

JMZO ORDINANCE NO. 2025

NEWTOWN TOWNSHIP ORDINANCE NO. _____
WRIGHTSTOWN TOWNSHIP ORDINANCE NO. _____
UPPER MAKEFIELD TOWNSHIP ORDINANCE NO. _____

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 MAP TO RE-ZONE A PORTION OF FORMER TAX MAP PARCEL 53-12-2-2 , NOW KNOWN AS TAX MAP PARCEL 53-12-1.2, FROM THE R1A RURAL INDUSTRIAL-A ZONING DISTRICT TO THE RI RURAL INDUSTRIAL ZONING DISTRICT; TO RE-ZONE TAX MAP PARCEL 53-12-1.2 FROM CM CONSERVATION MANAGEMENT DISTRICT TO RI RURAL INDUSTRIAL DISTRICT; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Boards of Supervisors of Newtown, Wrightstown, and Upper Makefield Townships have enacted the Newtown Area Joint Municipal Zoning Ordinance of 1983, as amended (the "JMZO"); and

WHEREAS, Wrightstown Township approved a Lot Line Change/Minor Subdivision involving tax parcel numbers 53-12-2-2, 53-12-3, 53-12-6-2 and 53-12-1.2; and

WHEREAS, the Lot Line Change/Minor Subdivision results in the portion of Tax Map Parcel 53-12-2-2 being conveyed and Tax Map Parcel 53-12-1.2 being split zoned;

NOW, THEREFORE, be it, and it is hereby **ORDAINED** by the Boards of Supervisors of Newtown Township, Wrightstown Township, and Upper Makefield Township, and it is hereby **ENACTED** and **ORDAINED** by authority of same as follows:

I. The Newtown Area Joint Zoning Map is amended to re-zone a portion of former Tax Map Parcel 53-12-2-2, now known as Tax Map Parcel 53-12-1.2, from R1A Rural Industrial-A Zoning District to the RI Rural Industrial Zoning District and Tax Map Parcel 53-12-1.2 from CM Conservation Management District to RI Rural Industrial Zoning District as shown on the attached plan.

II. All ordinances or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed to the extent of the inconsistency.

III. The provisions of this Ordinance are declared to be severable. If any provision of this Ordinance is determined by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance or on the provisions of the Newtown Area Joint Municipal Zoning Ordinance.

IV. This Ordinance shall become effective on the date that the last of the three Townships enacts the Ordinance.

ENACTED and **ORDAINED** by the participating municipalities as follows:

ATTEST:

BOARD OF SUPERVISORS OF NEWTOWN TOWNSHIP

Micah Lewis, Manager

Edward Merriman, Chairperson

Date: _____

ATTEST:

**BOARD OF SUPERVISORS OF
WRIGHTSTOWN TOWNSHIP**

Stacy Crandell, Manager

Chester S. Pogonowski, Chairperson

Date: _____

ATTEST:

**BOARD OF SUPERVISORS OF UPPER
MAKEFIELD TOWNSHIP**

Gregg Schuster, Manager

Ben Weldon, Chairperson

Date: _____

REV. 4-13-2026

