

RICHLAND TOWNSHIP
NOTICE OF PROPOSED ORDINANCE ADOPTION

The Board of Supervisors of Richland Township, Bucks County, Pennsylvania will consider the enactment of the proposed ordinance summarized below at their regular public meeting scheduled to begin at 7:00 PM on Monday, December 11, 2017. The meeting will be held at the Richland Township Municipal Building located at 1328 California Road, Quakertown, Pennsylvania. The following is the full text of the proposed Ordinance.

ORDINANCE NO. 280

AN ORDINANCE OF THE TOWNSHIP OF RICHLAND, BUCKS COUNTY, PENNSYLVANIA, AMENDING THE TOWNSHIP OF RICHLAND CODE OF ORDINANCES, BY REVISING CHAPTER 27 (ZONING), SECTION 202 (DEFINITIONS), SECTION 405 (USE REGULATIONS), AND SECTION 541 (GENERAL REGULATIONS APPLICABLE TO OFF-STREET PARKING FACILITIES) TO CLARIFY THE REGULATIONS FOR THE PARKING OF COMMERCIAL VEHICLES, AND TO PROVIDE OFF-STREET PARKING SPACE REQUIREMENTS AS PART OF THE GENERAL PARKING STANDARDS. THIS ORDINANCE CONTAINS SIGNIFICANT, SUBSTANTIVE CHANGES TO THE RICHLAND TOWNSHIP ZONING REGULATIONS REGARDING PARKING STANDARDS, 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 relative to off-street parking requirements; 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 2 (Definitions)

Chapter 27 (Zoning), Section 202 (Definitions), is hereby amended by adding the following definition:

Commercial Vehicle - Any motor vehicle or combination used to transport passengers or property when the vehicle meets one or more of the following conditions:

- A. Has a gross vehicle weight rating or gross combination weight rating, or gross vehicle weight or gross combination weight, of 17,001 pounds or more, whichever is greater.
- B. Is designed or used to transport more than 8 passengers (including the driver) for compensation.
- C. Is designed or used to transport more than 15 passengers, including the driver, and is not used to transport passengers for compensation.
- D. Is a school bus.
- E. Is transporting hazardous materials in accordance with PADOT regulations.

SECTION II. Amendments to Chapter 27 (Zoning), Part 4 (Use Regulations)

- A. Chapter 27 (Zoning), Section 405 (Use Regulations) is hereby amended by deleting the following subsections in their entirety:
 - 1. Subsection 27-405(A1)(i).
 - 2. Subsection 27-405(A2)(e).

3. Subsection 27-405(A3)(n).
4. Subsection 27-405(A5)(j).
5. Subsection 27-405(A6)(j).
6. Subsection 27-405(A7)(g).
7. Subsection 27-405(A8)(d).
8. Subsection 27-405(A9)(f).
9. Subsection 27-405(B1)(c).
10. Subsection 27-405(B1A)(f).
11. Subsection 27-405(B2)(k).
12. Subsection 27-405(B3)(e).
13. Subsection 27-405(B4)(e).
14. Subsection 27-405(B5)(a)(3).
15. Subsection 27-405(B6)(k).
16. Subsection 27-405(B7)(e).
17. Subsection 27-405(B8)(e).
18. Subsection 27-405(B9)(f).
19. Subsection 27-405(B10)(d).
20. Subsection 27-405(C1)(c).
21. Subsection 27-405(C2)(e).
22. Subsection 27-405(C3)(a).
23. Subsection 27-405(C4)(a).
24. Subsection 27-405(C5)(a)(3).
25. Subsection 27-405(C5)(b)(2).
26. Subsection 27-405(C6)(f).
27. Subsection 27-405(C7)(f).

