

**TOWNSHIP OF LOWER MAKEFIELD  
BUCKS COUNTY, PENNSYLVANIA**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE TOWNSHIP OF LOWER MAKEFIELD, BUCKS COUNTY,  
PENNSYLVANIA, AMENDING CHAPTER 200, “ZONING,” TO AMEND THE  
DIMENSIONAL STANDARDS IN THE RESIDENTIAL ZONING DISTRICTS TO  
PROVIDE FOR AND TO ESTABLISH MANDATORY OPEN SPACE  
REQUIREMENTS, REPEALING INCONSISTENT PROVISIONS, ESTABLISHING  
SEVERABILITY AND EFFECTIVE DATE**

**WHEREAS**, the Township of Lower Makefield, Bucks County, is a township of the second class, organized and existing in accordance with the laws of the Commonwealth of Pennsylvania; and

**WHEREAS**, the Township, in the exercise of its corporate powers, has the authority to enact, amend, repeal and establish ordinances and regulations governing zoning districts and regulations within the Township’s territorial boundaries; and

**WHEREAS**, the Township, after due consideration and review, finds it would be in the best interest of the Township to amend its zoning regulations to provide for mandatory open space requirements in all residential zoning districts of the Township; and

**WHEREAS**, the Township wishes to amend Chapter 200, entitled “Zoning” of its Code of Ordinances to provide for mandatory open space preservation in each of the residential zoning districts; and

**WHEREAS**, the amendments to provide for a minimum open space of 25% will accomplish the Township’s goals and objectives by:

- (1) Providing flexible development options to preserve existing natural features including wooded slopes, quality stands of trees, stream valley corridors, wetlands, wildlife habitats, and other natural features;
- (2) Permitting the construction of housing on small parcels with large common open space areas to maintain the rural-like atmosphere which exists in the Township;

- (3) Providing flexible development options in those areas where standard rectilinear development patterns are not suitable due to physical conditions;
- (4) Providing open space areas which will provide the residents with active and passive recreational opportunities and permit some innovative community living projects;
- (5) Allowing for reasonable amount of development while providing maximum design and planning flexibility to accomplish the above-listed objectives, for development of residential housing while encouraging the preservation of open space and creation of passive and active recreational amenities by permitting cluster development as an alternative to conventional, single family lot development; and
- (6) Allowing for a decrease in maintenance costs due to sprawl and shorter roads and utility lines by decreasing energy consumption in a community oriented development.

**NOW, THEREFORE, be it ORDAINED and ENACTED** as follows:

## **I. §200-7 Definitions**

The Board of Supervisors hereby amends Chapter 200 “Zoning”, Section 7 “Definitions” (Section 200-7 of the Township Code) to:

Delete in its entirety the definition of ‘COMMON OPEN SPACE’ and

To replace the definition of “OPEN SPACE” with the following:

### **OPEN SPACE**

An area of land or of water, or a combination of land and water, within a development site designed and intended for the use or enjoyment of residents, not including streets, parking areas, areas set aside for facilities (such as detention and retention basins). Open space can include resource-protected land. Open space shall not include land occupied by commercial, industrial, residential or other nonrecreational uses, land reserved for future parking areas for nonrecreational uses, stormwater management facilities, wastewater management facilities, and/or the yards or lots of dwelling units. Open space shall not include leftover areas, remnants of land remaining after lotting out, or other unusable areas (such as environmentally damaged or unremediated land or landfills).

## **II. Replacement of Open Space definition**

A. For all sections referencing “common open space”, “common open space” shall be deleted and shall be replaced with “open space” as defined above, including but not limited to SECTIONS 200-25, 200-26, 200-33, 200-34, 200-34C(2), 200-34E(1), 200-34E(3), 200-47A(3)(b)(1), 200-47A(4)(b)(1), 200-47A(5)(f)(3), 200-47A(6)(a)(3), 200-50.8C, 200-50.8F(1), 200-52C(1)(b)[1], 200-68A(24)(a)(3) and 200-74A(2).

**III. The Board of Supervisors hereby repeals Chapter 200 “Zoning”, Section 12 “Table of performance standards” (Section 200-12 of the Township Code) for the Residential Resource Protection (R-RP) zoning district in its entirety, and replaces it with the following:**

§ 200-12 Table of performance standards.

