

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

**AN ORDINANCE OF THE TOWNSHIP OF LOWER MAKEFIELD,  
BUCKS COUNTY, PENNSYLVANIA AMENDING CHAPTER 200  
("ZONING"), ARTICLE I ("GENERAL PROVISIONS") TO UPDATE THE  
DEFINITION OF "STRUCTURE"**

**WHEREAS**, the Township of Lower Makefield ("Township") is a municipality organized and existing under the Second-Class Township Code of the Commonwealth of Pennsylvania, 53 P.S. §§ 65101, et seq.; and

**WHEREAS**, the Second Class Township Code provides that the corporate powers of the Board of Supervisors of Lower Makefield Township ("Board of Supervisors") include the ability to plan for the development of the Township through zoning, subdivision, and land development regulations under the Municipalities Planning Code ("MPC"), 53 P.S. § 66516; and

**WHEREAS**, the Second Class Township Code also 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; and

**WHEREAS**, the proposed amendments to the Township's Zoning Ordinance fulfill the Township's obligation to protect the public health, safety, and welfare of Township citizens; and

**WHEREAS**, it is in the public interest of the residents of the Township for the Township to amend and update the Zoning Ordinance for clarity; and

**WHEREAS**, the proposed amendments have been advertised, considered, and reviewed in accordance with Municipalities Planning Code Section 609, 53 P.S. Section 10609, and all other applicable law; and

**WHEREAS**, the Township now enacts an amendment to the Zoning Ordinance.

**NOW THEREFORE**, in consideration of the foregoing, be it **ENACTED** and **ORDAINED** by the Board of Supervisors of Lower Makefield Township, Bucks County, Pennsylvania, as follows:

**I.** Chapter 200 ("Zoning") of the Township Code of Ordinance is hereby **AMENDED** as follows:

**A.** **AMEND** Article I ("General Provisions"), Section 200-7 ("Definitions.") as follows:

**1.** **STRIKE** the definition of "structure" that reads as follows:

**STRUCTURE**

Any man-made object having an ascertainable stationary location on or in land or water, whether or not affixed to the land.

## **II. Partial Repealer**

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in conflict with any of the terms hereof are, to the extent of said inconsistencies or conflicts, hereby specifically repealed.

## **III. 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, the effect of such decision shall be limited to those provisions which are expressly stated in the decision to be invalid or ineffective, and 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.

## **IV. Effective Date**

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

**ENACTED AND ORDAINED** this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

ATTEST:

**LOWER MAKEFIELD TOWNSHIP  
BOARD OF SUPERVISORS**

\_\_\_\_\_  
David W. Kratzer Jr.,  
Township Manager

\_\_\_\_\_  
Name: \_\_\_\_\_  
Vice Chair