28. Subsection 27-405(C8)(e).
29. Subsection 27-405(C9)(f).
30. Subsection 27-405(C10)(g).
31. Subsection 27-405(C11)(e).
32. Subsection 27-405(C12)(d).
33. Subsection 27-405(C13)(e).
34. Subsection 27-405(C14)(e).
35. Subsection 27-405(C15)(k).
36. Subsection 27-405(C16)(a).
37. Subsection 27-405(D1)(b).
38. Subsection 27-405(D2)(b).
39. Subsection 27-405(D3)(k).
40. Subsection 27-405(D4)(j).
41. Subsection 27-405(E1)(b).
42. Subsection 27-405(E2)(b).
43. Subsection 27-405(E3)(a).
44. Subsection 27-405(E4)(b).
45. Subsection 27-405(E5)(a).
46. Subsection 27-405(E6)(c).
47. Subsection 27-405(E7)(a).
48. Subsection 27-405(E8)(a).
49. Subsection 27-405(E9)(b).
50. Subsection 27-405(E10)(a).
51. Subsection 27-405(E11)(d).
52. Subsection 27-405(E12)(c).

53. Subsection 27-405(E13)(a).
54. Subsection 27-405(E14)(b).
55. Subsection 27-405(E15)(b).
56. Subsection 27-405(E16)(l).
57. Subsection 27-405(E17)(c).
58. Subsection 27-405(E18)(c).
59. Subsection 27-405(E19)(e).
60. Subsection 27-405(E20)(c).
61. Subsection 27-405(E22)(j).
62. Subsection 27-405(E23)(c)(10).
63. Subsection 27-405(E25)(l).
64. Subsection 27-405(E26)(k).
65. Subsection 27-405(E27)(g).
66. Subsection 27-405(E30)(e).
67. Subsection 27-405(F1)(b).
68. Subsection 27-405(F2)(b).
69. Subsection 27-405(F3)(a).
70. Subsection 27-405(F4)(d).
71. Subsection 27-405(G1)(b).
72. Subsection 27-405(G2)(a).
73. Subsection 27-405(G3)(a).
74. Subsection 27-405(G4)(i).
75. Subsection 27-405(G5)(a).
76. Subsection 27-405(G6)(a).
77. Subsection 27-405(G7)(d).

78. Subsection 27-405(G8)(a).
79. Subsection 27-405(G9)(a).
80. Subsection 27-405(G11)(c).
81. Subsection 27-405(G12)(j).
82. Subsection 27-405(G13)(o).
83. Subsection 27-405(G14)(c)(9).
84. Subsection 27-405(G15)(x).
85. Subsection 27-405(G16)(v).
86. Subsection 27-405(G17)(f).
87. Subsection 27-405(G18)(g).
88. Subsection 27-405(H1)(b)(1)(b).
89. Subsection 27-405(H1)(b)(2)(c).
90. Subsection 27-405(H1)(b)(3)(c).
91. Subsection 27-405(H1)(b)(4)(b).
92. Subsection 27-405(H1)(b)(5)(g).
93. Subsection 27-405(H1)(b)(7)(f).
94. Subsection 27-405(H1)(b)(8)(c).
95. Subsection 27-405(H1)(b)(9)(b).
96. Subsection 27-405(H2)(f)(5).
97. Subsection 27-405(H3)(d).
98. Subsection 27-405(H5)(d).
99. Subsection 27-405(H6)(a).
100. Subsection 27-405(H14)(k).

B. Chapter 27 (Zoning), Section 405 (Use Regulations), Subsection 27-405(H2)(b)(4) is hereby amended to read as follows:

“Any non-licensed, non-inspected, commercial vehicle, tractor or trailer shall not be permitted to be stored on any residential lot for a period longer than thirty (30) days unless stored within a garage or enclosed structure.”

SECTION III. Amendments to Chapter 27 (Zoning), Part 5 (Performance Standards)

- A. Chapter 27 (Zoning), Part 5 (Performance Standards), Section E (Parking Performance Standards), Subsection 27-541(5) is hereby amended to read as follows:

“Joint Use. Where a parking area is intended for the joint use of two or more distinct land use activities, the total parking area required shall be the same as required for those uses computed separately, minus ten percent of the total number of spaces required.

