

## LEGAL NOTICE

**NOTICE IS HEREBY GIVEN** that the Board of Supervisors of Upper Makefield Township, at the regularly scheduled meeting on September 17, 2024 at 7:30 PM will hold a public hearing on, and consider for adoption JMZO Ordinance 2024-1 which proposes to establish the LI/O-LI Newtown Commons Overlay District. The hearing and consideration will be held at Township administrative offices at 1076 Eagle Road, Newtown, PA 18940. A summary of the ordinance is set forth below. Full text copies of the ordinance are available for inspection at the Township administrative offices, the Bucks County Law Library in the Courthouse in Doylestown, Pa., and the office of this newspaper. **ALL INTERESTED PARTIES ARE INVITED TO ATTEND.**

### SUMMARY OF ORDINANCE

**AN ORDINANCE OF THE TOWNSHIP OF NEWTOWN, TOWNSHIP OF WRIGHTSTOWN, AND TOWNSHIP OF UPPER MAKEFIELD, BUCKS COUNTY, PENNSYLVANIA, AMENDING THE NEWTOWN AREA JOINT MUNICIPAL ZONING ORDINANCE OF 1983, AS AMENDED, TO ESTABLISH THE “LI/O-LI NEWTOWN COMMONS OVERLAY DISTRICT”; TO PROVIDE A PURPOSE, APPLICABILITY, USE REGULATIONS, AREA AND DIMENSIONAL REQUIREMENTS, AND DEVELOPMENT STANDARDS FOR THE COMMONS OVERLAY DISTRICT; AND TO ESTABLISH A “MIXED USE DEVELOPMENT” USE AND A “TOWN CENTER APARTMENT” USE AS NEW USES IN THE COMMONS OVERLAY DISTRICT; AMENDING THE NEWTOWN AREA JOINT MUNICIPAL ZONING MAP TO CREATE A NEW OVERLAY DISTRICT COMPRISING ALL PARCELS ZONED LI – LIGHT INDUSTRIAL DISTRICT OR O-LI – OFFICE-LIGHT INDUSTRIAL DISTRICT; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE**

This ordinance proposes to create a new overlay district, the Newtown Commons Overlay District. Section A of the ordinance sets forth the purposes of the ordinance, Section B states that the ordinance applies to all parcels in the current LI Light Industrial and O LI Office-Light Industrial zoning districts. Section B also prohibits development in accordance with the underlying district after developing under the overlay district. Section C lists the uses permitted by right and by conditional use (Mixed-Use Development, Town Center Apartment being permitted by right) and retail establishments, restaurants, recreational facilities, community centers, service businesses, financial establishments, entertainment, shopping centers, micro-brewery, tavern, art studios and similar uses being permitted by conditional use. Section D sets forth dimensional requirements for the overlay district, building design, layout, streetscape designs, public space and amenity requirements, buffer requirements, parking requirements. The ordinance also describes in detail the uses permitted and parking requirements in a mixed-use development. The ordinance also describes Town Center Apartments.

**Upper Makefield Township  
Board of Supervisors  
1076 Eagle Road  
Newtown, Pa. 18940**