

LEGAL NOTICE

NOTICE IS HEREBY GIVEN take notice that the Boards of Supervisors of Newtown Township, Upper Makefield Township and Wrightstown Township at their regularly scheduled meetings at the times set forth below will hold a public hearing on proposed amendments to the Newtown Area Joint Municipal Zoning Ordinance (“JMZO”). Following the public hearing, each respective Board will also consider the enactment of the Ordinances referenced as follows:

JMZO Ordinance 2026-XX An Ordinance of Newtown Township, Upper Makefield Township, and Wrightstown Township amending the Newtown Area Joint Municipal Zoning Ordinance to amend provisions related to signs to add definitions of off premises advertising sign, regulate those signs, and distinguish agricultural off-premises signs with distinct regulations; repealing all inconsistent ordinances or parts thereof; providing a severability clause; and providing an effective date.

JMZO Ordinance 2026-XX An Ordinance of Newtown Township, Upper Makefield Township, and Wrightstown Township amending the Newtown Area Joint Municipal Zoning Ordinance to amend specifically the replacement of Article VIII, § 803(i), et seq., “Newtown Area Joint Municipal Wireless Communications Facilities Ordinance;” providing for purposes and findings of fact related to the adoption of the amendment; providing for definitions; establishing certain general and specific standards relating to the location, placement, construction and maintenance of tower-based wireless communications facilities, non-tower wireless communications facilities, and small wireless communications facilities; providing further for the regulation of such facilities within the public rights-of-way and outside the public rights-of-way; providing for the establishment of certain application and annual renewal fees; providing for the enforcement of said regulations; and providing for an effective date.

JMZO Ordinance 2026-XX An Ordinance of Newtown Township, Upper Makefield Township, and Wrightstown Township amending the Newtown Area Joint Municipal Zoning Ordinance to revise the regulations for the existing B-17 elderly housing uses to expressly allow for placement of air conditioners and whole-house generators within the required setback subject to approval of the applicable community association or homeowner’s association.

Dates and locations of hearings: Newtown Township: Wednesday, May 13, 2026 at 7 pm at 100 Municipal Drive, Newtown PA 18940. Upper Makefield Township: Tuesday, May 19, 2026 at 7:30 pm at 1076 Eagle Road, Newtown, PA 18940. Wrightstown Township: May 11, 2026 at 5:00pm at 2203 Second Street Pike, Wrightstown PA 18940.

Complete copies of the proposed Ordinances are available for inspection at each of the Township Buildings, the Bucks County Law Library, and at the office of this publication during normal business hours.

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