- a. Where a proposed use intends to share parking facilities with another use, the Township, before authorizing a building permit, shall require guarantees, agreements, covenants or similar arrangements between the parties involved to insure that adequate parking will always be available and accessible for both properties.
- b. Exceptions to these provisions may be provided by the Township, during the land development approval process in those cases where uses have parking demands that do not coincide in time of day or in the day of the week, such as churches and businesses, theaters and businesses, or churches and schools. In considering such exceptions, the Township shall consider:
 - (1) The nature of the uses and their respective parking demands;
 - (2) Their hours of operation and the days of the week during which they operate;
 - (3) The location of the parking area intended for joint use and its proximity to the uses; and
 - (4) The nature of the surrounding area and the potential impact of a parking area intended for joint usage.
- c. In no event shall the parking requirements for the respective uses be reduced to less than seventy percent (70%) of that normally required by this Article. The Township, before authorizing a building permit, shall secure such guarantees, agreements, covenants or similar arrangements as are necessary to insure that adequate parking will always be provided and accessible.”

- B. Chapter 27 (Zoning), Part 5 (Performance Standards), Section E (Parking Performance Standards), Subsection 27-541 is hereby amended to add the following:

9. *Off-Street Parking Space Requirements.*

Use		Recommended Off-Street Parking Requirement
A1	General Farming	No minimum requirement
A2	Nursery	No minimum requirement
A3	Intensive Agriculture	No minimum requirement
A4	Forestry	No minimum requirement
A5	Riding Academy	1 space per 3 stalls
A6	Commercial Kennel	1 space for each 400 s.f. of gross floor area (including runs)
A7	Agricultural Retail	1 space for each 400 s.f. of sales area plus spaces needed for primary use
A8	Farm Unit	2 spaces per dwelling unit
A9	Farm Support Facility	1 space for each 500 s.f. of total floor area
B1	Single-Family Detached	2 spaces per dwelling unit ¹
B1A	Single-Family Detached Exemption	2 spaces per dwelling unit ¹

¹A parking space within a garage may not count toward meeting the minimum parking requirement

Use		Recommended Off-Street Parking Requirement
B2	Residential Conversion	2 spaces per dwelling unit ¹
B3	Rooming or Boarding House	Determined by ZHB based on number of occupants
B4	Single-Family Detached Enhanced Density	2 spaces per dwelling unit ¹
B5	Performance Standard Subdivision	3 spaces per dwelling unit ¹ , with the option to be reduced as recommended by the Planning Commission and approved by the Board of Supervisors, plus 0.5 space per dwelling unit provided on-street or in common lot within development
B6	Mobile Home Park	2 spaces per dwelling unit ¹
B7	Country Property	2 spaces per dwelling unit ¹
B8	Urban Dwelling	2 spaces per dwelling unit ¹
B9	Life Care Facility	1 space per bedroom
B10	Community/Group Home	1 space per two residents at max capacity
C1	Place of Worship	1 space for every 4 seats provided within the largest gathering space (church hall, sanctuary, meeting area, etc)
C2	School	Elementary and Middle School: 2 spaces per classroom and office, plus 1 space per 100 s.f

