

**TOWNSHIP OF RICHLAND  
BUCKS COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 282**

**AN ORDINANCE OF THE TOWNSHIP OF RICHLAND, BUCKS COUNTY, PENNSYLVANIA, AMENDING THE TOWNSHIP OF RICHLAND CODE OF ORDINANCES, BY REVISING CHAPTER 27 (ZONING), PART 3, SECTION 27-303 (ZONING DISTRICTS MAP) AND THE MAP APPENDIX TO CHANGE THE ZONING DESIGNATION OF NINE (9) PROPERTIES, IDENTIFIED AS BUCKS COUNTY TAX MAP PARCEL NUMBERS 36-005-104-002, 36-005-104-001, 36-005-104, 36-005-096-001, 36-005-095-001, 36-005-094-002, 36-005-094-003, 36-005-094, AND 36-005-093, LOCATED ALONG STATE ROUTE 663 (W BROAD STREET) AND PORTZER ROAD FROM SUBURBAN RESIDENTIAL MEDIUM (SRM) TO PLANNED COMMERCIAL (PC) AND TO CHANGE THE ZONING DESIGNATION OF TEN (10) PROPERTIES IDENTIFIED AS BUCKS COUNTY TAX MAP PARCEL NUMBERS 36-025-005, 36-025-007, 36-025-008, 36-025-010, 36-025-011, 36-025-012, 36-016-025, 36-016-039, 36-016-040, AND 36-016-041, LOCATED ALONG STATE ROUTE 309 (S WEST END BOULEVARD), FRANKLIN LANE AND MORRIS ROAD FROM SUBURBAN RESIDENTIAL LOW (SRL) TO PLANNED COMMERCIAL (PC). THIS ORDINANCE CONTAINS SIGNIFICANT, SUBSTANTIVE CHANGES TO THE RICHLAND TOWNSHIP ZONING DISTRICTS AND 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 desires to amend the Zoning Map found in Chapter 27 to change the zoning district designation of certain properties located along State Route 663 (W Broad Street) and Portzer Road from Suburban Residential Medium (SRM) to Planned Commercial (PC), and certain properties located along State Route 309 (S West End Boulevard), Franklin Lane and Morris Road from Suburban Residential Low (SRL) to Planned Commercial (PC); 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 \_\_\_\_\_, 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. Amendments to Chapter 27 (Zoning), Part 3 (Establishment of Districts), Section 303 (Zoning Districts Map)**

Chapter 27 (Zoning), Part 3, 303 (Zoning Districts Map), is hereby amended by changing the zoning district designation of nine (9) properties, on the Richland Township Official Zoning Map, identified as Bucks County Tax Map Parcel numbers, **36-005-104-002, 36-005-104-001, 36-005-104, 36-005-096-001, 36-005-095-001, 36-005-094-002, 36-005-094-003, 36-005-094, AND 36-005-093**, located along State Route 663 (W Broad Street) and Portzer Road from Suburban Residential Medium (SRM) to Planned Commercial (PC), as further depicted on Exhibit "A", which is attached hereto and incorporated herein by reference.

**SECTION II. Amendments to Chapter 27 (Zoning), Part 3 (Establishment of Districts), Section 303 (Zoning Districts Map)**

Chapter 27 (Zoning), Part 3, 303 (Zoning Districts Map), is hereby amended by changing the zoning district designation of ten (10) properties, on the Richland Township Official Zoning Map, identified as Bucks County Tax Map Parcel numbers, **36-025-005, 36-025-007, 36-025-008, 36-025-010, 36-025-011, 36-025-012, 36-016-025, 36-016-039, 36-016-040, AND 36-016-041**, located along State Route 309 (S West End Boulevard), Franklin Lane and Morris Road from Suburban Residential Low (SRL) to Planned Commercial (PC), as further depicted on Exhibit "A", which is attached hereto and incorporated herein by reference.

**SECTION III. Amendments to Chapter 27 (Zoning), Part 3 (Establishment of Districts), Section 303 (Zoning Districts Map)**

Chapter 27 (Zoning), Part 3, 303 (Zoning Districts Map), is hereby amended by changing revising the Richland Township Official Zoning Map to reflect the changes described in Section I and Section II herein, as further depicted on Exhibit "B", which is attached hereto and incorporated herein by reference.

**SECTION IV. 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 V. 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 VI. 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 \_\_\_\_\_, 2018.

ATTEST:

**RICHLAND TOWNSHIP  
BOARD OF SUPERVISORS:**

\_\_\_\_\_  
Secretary

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