A. Open space applicable to tracts of land consisting of ten acres or more of land

1. Not less than twenty-five (25) percent of the total land area shall be designated as open space.
2. No area designated as open space shall be smaller than twenty thousand (20,000) square feet.
3. The open space shall be contiguous to lots within the cluster-designed development in conformity with Section 200-75 of the Ordinance.
4. Consideration shall be given to the arrangement, location and landscaping of the open space so as to address its aesthetic and spatial relationship with the development clusters, the individual lots and the adjacent land uses.
5. Open space should be arranged in such a manner so as to be within easy access and view of the dwelling units while preserving and enhancing the natural features and renewable resource potential of the site.
6. Ownership of open space as required by this Chapter shall be held in such form in conformance with Section 200-74.B of the Ordinance.
7. All open space designated under the Ordinance shall be identified by the installation of a freestanding sign in accordance with Section 200-83.E(12) of the Ordinance.

B. Lot area and density regulations shall be as follows:

TYPE	Maximum Density on Net Buildable Site Area without Cluster (units/acre)	Maximum Density on Net Buildable Site Area for Cluster (units/acre)	Minimum Net Lot Area <sup>1</sup>
Single family Detached dwelling	.33	.45	2.25 acres
Other uses			3 acres <sup>2</sup>

NOTES:

<sup>1</sup> See definition of net lot area

<sup>2</sup> These requirements shall apply unless otherwise specified in Article XV for the specific use, in which case the provisions of Article XV shall apply.

**IV. The Board of Supervisors hereby repeals Chapter 200 “Zoning”, Section 16 “Table of performance standards” (Section 200-16 of the Township Code) for the Residential Low-Density (R-1) zoning district in its entirety, and replaces it with the following:**

§ 200-16 Table of Performance standards.

A. Open space applicable to tracts of land consisting of ten acres or more land.

1. Not less than twenty-five (25) percent of the total land area shall be designated as open space.
2. No area designated as open space shall be smaller than twenty thousand (20,000) square feet.
3. The open space shall be contiguous to lots within the cluster-designed development in conformity with Section 200-75 of the Ordinance.
4. Consideration shall be given to the arrangement, location and landscaping of the open space so as to address its aesthetic and spatial relationship with the development clusters, the individual lots and the adjacent land uses.
5. Open space should be arranged in such a manner so as to be within easy access and view of the dwelling units while preserving and enhancing the natural features and renewable resource potential of the site.
6. Ownership of open space as required by this Chapter shall be held in such form in conformance with Section 200-74.B of the Ordinance.
7. All open space designated under the Ordinance shall be identified by the installation of a freestanding sign in accordance with Section 200-83.E(12) of the Ordinance.

B. Table of performance standards. Lot area and density for uses other than farmland preservation development. All development shall be in accordance with the site capacity calculations, § 200-52, and the following requirements. These standards may be less strict than other standards in § 200-52, the strictest standards shall apply.

Type	Percent of Base Site Area Classified as Resource Protection Land <sup>1</sup>	Maximum Density on Net Buildable Site Area without Cluster (units/acres)	Maximum Density on Net Buildable Site Area with Cluster (units/acres) <sup>2</sup>	Minimum Net Lot Area <sup>3,4</sup>
Residential R-1:				
Single family detached <sup>4</sup>	0-24		1.25	34,000 square feet
Single family detached	25-67		1.25 + 0.025 x each additional percent of base site area	22,000 square feet

			classified as resource protected land	
Single family detached	68+		2.33	15,000 square feet
Other permitted Uses				1 acre <sup>5</sup>

**NOTES:**

<sup>1</sup> For purposes of determining the percent of base site area classified as resource protection land in § 200-16, open space as defined in § 200-7 and which is offered to the Township shall be considered to be resource protection land.

<sup>2</sup> The maximum density on net buildable site area is determined on the basis of the percentage of base site area with resource protection land and open space. The maximum number of dwelling units permitted on a particular tract shall not exceed the number of dwelling units that could be constructed on the site given the development constraints of the physical site and the otherwise applicable Township ordinance requirements. A standard subdivision plan showing sufficient detail to demonstrate the maximum number of dwelling units that could be constructed on the site shall be provided to the Township and approved by the Township engineer.

<sup>3</sup> See definition of "net lot area."

