebo, lounge area, recreation facility, pool, or similar. The amenity area may be contained within a building or located elsewhere on the tract.

(h) The open space created shall be owned and maintained by Doylestown Township and/or a homeowner's association, deed restrictions, or a combination thereof, which said determination shall be made by the Township Board of Supervisors.

(i) The entire perimeter of a new multifamily development, not including vehicular access drives, shall be buffered either by existing natural vegetation or a landscaped buffer area a minimum of 30 feet in width and in accordance with landscape and buffer standards. Natural vegetation may be acceptable if it meets or exceeds the requirements of the landscaped buffer.

(j) In addition to the perimeter buffer, a minimum of 50% dedicated open space, deed restricted from future development, shall remain undisturbed, with 75% of the dedicated open space configured as a contiguous open space parcel. The balance may be preserved as part of individual standalone open space.

(k) Planted Buffer Areas. In the instance where it's been determined that buffer planting is necessary to protect the general welfare of the public, planted buffer areas shall be installed to provide a year-round visual screen of such width, height and location as approved by the Township for the approving authority. The size, variety and planting design of the buffer area shall be approved by the Township.

(l) Compensatory Planting. As required by section 175-27, the applicant is responsible to map and provide accompanying calculations of the Natural Resources on site. After mapping, every effort should be made to avoid removal of trees for the proposed improvements having a caliper of twelve inches or greater as measured 36 inches above ground from the ground. Where, in the judgment of the Township, such removal is unavoidable, the

applicant shall install compensatory trees totaling 50% of the caliper of the tree caliper removed in such locations deemed reasonable by the Township..

(m) Stormwater management facilities may not be situated within required open space areas.

(n) A sheltered durable plaque describing the historic significance of the property shall be added for the benefit of the public in a location satisfactory to the Township.

Section 3. The provisions of Chapter 175, Zoning, Article VI, R-1a Residential District, Section 175-32.D. Uses by conditional use, is herein amended by renumbering Use B-15 to Use B-15.1 as follows:

B-15.1 Single-family attached dwellings units in conjunction with use of historic structures

Section 4. The provisions of Chapter 175, Zoning, Article VII, R-1 Residential District, is herein amended to revise the intent statement to include multifamily and to renumber Use B-15 with B—15.1 and add the B-15.2 use as follows:

Section 175-36. Intent.

A. The purpose of the R-1 Residential District is to allow for low-density single-family residential development in areas suitable for residences and for single-family residential development on smaller lots where open space is preserved and centralized sewer and water services are provided. Additionally, use opportunities, including single-family attached townhouse development and multifamily development, shall be allowed to assist in preserving historic resources in accordance with Sections 603 and 605 of the Pennsylvania Municipalities Planning Code, Act 247, as amended.

Section 175-37.D. Uses by conditional use. Renumber Use B-15 to B-15.1 and include the new Use B-15.2 as follows:

B-15.1 Single-family attached dwellings in conjunction with use of historic structures

B-15.2 Multifamily development unit in conjunction with use of historic structures

Section 5. The Zoning District Map of Doylestown Township, as provided for in Section 175-11 of the Doylestown Township Zoning Ordinance of 2007, is hereby amended as follows:

A. The parcel known as 2250 Easton Road, being Bucks County Tax Parcel No. 09-009-066-001, is hereby rezoned from the I-2 Institutional District to the R-1 Residential District.

Section 6. In all other respects, the provisions of Chapter 175, Zoning, of the Doylestown Township Code of Ordinances are reaffirmed and ratified, subject only to modifications to same as set forth herein.

Section 7. In the event that a court of competent jurisdiction shall declare any portion of this Ordinance invalid, such invalidity shall not affect the Ordinance in its entirety, as it was the intent of the Board of Supervisors that the Ordinance would have been adopted, even if the offending provision had not been included.

Section 8. This Ordinance shall be effective five (5) days after enactment.

DULY ENACTED on this 18th day of August, 2026.

ATTEST:

Secretary

DOYLESTOWN TOWNSHIP BOARD of SUPERVISORS:

By: Jennifer Herring, Chairman

By: Barbara Lyons, Vice Chairman

By: Dan Wood, member

By: Judy Dixon, member

By: Christina Maida, member