Use		Recommended Off-Street Parking Requirement
		<p>of the principal assembly area</p> <p>High School: 2 spaces per classroom and office, plus 1 parking space for each 3 seats in either the auditorium or stadium, whichever is larger.</p> <p>College: 1 per 500 s.f of GFA of campus buildings exclusive of dormitories, which must comply with the H5 requirements</p>
C3	Commercial School	1 parking space per 100 s.f. of GFA
C4	Library or Museum	1 space per 300 s.f. of GFA
C5	Recreational Facility (For purposes of parking, all recreational facilities and athletic facilities shall be required to provide the cumulative number of spaces as indicated herein)	<p>Court, Basketball: 5 spaces per court</p> <p>Court, Tennis / Pickleball: 3 spaces per court</p> <p>Dog Park: 1 space per 1,000 s.f.</p> <p>Field, diamond: 20 spaces per field</p> <p>Field, rectangle: 30 spaces per field</p> <p>Picnic Shelter: 1 space per table</p> <p>Playground: 1 space per 1,000 s.f.</p> <p>Indoor Pool: 20 spaces per pool</p> <p>Outdoor Pool: 20 spaces per pool</p> <p>Trail Head: 1 space per 1,000 linear feet of</p>

Use		Recommended Off-Street Parking Requirement
		<p>trail</p> <p>Non-programmed parkland / passive recreation²: 5 spaces per acre</p> <p>All other indoor facilities: 1 space per 250 s.f. of enclosed GFA</p>
C6	Private Recreational Facility	<p>Court, Basketball: 5 spaces per court</p> <p>Court, Tennis / Pickleball: 3 spaces per court</p> <p>Dog Park: 1 space per 1,000 s.f.</p> <p>Field, diamond: 20 spaces per field</p> <p>Field, rectangle: 30 spaces per field</p> <p>Picnic Shelter: 1 space per table</p> <p>Playground: 1 space per 1,000 s.f.</p> <p>Indoor Pool: 20 spaces per pool</p> <p>Outdoor Pool: 20 spaces per pool</p> <p>Trail Head: 1 space per 1,000 linear feet of trail</p> <p>Firing range: 5 spaces plus 1 per firing position</p> <p>Non-programmed parkland / passive recreation³: 5 spaces per acre</p> <p>All other indoor facilities: 1 space per 250 s.f. of enclosed GFA</p>

² Non-programmed parkland includes passive recreation areas that are not scheduled for regular activities. Unusable park land such as steep slopes or natural areas should not be used in calculating parking space requirements.

³ Non-programmed parkland includes passive recreation areas that are not scheduled for regular activities. Unusable park land such as steep slopes or natural areas should not be used in calculating parking space requirements.

Use		Recommended Off-Street Parking Requirement
C7	Golf Course	<p>3 spaces per hole.</p> <p>Where a club house is provided, an additional 1 space for every 150 s.f. of GFA</p> <p>Where a driving range is provided, an additional 1 space per tee.</p>
C8	Private Club	1 space for each 3 persons of total capacity
C9	Community Center	1 space per 250 s.f. of GFA (indoor) or of site area accessible to customers, patrons, guests, etc. (outdoor) or combination thereof
C10	Day Care Center	1 space per 500 s.f. of GFA
C11	Hospital	1 space per patient bed. When Uses C2, C3, C12, D1 and D2 are proposed in conjunction with a hospital, additional parking specified for the particular use shall be provided at a rate of 75% of the requirement.
C12	Nursing Home	1 space per three patient beds
C13	Halfway House	3 spaces per every 5 beds
C14	Cemetery	1 space per 250 s.f. of office space. Where a chapel or auditorium is provided, an additional 1 space per four seats. Internal roadways shall provide for parallel parking

Use		Recommended Off-Street Parking Requirement
C15	Recreational Camping Park	1 space per campsite. Where cabins are provided, 1 space per cabin.
C16	Municipal Services	1 space per 200 sq.ft. of GFA
D1	Office	1 space for each 300 s.f. of GFA
D2	Medical Office	1 space for each 250 sf of GFA
D3	Office Park	1 space for every 300 s.f. of GFA
D4	Neighborhood Office Park	1 space for every 300 s.f of GFA
E1	Retail Shop	1 space for every 200 s.f of GFA
E2	Large Retail Store	1 space for every 300 s.f. of GFA
E3	Service Business	1 space for every 150 sq. ft. of GFA
E4	Financial Establishment	1 space per 300 s.f of GFA.
E5	Eating Place	1 space per 100 s.f. of GFA
E6	Drive-ins and Other Eating Places	1 space per 100 s.f. of GFA

