

TOWNSHIP OF MIDDLETOWN
Bucks County, Pennsylvania

NOTICE

NOTICE IS HEREBY GIVEN that the Township of Middletown, Bucks County, Pennsylvania, will hold a public hearing on **February 18, 2025, at 7:00 p.m.**, at the Middletown Township Municipal Building, located at 3 Municipal Way, Langhorne, PA 19047, and remotely through a Zoom meeting platform in order to receive comment and public testimony regarding the adoption of the proposed ordinance.

The proposed ordinance is entitled as follows: **“AN ORDINANCE OF MIDDLETOWN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA AMENDING CHAPTER 500, ZONING, OF THE MIDDLETOWN TOWNSHIP CODE TO PERMIT TOWNHOUSES BY CONDITIONAL USE IN THE P-PROFESSIONAL ZONING DISTRICT”**

The Township will consider for adoption an Ordinance to amend the Middletown Township Zoning Ordinance to permit townhouses in the P-Professional Zoning District as a conditional use, with an attainable housing option. A summary of this Ordinance is as follows: 500-202 of the Ordinance is amended to add definitions of Area Median Income, Attainable Housing, Stacked Townhouse, Townhouse and Twin. 500-1801 is amended to restate the purpose and intent to account for attached housing. 500-1802 is amended to add a new subsection Q to permit Townhouses by conditional use subject to regulations in section 1803.J. and 3209. 500-1803 is amended to add a new subsection J to establish Conditional Use Standards and design requirements for the Townhouse use, including, but not limited to gross tract area, maximum density, building height, number of units per building, building coverage, impervious surface coverage, open space requirement, and architectural requirements. Also included is an attainable housing option to allow for higher density and different design standards if at least 20% of the residential units are Attainable Housing Units. The remaining provisions in the ordinance provide for a repealer provision, severability, and effective date.

At the public meeting after the hearing, the Board of Supervisors may consider enactment of the proposed ordinance. Copies of the full text of the proposed Ordinance are available for inspection at the offices of Middletown Township, located at 3 Municipal Way, Langhorne, PA 19047. Please visit www.middletownbucks.org or call (215) 750-3800 for instructions on how to participate in the public hearing or submit public comments. All interested parties are invited to attend the hearing. If any person who wishes to attend the public hearing has a disability and/or requires auxiliary aid, service or other accommodations to observe and/or participate in the proceedings, please contact the Township at (215) 750-3800, to arrange accommodation. A copy has been provided to the newspaper in which this notice is advertised and to the Bucks County Law Library.

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