<sup>4</sup> With on-lot private water and/or on-lot sewage facilities, the minimum lot area permitted shall be 34,000 square feet with a minimum lot width at the building line of 110 feet.

<sup>5</sup> These area requirements shall apply unless otherwise specified in Article XV for the specific use, in which case the provisions of Article XV shall apply.

**V. The Board of Supervisors hereby repeals Chapter 200 “Zoning”, Section 21 “Table of performance standards” (Section 200-21 of the Township Code) for the Residential Medium-Density (R-2) zoning district in its entirety, and replaces it with the following:**

**§ 200-21 Table of Performance standards.**

**A. Open space applicable to tracts of land consisting of ten acres or more land.**

1. Not less than twenty-five (25) percent of the total land area shall be designated as open space.
2. No area designated as open space shall be smaller than twenty thousand (20,000) square feet.
3. The open space shall be contiguous to lots within the cluster-designed development in conformity with Section 200-75 of the Ordinance
4. Consideration shall be given to the arrangement, location and landscaping of the open space so as to address its aesthetic and spatial relationship with the development clusters, the individual lots and the adjacent land uses.
5. Open space should be arranged in such a manner so as to be within easy access and view of the dwelling units while preserving and enhancing the natural features and renewable resource potential of the site.

6. Ownership of open space as required by this Chapter shall be held in such form in conformance with Section 200-74.B of the Ordinance.

7. All open space designated under the Ordinance shall be identified by the installation of a freestanding sign in accordance with Section 200-83.E(12) of the Ordinance.

B. Table of performance standards. Lot area and density for uses other than farmland preservation development. All development shall be in accordance with the site capacity calculations, § 200-52, and the following requirements. These standards may be less strict than other standards in § 200-52, the strictest standards shall apply.

<b>Type</b>	<b>Percent of Base Site Area Classified as Resource Protection Land<sup>1</sup></b>	<b>Maximum Density on Net Buildable Site Area without Cluster (units/acres)</b>	<b>Maximum Density on Net Buildable Site Area with Cluster (units/acres)<sup>2</sup></b>	<b>Minimum Net Lot Area<sup>3,4</sup></b>
Residential R-2:				
Single family detached <sup>4</sup>	0-24	1.25	1.50	34,000 sq. feet
Single family detached	25-45	2 + 0.0165 x each additional percent of base site area classified as open space	2 + 0.035 x each additional percent of base site area classified as open space	16,000 sq. feet
Single family detached	46+	2.7	2.7	15,000 sq. feet
Other permitted Uses				1 acre <sup>5</sup>

**NOTES:**

<sup>1</sup> For purposes of determining the percent of base site area classified as resource protection land in § 200-21, open space as defined in § 200-7 and which is offered to the Township shall be considered to be resource protection land.

<sup>2</sup> The maximum density on net buildable site area is determined on the basis of the percentage of base site area with resource protection land and open space. The maximum number of dwelling units permitted on a particular tract shall not exceed the number of dwelling units that could be constructed on the site given the development constraints of the physical site and the otherwise applicable Township ordinance requirements. A standard subdivision plan showing sufficient detail to demonstrate the maximum number of dwelling units that could be constructed on the site shall be provided to the Township and approved by the Township engineer..

<sup>3</sup> See definition of "net lot area."

<sup>4</sup> With on-lot private water and/or on-lot sewage facilities, the minimum lot area permitted shall be 34,000 square feet with a minimum lot width at the building line of 110 feet.

<sup>5</sup> These area requirements shall apply unless otherwise specified in Article XV for the specific use, in which case the provisions of Article XV shall apply.

**VI. The Board of Supervisors hereby repeals Chapter 200 "Zoning", Section 25 "Standards for single-family dwellings" (Section 200-25 of the Township Code) for the Residential Single-Family High Density (R-3) zoning district in its entirety, and replaces it with the following:**

§ 200-25 Standards for Single family dwellings.