Use		Recommended Off-Street Parking Requirement
E7	Repair Shop	1 per 400 s.f of GFA
E8	Funeral Home or Mortuary	1 space per 4 seats provided for patron use
E9	Motel, Hotel and/or Inn	1.5 spaces per sleeping room, plus 1 space per each 400 s.f. of meeting/eating areas. If accessory or additional uses proposed, additional parking specified for the particular use shall be provided at a rate of 75% of the requirement.
E10	Indoor Entertainment	Theater: 1 space per every 4 seats. Bowling Alley: 3 spaces per lane Other: 1 per 200 s.f. of GFA
E11	Athletic Facility	Indoor facilities: 1 space per 250 s.f. of enclosed GFA Outdoor facilities: Stadium or arena: 1 space per 4 seats Firing range: 5 spaces plus 1 per firing position Court, Basketball: 4 spaces per court Court, Tennis / Pickleball: 3 spaces per court Field, diamond: 20 spaces per field Field, rectangle: 30 spaces per field

Use		Recommended Off-Street Parking Requirement
		<p>Picnic Shelter: 1 space per table</p> <p>Playground: 1 space per 1,000 s.f.</p> <p>Indoor Pool: 20 spaces per pool</p> <p>Outdoor Pool: 20 spaces per pool</p> <p>Trail Head: 1 space per 1,000 linear feet of trail</p>
E12	Outdoor Entertainment	<p>Mini Golf: 2 spaces per hole</p> <p>Other: 1 space per 3 people that the facility is designed for at max. capacity</p>
E13	Tavern	1 space per 50 s.f of GFA
E14	Lumber Yard	1 space per 500 s.f of GFA
E15	Veterinary Office or Clinic	1 per 300 s.f. of GFA
E16	Service Station	3 spaces per service bay, plus 1 space per gas pump, plus 1 space per 50 s.f of GFA of retail space.
E17	Car Wash	4 spaces
E18	Automotive Sales	1 space for every 200 s.f. of GFA
E19	Automotive Repair	3 spaces per service bay. Where retail store is provided, additional parking specified for that use shall be provided at a rate of 75% of the

Use		Recommended Off-Street Parking Requirement
		requirement.
E20	Truck Sales	1 space per 300 s.f. of GFA
E21	Parking Lot or Garage	No minimum requirement
E22	Multiple Commercial Use	Less than or equal to 50,000 s.f of gross floor area: 1 space per 250 s.f. of GFA More than 50,000 s.f of GFA: 1 space per 300 of GFA 300 of GFA
E23	Adult Commercial Use	1 space per 200 s.f. of GFA
E24	Outdoor Motion Picture Establishment	No Minimum Required
E25	Vehicular Track or Course	1 space for every 4 seats provided at total capacity
E26	Flea Market	1 space for every 200 s.f. of GFA and outdoor sales areas including pedestrian areas.
E27	General Auction	1 space for every 200 s.f. of GFA and outdoor sales/storage/auction areas.
E28	Livestock Auction	No Minimum Required
E29	Vehicle Auction	No Minimum Required

Use		Recommended Off-Street Parking Requirement
E30	Dwelling in Combination	2 spaces per residential unit, plus spaces required for commercial or office use.
F1	Utilities	2 spaces
F2	Emergency Services	4 spaces per emergency service vehicle. If there is community room, an additional 1 space per 50 s.f of meeting space shall be provided.
F3	Terminal	TBD by governing body
F4	Airport or Heliport	TBD by governing body
F5	Commercial Communications Facilities	2 spaces for tower-based CCFs outside of rights-of-way
G1	Manufacturing	1 space per 1000 s.f of GFA of manufacturing area, plus 1 space per 300 s.f. of GFA of office or retail space.
G2	Research	1 space per 300 s.f of GFA
G3	Wholesale Business, Wholesale Storage, Warehousing	1 space per 1000 s.f of GFA of storage or warehouse area, plus 1 space per 300 s.f. of GFA of office or retail area.
G4	Mini-Warehouse	1 space per 20 units, plus 1 space per 300 s.f of GFA of office space. If living quarters are provided, then an additional 2 spaces are required.

