

**TOWNSHIP OF RICHLAND
BUCKS COUNTY, PENNSYLVANIA**

ORDINANCE NO. 305

AN ORDINANCE OF THE TOWNSHIP OF RICHLAND, BUCKS COUNTY, PENNSYLVANIA, AMENDING THE TOWNSHIP OF RICHLAND CODE OF ORDINANCES, BY REVISING CHAPTER 27 (ZONING), SECTION 303 (ZONING DISTRICTS MAP) TO REVISE THE ZONING DISTRICTS MAP BY CHANGING THE ZONING DESIGNATION OF APPROXIMATELY 140.16 ACRES OF LAND (ONE HUNDRED AND FIFTEEN (115) BUCKS COUNTY TAX MAP PARCELS) FROM A RURAL AGRICULTURAL (RA) ZONING DESIGNATION TO A SUBURBAN RESIDENTIAL LOW (SRL) ZONING DESIGNATION, THE IDENTIFIED ACREAGE BEING LOCATED TO THE EAST OF SOUTH OLD BETHLEHEM PIKE, TO THE SOUTH OF STATION ROAD, AND DIRECTLY NORTH OF WEST PALETOWN ROAD. THIS ORDINANCE CONTAINS SIGNIFICANT, SUBSTANTIVE CHANGES TO THE RICHLAND TOWNSHIP ZONING MAP, AND SHOULD BE REVIEWED IN ITS ENTIRETY FOR A COMPREHENSIVE UNDERSTANDING OF ITS PROVISIONS.

WHEREAS, Richland Township is a Township of the Second Class, located in Bucks County, Pennsylvania; and

WHEREAS, the Richland Township Board of Supervisors adopted the Code of Ordinances of the Township of Richland on June 27, 2005, as amended; and

WHEREAS, the Richland Township Board of Supervisors adopted an Amended Comprehensive Plan, on August 14, 2023, specifically adopting a revised Future Land Use Plan identifying and expanding the Year 2023 Primary Development Area to include approximately 332.94 acres of land located in the southern portion of the Township directly to the north of West Paletown Road; and

WHEREAS, the Richland Township Board of Supervisors desires to amend the Zoning Districts Map found in Chapter 27, Section 303 to change the zoning designation of approximately 140.16 acres of land, One Hundred and Fifteen (115) Bucks County Tax Map Parcel Numbers, from a Rural Agricultural (RA) zoning designation to a Suburban Residential Low (SRL) zoning designation; and

WHEREAS, the proposed Amendment to the Zoning Map is consistent with the Amended Comprehensive Plan; and

WHEREAS, the Richland Township Board of Supervisors has determined it to be in the best interests of the health, safety, and welfare of the residents of Richland Township to so amend the Code of Ordinances and the Zoning Districts Map; and

WHEREAS, the Richland Township Board of Supervisors held a Public Hearing on April 14, 2025, to consider the adoption of this Ordinance.

NOW THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Supervisors of the Township of Richland, that the Code of Ordinances of the Township of Richland, as amended, be and is hereby further amended as follows:

Section 1. Amendment to Chapter 27 (Zoning), Section 27-303 (Zoning Districts Map)

The Zoning Districts Map of the Township of Richland is hereby amended in accordance with the revisions noted on the “Existing Zoning” and “Proposed Zoning” Maps attached hereto and incorporated herein by reference as Exhibits "A1 & A2". Specifically, approximately 140.16 acres of land being further identified as One Hundred and Fifteen (115) Bucks County Tax Map Parcels, as noted on the list of parcels and addresses attached hereto and incorporated herein by reference as Exhibit “B”, currently zoned Rural Agricultural (RA) are changed to Suburban Residential Low (SRL). The identified acreage being located to the east of South Old Bethlehem Pike, to the south of Station Road, and directly north of West Paletown Road.

Chapter 27, Section 27-303 of the Code is amended in its entirety as follows:

“Districts are bounded and defined as shown in the Zoning Map entitled “Richland Township Official Zoning Map adopted: April 14, 2025 by Ordinance No. 305 as amended”, which is contained in this Chapter and which, with all explanatory matters thereon, is hereby made part of this Chapter 27.”

SECTION 2. Conflict

Whenever the requirements of this Ordinance are in conflict with other requirements of the ordinances of the Township of Richland, the most restrictive, or those imposing the highest standards shall govern. Privileges granted by this Ordinance do not constitute a waiver or impairment of the rights of the Township at law or equity now or henceforth existing to proceed with enforcement of this Ordinance or any other Ordinances of the Township.

SECTION 3. Severability

It is hereby declared to be the intention of the Board of Supervisors of the Township of Richland that the parts, sections, paragraphs, sentences, clauses and phrases of this ordinance are severable. If any part, section, paragraph, sentence, clause or phrase of this ordinance is declared unconstitutional, illegal or otherwise invalid by the judgment or decree of a court of competent jurisdiction, that invalidity shall not affect any of the remaining parts, sections, paragraphs, sentences, clauses or phrases of this Ordinance.

SECTION 4. Repealer

All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed insofar as they may be inconsistent herewith.

SECTION 5. Effective Date

This Ordinance shall become effective five (5) days after enactment by the Board of Supervisors of Richland Township.

ENACTED AND ORDAINED this 14th day of April 2025.

ATTEST

RICHLAND TOWNSHIP
BOARD OF SUPERVISORS

Secretary

Tim Arnold
Chairperson

Christopher Vanelli
Vice Chairperson

Kathleen M. Doyle
Member

Exhibit A1 – Existing Zoning Map

Exhibit A2 – New Zoning Map with new SRL area

Exhibit B – list of properties being changed with addresses and Tax Map Parcel #'s