A. Open space applicable to tracts of land consisting of ten acres or more land.

1. Not less than twenty-five (25) percent of the total land area shall be designated as open space.
2. No area designated as open space shall be smaller than twenty thousand (20,000) square feet.
3. The open space shall be contiguous to lots within the cluster-designed development in conformity with Section 200-75 of the Ordinance..
4. Consideration shall be given to the arrangement, location and landscaping of the open space so as to address its aesthetic and spatial relationship with the development clusters, the individual lots and the adjacent land uses.
5. Open space should be arranged in such a manner so as to be within easy access and view of the dwelling units while preserving and enhancing the natural features and renewable resource potential of the site.
6. Ownership of open space as required by this Chapter shall be held in such form in conformance with Section 200-74.B of the Ordinance.
7. All open space designated under the Ordinance shall be identified by the installation of a freestanding sign in accordance with Section 200-83.E(12) of the Ordinance.

B. Table of performance standards. Lot area and density for uses other than farmland preservation development. All development shall be in accordance with the site capacity calculations, § 200-52, and the following requirements. These standards may be less strict than other standards in § 200-52, the strictest standards shall apply.

<b>Type</b>	<b>Percent of Base Site Area Classified as Resource Protection Land<sup>1</sup></b>	<b>Maximum Density on Net Buildable Site Area without Cluster (units/acres)</b>	<b>Maximum Density on Net Buildable Site Area with Cluster (units/acres)<sup>2</sup></b>	<b>Minimum Net Lot Area<sup>3,4</sup></b>
Residential R-3:				
Single family detached <sup>4</sup>	0-31	1.2	1.25	34,000 sq. feet
Single family detached	32-40	2.1 + 0.11 x each additional percent of base site area classified as open space	2.70 + 0.04 x each additional percent of base site area classified as open space	12,500 sq. feet
Single family detached	41+	3.08	3.08	10,000 sq. feet
Other permitted Uses				1 acre <sup>5</sup>

**NOTES:**

<sup>1</sup> For purposes of determining the percent of base site area classified as resource protection land in § 200-25, open space as defined in § 200-7 and which is offered to the Township shall be considered to be resource protection land.

<sup>2</sup> The maximum density on net buildable site area is determined on the basis of the percentage of base site area with resource protection land and open space. The maximum number of dwelling units permitted on a particular tract shall not exceed the number of dwelling units that could be constructed on the site given the development constraints of the physical site and the otherwise applicable Township ordinance requirements. A standard subdivision plan showing sufficient detail to demonstrate the maximum number of dwelling units that could be constructed on the site shall be provided to the Township and approved by the Township engineer.

<sup>3</sup> See definition of "net lot area."

<sup>4</sup> With on-lot private water and/or on-lot sewage facilities, the minimum lot area permitted shall be 34,000 square feet with a minimum lot width at the building line of 110 feet.

<sup>5</sup> These area requirements shall apply unless otherwise specified in Article XV for the specific use, in which case the provisions of Article XV shall apply.

- C. Lot area and yard requirements. Single-family detached dwellings and other uses, other than single-family attached and two-family dwellings. All development shall be in accordance with the site capacity calculations, § 200-52, and the following requirements. These standards may be less strict than other standards in § 200-52; the strictest standards shall apply.



Minimum Net Lot Area <sup>2</sup> (square feet)	Minimum Lot Width at Front Building Line (feet)	Maximum Building Height (feet)	Front (feet)	Minimum Yards <sup>1</sup> Side (each) (feet)	Rear (feet)
34,000	110	35	40	15	50
13,500	90	35	35	15	45
12,500	85	35	35	15	45
10,000	80	35	30	15	40
Other uses <sup>3</sup>	160	35	50	25	75

**NOTES:**

<sup>1</sup> Where a yard abuts a major collector or arterial road listed in § 200-63 of this chapter, the building setback shall be increased to 80 feet for collector roads and 100 feet for arterial roads.

<sup>2</sup> Rear yard open porches are an exception to the rear yard setback.

<sup>3</sup> These area and dimensional requirements shall apply unless otherwise specified in Article XV for the specific use, in which case the provisions of Article XV shall apply.

**VII. The Board of Supervisors hereby repeals Chapter 200 “Zoning”, Section 29 “Table of performance standards” (Section 200-29 of the Township Code) for the Residential Single-Family High-Density Modified (R-3M) zoning district in its entirety, and replaces it with the following:**

§ 200-29 Table of performance standards.

