

**DRAFT**

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

**NORTHAMPTON TOWNSHIP  
BUCKS COUNTY, PENNSYLVANIA**

**AN ORDINANCE AMENDING THE CODE OF NORTHAMPTON TOWNSHIP, SPECIFICALLY  
CHAPTER 27, KNOWN AS THE NORTHAMPTON TOWNSHIP ZONING ORDINANCE, FOR  
THE PURPOSE OF AMENDING SECTIONS RELATED TO PART 11, SUPPLEMENTAL  
REGULATIONS, VILLAGE OVERLAY DISTRICT, TO CREATE THE  
BLIGHTED WATERFRONT REDEVELOPMENT AREA**

**NOW, THEREFORE, BE IT ENACTED and ORDAINED** by the Board of Supervisors  
of Northampton Township as follows:

**SECTION 1. PART 11, Village Overlay District**, is hereby amended to add §27-1125.7. as  
follows:

- 7. Blighted Waterfront Redevelopment Area**
- A.** The Purpose of the Blighted Waterfront Redevelopment Area is to advance the Purpose and Objectives of the Village Overlay District. In addition to the Purpose and Objectives outlined in §27-1125.1., the Blighted Waterfront Redevelopment Area shall also be in accordance with the following:
  - (1) Redevelop blighted properties to promote economic development, provide varied residential housing options, increase property values, and improve the visual aesthetics of the district;
  - (2) Promote key Township environmental features such as Mill Creek for future generations;
  - (3) Protect locally historic structures through integrated and compatible redevelopment.
- B.** Eligibility. Parcels incorporated into the Blighted Waterfront Redevelopment Area are identified on Appendix A.
- C.** All applications must comply with §27-1125.1. through 6. of the Northampton Township Zoning Ordinance except as identified below given the unique environmental characteristics and topography:

- (1) If a locally historic structure is preserved by the Board of Supervisors per the terms of the land development agreement, multiple buildings and uses are permitted pursuant to §27-1125.4.C.(3).
  - (a) Permitted uses include those uses identified in §27-502.2.A., §27-407.1.A.(1), and §27-407.1.B.(2) and shall be by-right in the Blighted Waterfront Redevelopment Area.
  - (b) Side yard setbacks can be reduced to 0 feet.
  - (c) Parking can be reduced by 25% subject to a shared parking agreement as approved by the Board of Supervisors per the terms of the land development agreement. Garages can be counted to meet parking requirements.
  - (d) Maximum Average Building Height – 55 feet.
  - (e) The applicant shall submit a landscaping and buffering plan for review that fits with the unique site and environmental characteristics of a mixed-use development. The requirements of §27-1103 shall not apply in the Blighted Waterfront Redevelopment Area.

## **SECTION 2. SEVERABILITY.**

In the event that any section, sentence, clause, phrase or word of this ordinance shall be declared illegal, invalid or unconstitutional by any Court of competent jurisdiction, such declaration shall not prevent or otherwise foreclose enforcement of any of the remaining portions of this ordinance.

## **SECTION 3. REPEALER.**

All ordinances or parts of ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed.

