

PUBLIC NOTICE

AMENDMENT TO TOWNSHIP COMPREHENSIVE PLAN AND NEW TOWNSHIP ZONING ORDINANCE

The 2017 Zoning Ordinance was adopted in a manner consistent with the 2015 Comprehensive Plan, which set forth policies to govern the future physical development of the Township. When the Township Board of Supervisors adopted the Comprehensive Plan (on 1/26/16) and the 2017 Zoning Ordinance (on 3/28/17), they understood that these documents must be reviewed and updated when and as necessary. With that understanding, on May 14, 2019, the Board of Supervisors authorized the start of a process to have Urban Design Associates (UDA) evaluate the Township's Zoning Ordinance and Architectural Guidelines, with a focus on the downtown area. This study was approved to ensure that the 2017 Zoning Ordinance was producing the results desired by the Township. Additionally, the Township's experiences with the implementation and use of the 2017 Zoning Ordinance has led to other modifications.

The UDA study and the Township's experience working with the 2017 Zoning Ordinance has led us to develop the attached new Zoning Ordinance. The new Zoning Ordinance is based in part and builds on what was drafted by the Township's consultants (Derck & Edson and Environmental Planning & Design) and Township staff in 2016.