

PART 1

TITLE, PURPOSES, OBJECTIVES, INTERPRETATION

§27-101. Short Title.

This Chapter shall be known and may be cited as the "Zoning Ordinance of the Borough of Chalfont, Pennsylvania."

(Ord. 319-A, 3/21/2000, Art. 1, §114-1)

§27-102. Purposes.

This Chapter is enacted in accordance with the Pennsylvania Municipalities Planning Code, Act 247 of 1968, P.L. 805, as reenacted and amended for the following purposes:

- A. To promote, protect and facilitate any or all of the following:
 - (1) The public health, safety, morals and the general welfare.
 - (2) Coordinated and practical community development and proper density of population.
 - (3) Emergency management preparedness and operations.
 - (4) Airports and national defense facilities.
 - (5) The provision of adequate light and air, access to incident solar energy.
 - (6) Police protection.
 - (7) Vehicle parking and loading space.
 - (8) Transportation, water, sewerage, schools, recreational facilities, public grounds, the provision of a safe, reliable and adequate water supply for domestic, commercial, agricultural or industrial use and other public requirements.
 - (9) As well as preservation of the natural, scenic and historic values in the environment and preservation of forests, wetlands, aquifers and floodplains.

- B. To prevent one or more of the following:
 - (1) Overcrowding of land.

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- (2) Blight.
 - (3) Danger and congestion in travel and transportation.
 - (4) Loss of health, life or property from fire, flood, panic or other dangers.
- C. To provide for the use of land within the Borough for residential housing or various dwelling types encompassing all basic forms of housing.
 - D. To accommodate reasonable overall community growth, including population and employment growth and opportunities for development of a variety of residential dwelling types and nonresidential uses.

(Ord. 319-1, 3/21/2000, Art. 1, §114-2)

§27-103. Statement of Community Development Objectives.

It shall be and is hereby declared to be the goal of the Borough of Chalfont to maintain and enhance the quality of life for those who live and work in Chalfont by providing a clean environment, a balanced tax base, an efficient transportation network, unique identity and adequate community facilities. In order to attain this goal the following objectives will be pursued:

- A. Objective I: Protect the Natural Environment. A healthy natural environment is one key to the quality of life. It is the intent of this plan to make environmental preservation and protection a priority of Chalfont Borough.
- B. Objective II: Provide a Variety of Housing Opportunities. Many communities with a variety of housing types pride themselves in the stable population made possible by providing for varying housing needs. Only by providing a variety of housing types with a range of price levels can a community provide for an individual family's changing needs plus housing for all income groups. Opportunities must also be provided for those with special needs. Chalfont pledges itself to do its share as part of the central Bucks area in providing new housing opportunities for all prospective Borough residents.
- C. Objective III: Maintain a Broad Tax Base. Reinforce the tax base by encouraging appropriate commercial and industrial development and redevelopment. A broad tax base lessens the tax burden upon the residents and enhances the fiscal viability of the Borough.
- D. Objective IV: Provide and Maintain Efficient Public Services. Public services should be efficient in operation and adequate to meet the needs of and provide desired amenities for Borough residents and businesses.

- E. Objective V: Maintain and Enhance the Transportation System. Efficient movement of people and goods is necessary to maintain the quality of life for residents and ensure the viability of business. An inefficient transportation system degrades the quality of life and incurs unnecessary costs.
- F. Objective VI: Maintain the Character of Existing Borough Neighborhoods. Chalfont is known as a pleasant and affordable place to live. To maintain the quality of life the existing character of neighborhoods should be preserved.
- G. Objective VII: Maintain the Historic Identity and Vitality of the Borough Core. The historic resources and businesses in the Borough core are important to the Borough's identity and fiscal health. To maintain this identity and assist businesses, property values must be enhanced and buildings must be rehabilitated. This can be achieved by improving the business and physical environment of the Borough core.
- H. Objective VII: Protect Historic Resources in the Borough. Well-maintained historic resources throughout Chalfont help establish sense of place and enhance local property values. These resources should be preserved and enhanced for future generations.

(Ord. 319-A, 3/21/2000, Art. 1, §114-3)

§27-104. Interpretation; Conflict with Other Laws.

In their interpretation and application, the provisions of this Chapter shall be held to be the minimum requirements adopted for the promotion of the public health, safety, morals or the general welfare. Wherever the requirements of this Chapter are at variance with the requirements of any lawfully adopted rules, regulations or ordinances applicable to this Borough or with one another, the most restrictive or that imposing the higher standards shall be controlling.

(Ord. 319-A, 3/21/2000, Art. 1, §114-4)