**ORDAINED** and **ENACTED** by the Board of Supervisors of Northampton Township

this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

BOARD OF SUPERVISORS  
NORTHAMPTON TOWNSHIP

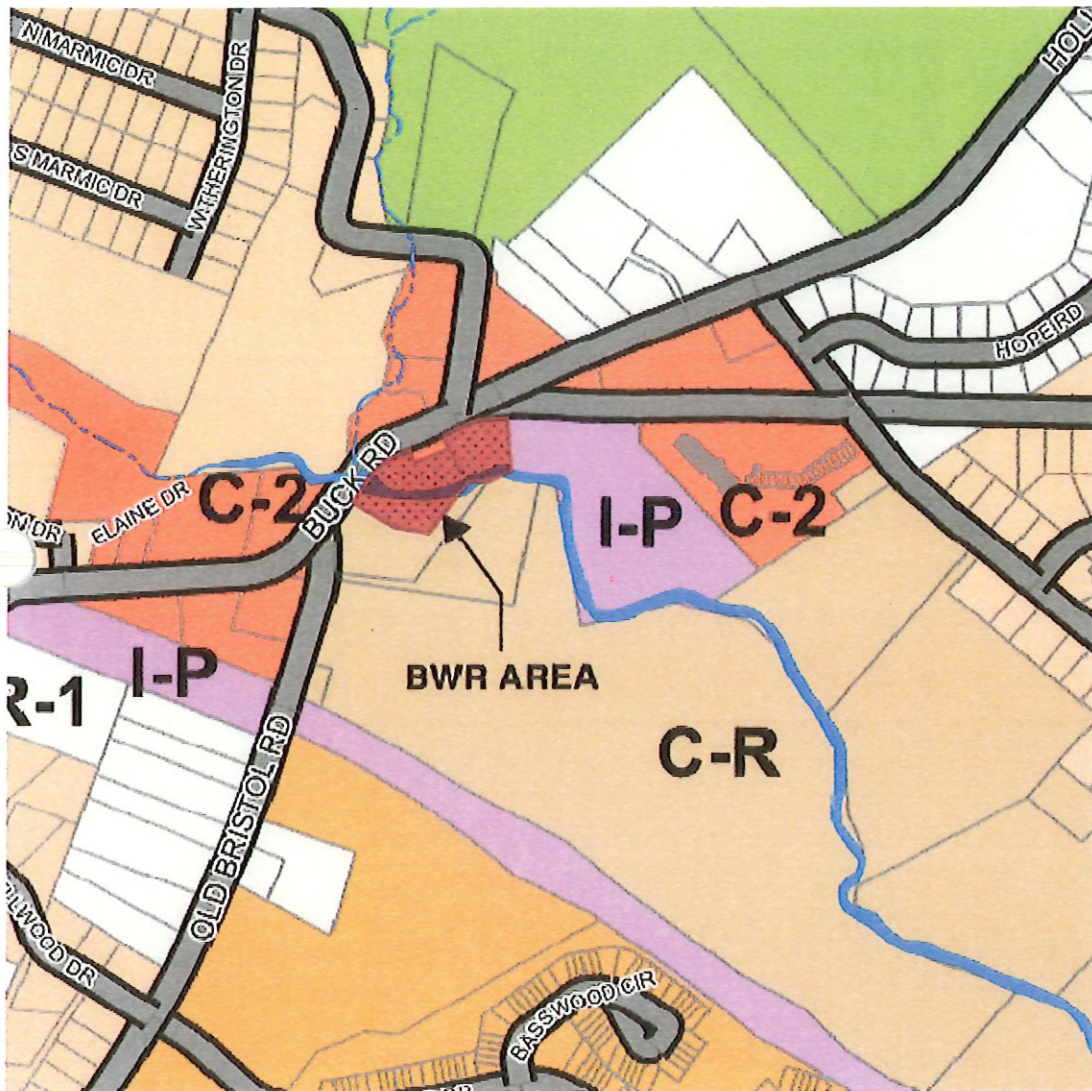
\_\_\_\_\_  
Adam Selisker, Chairman

ATTEST: \_\_\_\_\_  
Paula Gasper, Secretary

4/18/23

## Appendix A

## EXHIBIT A - BLIGHTED WATERFRONT REDEVELOPMENT AREA



### ZONING CLASSIFICATION

- REC RECREATION
- R-1 SINGLE FAMILY
- R-2 SINGLE FAMILY
- R-3 MULTI-FAMILY
- C-R COUNTRY RESIDENTIAL
- I-P INSTITUTIONAL/PUBLIC
- C-2 GENERAL COMMERCIAL/OFFICE
- BWR BLIGHTED WATERFRONT REDEVELOPMENT AREA