A. Open space applicable to tracts of land consisting of ten acres or more land.

1. Not less than twenty-five (25) percent of the total land area shall be designated as open space.
2. No area designated as open space shall be smaller than twenty thousand (20,000) square feet.
3. The open space shall be contiguous to lots within the cluster-designed development in conformity with Section 200-75 of the Ordinance .
4. Consideration shall be given to the arrangement, location and landscaping of the open space so as to address its aesthetic and spatial relationship with the development clusters, the individual lots and the adjacent land uses.
5. Open space should be arranged in such a manner so as to be within easy access and view of the dwelling units while preserving and enhancing the natural features and renewable resource potential of the site.
6. Ownership of open space as required by this Chapter shall be held in such form in conformance with Section 200-74.B of the Ordinance.
7. All open space designated under the Ordinance shall be identified by the installation of a freestanding sign in accordance with Section 200-83.E(12) of the Ordinance.

- B. Table of performance standards. Lot area and density requirements. All development shall be in accordance with the site capacity calculation, § 200-52, and the following requirements. These standards may be less strict than other standards in § 200-52; the strictest standards shall apply.

	<b>Maximum Density on Net Buildable Site Area without Cluster (units/acre)</b>	<b>Maximum Density on Net Buildable Site Area with Cluster (units/acre)</b>	<b>Minimum Net Lot Area</b>
Residential (R-3M)			
Single Family	2.1	2.625	13,500 sq. feet
Detached <sup>1</sup>			
Other Uses <sup>2</sup>			1 acre

NOTES:

<sup>1</sup> If the lot is served by on-lot sewage disposal or on-lot water facilities, the minimum lot area permitted shall be 34,000 square feet with a minimum lot width of 110 feet.

<sup>2</sup> These area and dimensional requirements shall apply unless otherwise specified in Article XV for the specific use, in which case the provisions of Article XV shall apply.

**VIII. The Board of Supervisors hereby repeals Chapter 200 “Zoning”, Section 33 “Single-family detached dwellings” (Section 200-33 of the Township Code) for the Residential Multiple-Family High-Density (R-4) zoning district in its entirety, and replaces it with the following:**

§ 200-33 Single-family detached dwellings.

A. Open space applicable to tracts of land consisting of ten acres or more land.

1. Not less than twenty-five (25) percent of the total land area shall be designated as open space.
2. No area designated as open space shall be smaller than twenty thousand (20,000) square feet.
3. The open space shall be contiguous to lots within the cluster-designed development in conformity with Section 200-75 of the Ordinance.
4. Consideration shall be given to the arrangement, location and landscaping of the open space so as to address its aesthetic and spatial relationship with the development clusters, the individual lots and the adjacent land uses.
5. Open space should be arranged in such a manner so as to be within easy access and view of the dwelling units while preserving and enhancing the natural features and renewable resource potential of the site.
6. Ownership of open space as required by this Chapter shall be held in such form in conformance with Section 200-74.B of the Ordinance.

7. All open space designated under the Ordinance shall be identified by the installation of a freestanding sign in accordance with Section 200-83.E(12) of the Ordinance.

B. Lot area and density standards. All development shall be in accordance with the site capacity calculation, § 200-52, and the following requirements. These standards may be less strict than other standards in § 200-52; the strictest standards shall apply.

<b>Type</b>	<b>Percent of Base Site Area Classified as Resource Protection Land<sup>1</sup></b>	<b>Maximum Density on Net Buildable Site Area without Cluster (units/acres)</b>	<b>Maximum Density on Net Buildable Site Area with Cluster (units/acres)<sup>2</sup></b>	<b>Minimum Net Lot Area<sup>3,4</sup></b>
<b>Residential R-4:</b>				
Single family detached <sup>4</sup>	0 – 31	1.2	1.25	34,000 sq. feet
Single family detached	0 – 31	2.1	2.7	13,500 sq. feet
Single family detached	32- 40	2.1 + 0.11 each additional percent of base site area classified as resource protected land	2.70 + 0.04 each additional percent of base site area classified as resource protected land	12,500 sq. feet
Single family detached	41 +	3.08	3.08	10,000 sq. feet
Other permitted Uses				1 acre <sup>5</sup>

**NOTES:**

<sup>1</sup> For purposes of determining the percent of base site area classified as resource protection land in § 200-33, open space as defined in § 200-7 and which is offered to the Township shall be considered to be resource protection land.

