

Richland Township
Bucks County, Pennsylvania

Ordinance No. 306

AN ORDINANCE OF THE TOWNSHIP OF RICHLAND, BUCKS COUNTY, PENNSYLVANIA, AMENDING THE TOWNSHIP OF RICHLAND CODE OF ORDINANCES, BY REVISING CHAPTER 27 (ZONING), PART 5, PERFORMANCE STANDARDS, SECTION 27-541.9, TABLE OF OFF-STREET PARKING SPACE REQUIREMENTS, TO REVISE AND CLARIFY THE OFF-STREET PARKING REQUIREMENTS FOR THE G17 FLEX BUILDING USE AND PERMITTED USES WITHIN THE 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 revise and clarify the off-street parking requirements for the G17 Flex Building Use; and for permitted uses 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 May 12, 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. Amendments to Chapter 27 (Zoning), Part 5, Section 541.9 (Table of Off-Street Parking Space Requirements)

The Code of Ordinances for the Township of Richland, Chapter 27, Zoning, Part 5, Performance Standards, Section 27-541.9, Table of Off-Street Parking Space Requirements, shall be amended as follows:

<u>Use</u>		<u>Recommended Off-Street Parking Space Requirement</u>
G17	Flex Building	1 space per 500 square feet of GFA (safe harbor) or each sub-use within a Flex Building Use must comply with the off-street parking space requirement for that sub-use set forth in this table. *Land Development and Zoning approvals shall identify the selected parking requirement for each specific project

SECTION II. 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 III. 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 IV. Effective Date

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

ENACTED AND ORDAINED this 12th day of May, 2025.

Attest

Richland Township Board of Supervisors

Leslie Huhn
Secretary

Tim Arnold
Chairperson

Christopher Vanelli
Vice Chairperson

Kathleen M. Doyle
Member