

**TOWNSHIP OF RICHLAND
BUCKS COUNTY, PENNSYLVANIA**

ORDINANCE No. 298

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 27-404, TABLE OF USE REGULATIONS, AND SECTION 27-405, USE REGULATIONS, TO PERMIT THE G17 FLEX BUILDING USE IN THE PC, PLANNED COMMERCIAL ZONING DISTRICT AND TO ADD ADDITIONAL PERMITTED USES TO THE G17 FLEX BUILDING USE. THIS ORDINANCE CONTAINS SIGNIFICANT, SUBSTANTIVE CHANGES TO THE RICHLAND TOWNSHIP ZONING REGULATIONS REGARDING FLEX BUILDINGS, 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 allow the G17 Flex Building Use as a permitted use in the PC, Planned Commercial, Zoning District; and to all for certain other permitted use within the Flex Building Use; 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 March 13, 2023, 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 4, Section 404 (Table of Use Regulations)

The Code of Ordinances for the Township of Richland, Chapter 27, Zoning, Part 4, Use Regulations, Section 27-404, Table of Use Regulations shall be amended to permit the G17 Flex Building Use as a permitted use in the PC Planned Commercial District and to amend the Table of Use Regulations as follows (as indicated by the “P” in red font below):

§27-404		Township of Richland										§27-404	
G.	Industrial Uses	RP	RA	SRC	SRL	SRM	SRH	URL	AQ	PC	PI	EXT	
G12	Industrial Park	N	N	N	N	N	N	N	N	N	P	N	
G13	Junkyard	N	N	N	N	N	N	N	N	N	C	C	
G14	Extractive Operation	N	N	N	N	N	N	N	N	N	C	P	
G15	Resource Recovery Facility	N	N	N	N	N	N	N	N	N	C	N	
G16	Municipal Waste Landfill	N	N	N	N	N	N	N	N	N	C	N	
G17	Flex Building	N	N	N	N	N	N	N	N	P	P	P	
G18	Solar Energy Commercial Operation	N	N	N	N	N	N	N	N	N	C	C	

SECTION II. Amendments to Chapter 27 (Zoning), Part 4, Section 405 (Use Regulations)

The Code of Ordinances for the Township of Richland, Chapter 27, Zoning, Part 4, Use Regulations, Section 27-405, Use Regulations, G17 Flex Building, (b) Permitted Uses shall be amended to add the following:

“If the subject property is in the PC Planned Commercial District, any of the uses permitted in the underlying PC Planned Commercial District, G2 Research Use (except no animal testing shall be permitted) and G10 Outside Storage.”

SECTION III. Amendments to Chapter 27 (Zoning), Part 4, Section 405 (Use Regulations)

The Code of Ordinances for the Township of Richland, Chapter 27, Zoning, Part 4, Use Regulations, Section 27-405, Use Regulations, G17 Flex Building, (c) Conditional Use shall be amended as follows:

“Except if the subject property is in the PC Planned Commercial District where G2 Research Use is permitted by right, G2 Research Use shall only be permitted as a conditional use when included as part of a G17 Flex Building Use.”

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.

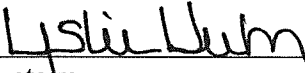
SECTION VI. Effective Date

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

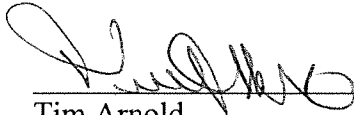
ENACTED AND ORDAINED this 13th day of March, 2023.

Attest

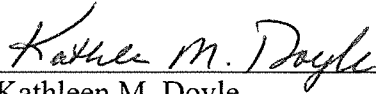
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Board of Supervisors




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