Use		Recommended Off-Street Parking Requirement
G5	Printing	1 space per 500 s.f of GFA
G6	Contracting	1 space per 500 s.f of GFA
G7	Truck Terminal	1 space per 500 s.f of GFA
G8	Crafts	1 space per 500 s.f of GFA
G9	Mill	1 space per 500 s.f of GFA
G10	Outside Storage	No Minimum required
G11	Fuel Storage and Distribution	1 space per 500 s.f of GFA
G12	Industrial Park	1 space per 700 s.f. of GFA
G13	Junkyard	1 space per 300 s.f of GFA plus 1 space per 10,000 s.f. of outdoor storage and repair
G14	Extractive Operation	No minimum required
G15	Resource Recovery Facility	No minimum required
G16	Municipal Waste Landfill	No minimum required

Use		Recommended Off-Street Parking Requirement
G17	Flex Building	1 space per 400 s.f. of GFA
G18	Solar Energy Commercial Operation	No minimum required
H1a	Accessory Professional Offices	1 space per 200 s.f. of floor area of accessory use
H1b	Accessory Personal Services	1 space per 200 s.f. of floor area of accessory use
H1c	Accessory Instructional Services	1 space per 200 s.f. of floor area of accessory use
H1d	Accessory Home Crafts	1 space per 200 s.f. of floor area of accessory use
H1e	Accessory Family Day Care	1 space, plus 1 space for loading / unloading
H1f	Accessory Group Child Day Care Center	3 spaces, plus 1 space for loading / unloading
H1g	Accessory Adult Day Care Center	1 space, plus 1 space for loading / unloading
H1h	Accessory Trades	1 space per 200 s.f. of floor area of accessory use
H1i	Accessory Repair Services	1 space per 200 s.f. of floor area of accessory use

Use		Recommended Off-Street Parking Requirement
H1j	Accessory No-Impact Home-Based Business	No Minimum Required
H2	Residential Accessory Building, Structure or Use	Boarding accommodations: 1 space per boarder
H3	In-Law Suites	1 space
H4	School Bus Shelter	No minimum required
H5	Dormitory	1 space per sleeping room at maximum capacity
H6	Nonresidential Accessory Building or Structure	Minimum required same as most closely related nonresidential use.
H7	Outside Storage and Display	No minimum required
H8	Temporary Structure or Use	No minimum required
H9	Temporary Community Event	No minimum required
H10	Air Landing Field	No minimum required
H11	Satellite Dish Antenna, Aerials, Masts, etc.	No minimum required
H12	Kennel - Hobby	No minimum required

Use		Recommended Off-Street Parking Requirement
H13	Noncommercial Kennel	No minimum required
H14	Bed and Breakfast	1 space per guest bedroom
H15	Off-Street Parking	No minimum required
H16	Signs	No minimum required
H17	Sale of Agricultural Products	No minimum required
H18	Outdoor Eating Areas	Subject to parking requirements of principal use
H19	Accessory Solar Energy Systems	No minimum required
H20	Accessory Wind Energy Systems	No minimum required

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 _____, 2017.

ATTEST:

RICHLAND TOWNSHIP

BOARD OF SUPERVISORS:

An opportunity will be afforded to all interested persons in attendance to address the Board of Supervisors in the matter of the proposed amendment to the Code of Ordinances. If you are a person with a disability and wish to attend the meeting as noticed above and require an auxiliary aid, service or other accommodation to observe or participate in the public meeting, please contact Township Manager Paul Stepanoff to discuss how Richland Township may best accommodate your needs.