<sup>2</sup> The maximum density on net buildable site area is determined on the basis of the percentage of base site area with resource protection land and open space. The maximum number of dwelling units permitted on a particular tract shall not exceed the number of dwelling units that could be constructed on the site given the development constraints of the physical site and the otherwise applicable Township ordinance requirements. A standard subdivision plan showing sufficient detail to demonstrate the maximum number of dwelling units that could be constructed on the site shall be provided to the Township and approved by the Township engineer.

<sup>3</sup> See definition of "net lot area."

<sup>4</sup> If the lot is served by on-lot private water or on-lot sewage facilities, the minimum lot area permitted shall be 34,000 square feet with a minimum lot width at the building line of 110 feet.

NOTES:

<sup>5</sup> These area and dimensional requirements shall apply unless otherwise specified in Article XV for the specific use, in which case the provisions of Article XV shall apply, except for single-family attached, multifamily and two-family dwellings which are listed in § 200-34.

C. Lot area and yard requirements. Single-family detached dwellings and other uses, except for single-family attached, two-family and multifamily dwellings.

Minimum Net Lot Area	Minimum Lot Width at Front Building Line (feet)	Maximum Building Height (feet)	Front (feet)	Minimum Yards <sup>1</sup> Side (each) (feet)	Rear <sup>2</sup> (feet)
Single-family detached					
34,000 sq. ft.	110	35	40	15	50
13,500 sq. ft.	90	35	35	15	45
12,500 sq. ft.	85	35	35	15	45
10,000 sq. ft.	80	35	30	15	40
Other uses <sup>3</sup>					
1 acre	160	35	50	25	75

NOTES:

<sup>1</sup> Where a yard abuts a major collector or arterial road listed in § 200-63 of this chapter, the building setback shall be increased to 80 feet for collector roads and 100 feet for arterial roads.

<sup>2</sup> Rear yard open porches are an exception to the rear yard setback.

<sup>3</sup> These area and dimensional requirements shall apply unless otherwise specified in Article XV for the specific use, in which case the provisions of Article XV shall apply.

**IX. The Board of Supervisors hereby repeals Chapter 200 “Zoning”, Section 74 Ownership (Section 200-74 of the Township Code) in its entirety, and replaces it with the following:**

§ 200-74 Ownership

A. Open lands include the following:

1. Resource protected lands, including farmland which is part of a farmland preservation conditional use development.
2. Open space as defined in Section 200-7

- B. Open lands shall be owned and/or maintained by any one of the following entities, provided that there shall be no building, development or use of open lands, except as is consistent with the recorded plans and with the purposes of providing for open lands for recreation, conservation and the aesthetic satisfaction of the residents and/or general public:

1. The Township of Lower Makefield;
2. A property owners' association;
3. The Farmland Preservation Corporation of Lower Makefield;
4. A conservancy or land trust;
5. The owner of a nonresidential development or multifamily development created pursuant to an approved subdivision or land development plan;
6. An individual property owner with preserved open space subject to a recorded declaration of restrictions and/or conservation easement as approved by the Township.

**X. The Board of Supervisors hereby amends Chapter 200 "Zoning", Section 83.E Sign Regulations – Types of Signs (Section 200-83.E of the Township Code) to include:**

Section 200-83.E(12) Open Space signs: An on-premises, freestanding sign, similar in style, format and size to the signs used by the Township to designate open space or preserved land, nonilluminated that identifies the open space area preserved under the Ordinance.

**XI. The Board of Supervisors hereby amends Chapter 200 "Zoning", Section 200-84.A Signs in residential districts to include:**

Section 200-84.A(13) Open Space signs: An on-premises, freestanding sign, similar in style, format and size to the signs used by the Township to designate open space or preserved land, nonilluminated that identifies the open space area preserved under the Ordinance.

**XII. General Provisions**

- A. All other ordinances, portions of ordinances, or any section of the Code inconsistent with this Ordinance, are hereby repealed.
- B. 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 Township of Lower Makefield 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.

This Ordinance shall be effective five (5) days after enactment by the Board of Supervisors of Lower Makefield Township, Bucks County, Pennsylvania.

**ENACTED AND ORDAINED BY THE TOWNSHIP OF LOWER MAKEFIELD THIS**  
**\_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

**BOARD OF SUPERVISORS**  
**TOWNSHIP OF LOWER MAKEFIELD**

**BY: \_\_\_\_\_**  
**Chairperson**

**ATTESTED TO:**

**\_\_\_\_\_**  
**Township Manager**