

**RICHLAND TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA**

ORDINANCE No. 307

AN ORDINANCE OF THE TOWNSHIP OF RICHLAND, BUCKS COUNTY, PENNSYLVANIA, AMENDING THE TOWNSHIP OF RICHLAND CODE OF ORDINANCES, BY REVISING CHAPTER 27 (ZONING), PART 4, (USE REGULATIONS), SECTION 27-402, (USES BY RIGHT, SPECIAL EXCEPTIONS, CONDITIONAL USES, AND USES NOT PERMITTED), TO AUTHORIZE THE ZONING OFFICER TO RENDER ADMINISTRATIVE DECISIONS REGARDING UNDEFINED USES PROPOSED TO BE DEVELOPED IN RICHLAND TOWNSHIP; AND BY REVISING CHAPTER 27 (ZONING), PART 6, (OVERLAY ZONING DISTRICTS), SECTION 27-602, (LIMITATIONS), TO REMOVE THE REQUIREMENT THAT EXISTING DEVELOPED PROPERTIES IN THE ARTERIAL CORRIDOR OVERLAY DISTRICT RECEIVE CONDITIONAL USE APPROVAL FOR A RE-USE OF THE PROPERTY THAT DOES NOT RESULT IN A SIGNIFICANT INCREASE IN TRAFFIC TRIPS. THIS ORDINANCE CONTAINS SIGNIFICANT, SUBSTANTIVE CHANGES TO THE RICHLAND TOWNSHIP ZONING REGULATIONS, 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 desires to amend the zoning regulations found in Chapter 27 to amend certain provisions to authorize the Zoning Officer to render administrative decisions regarding undefined uses proposed to be developed in the Township; and to remove the requirement that existing developed properties in the Arterial Corridor Overlay District receive Conditional Use Approval for a re-use of the property that does not result in a significant increase in traffic trips; 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

WHEREAS, the Richland Township Board of Supervisors held a Public Hearing on October 13, 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 I. Amendment to Chapter 27 (Zoning), Part 4 (Use Regulations), Section 402 (Uses by Right, Special Exceptions, Conditional Uses, and Uses Not Permitted), Subsection 6

The Code of Ordinances for the Township of Richland, Chapter 27, Zoning, Part 4, Section 27-402(6), is hereby deleted in its entirety and replaced as follows:

Section 27-402(6)

“When a specific use is not defined and is neither prohibited nor permitted pursuant to the provisions of this Chapter, the Zoning Officer, after consultation with the Township Manager, Engineer, and Solicitor shall render a decision, as an administrative review, as to the similarity or compatibility of the use in question to the permitted uses in the Zoning District, basing its that decision on the overall intent of the district as described in §27-305 herein.”

SECTION II. Amendment to Chapter 27 (Zoning), Part 6 (Overlay Zoning Districts), Section 602 (Limitations)

The Code of Ordinances for the Township of Richland, Chapter 27, Zoning, Part 6, Section 27-602, is hereby deleted in its entirety and replaced as follows:

Section 27-602

“Any new use of previously undeveloped property permitted in the underlying zoning district(s) by right, by special exception or as a conditional use shall only be permitted within the Arterial Corridor (Overlay) District when approved as a Conditional Use in accordance with the provisions of this Section and §27-1109 of this Chapter. Any re-use of already developed property within the Arterial Corridor (Overlay) District shall only be permitted after the Board of Supervisors administratively approves the proposed re-use in accordance with the provisions of this Section and provided that the re-use of the property does not generate significantly more traffic (as demonstrated by evidence submitted by the Applicant) than the previously approved use.”

SECTION III. 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 IV. 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 V. Effective Date

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

ENACTED AND ORDAINED this ____ day of _____, 2025.

Attest

Richland Township
Board of Supervisors

Secretary

Tim Arnold
Chairperson

Christopher Vanelli
Vice Chairperson

Kathleen M. Doyle
Member