

MIDDLETOWN TOWNSHIP
DELAWARE COUNTY, PENNSYLVANIA

ORDINANCE NO. 766

AN ORDINANCE AMENDING THE MIDDLETOWN TOWNSHIP CODE OF ORDINANCES, CHAPTER 275 ZONING, ARTICLE XXIII B-2 MAJOR SHOPPING CENTER DISTRICT BY INSERTING A NEW SUBSECTION 275-136.A.(5) TO INCLUDE THE EXISTING RESIDENTIAL USES ON NONCONFORMING LOTS LOCATED WITHIN THE B-2 ZONING DISTRICT AS A PERMITTED USE AND BY APPLYING THE AREA AND BULK REGULATIONS OF THE R-3 ZONING DISTRICT.

The Council of the Township of Middletown, Delaware County, Pennsylvania, hereby ENACTS AND ORDAINS the following amendments to the Code of Ordinances of the Township of Middletown.

Section 1. The Middletown Township Code of Ordinances, Chapter 275, Zoning, Article XXIII, B-2 Major Shopping Center District, is hereby amended by insertion of a new subsection 275-136.A.(5) to be placed after the existing subsections 275-136.A.(1)-(4), as follows:

- (5) Single-family detached dwelling. Existing nonconforming residential uses and residential lots and structures located within the B-2 Zoning District are permitted uses and shall comply with the height, area and bulk provisions of the R-3 Zoning District, as set forth in Section 275-32 and Section 275-33.A.(3).

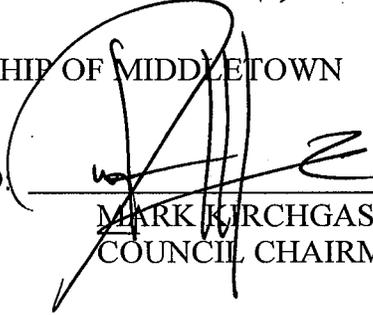
Section 2. If any section, subsection, sentence, clause, phrase or word of this Ordinance is for any reason held invalid or unconstitutional by any courts of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not render this Ordinance invalid.

Section 3. This Ordinance shall be effective on the thirty-first (31st) day after its enactment.

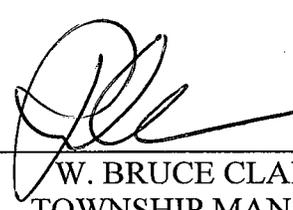
ENACTED AND ORDAINED this *22nd* day of *FEBRUARY*, 2016.

TOWNSHIP OF MIDDLETOWN

SIGNED


MARK KIRCHGASSER
COUNCIL CHAIRMAN

ATTEST:


W. BRUCE CLARK
TOWNSHIP MANAGER