

RICHLAND TOWNSHIP
Bucks County, Pennsylvania
Ordinance No. 308

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), SECTIONS 27-404 (TABLE OF USE REGULATIONS) AND 27-405, (USE REGULATIONS), TO CREATE AND ADD SUBSECTION E31 (MIXED-USE DEVELOPMENT) TO THE RETAIL AND CONSUMER ZONING USES ALLOWED IN RICHLAND TOWNSHIP; AND BY CREATING SITE REQUIREMENTS AND REGULATIONS FOR PROJECTS PROPOSED TO BE DEVELOPED AS MIXED-USE DEVELOPMENTS. 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 of the Code of Ordinances of Richland Township to amend Section 27-404 to add Subsection E31 (Mixed-Use Development) to the Table of Use Regulations; and to create and add Section 27-405(E31) (Mixed-Use Development), with applicable regulations, to the list of allowed Retail and Consumer Service Uses in Richland Township; 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 November 10, 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 404 (Table of Use Regulations)

The Code of Ordinances of the Township of Richland, Chapter 27, Zoning, Part 4, Use Regulations, Section 27-404, Table of Use Regulations, is hereby amended by adding Subsection E31 as follows:

	<u>RP</u>	<u>RA</u>	<u>SRC</u>	<u>SRL</u>	<u>SRM</u>	<u>SRH</u>	<u>URL</u>	<u>AQ</u>	<u>PC</u>	<u>PI</u>	<u>EXT</u>
E31 Mixed-Use Development	N	N	N	N	N	N	N	N	P	N	N

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

The Code of Ordinances of the Township of Richland, Chapter 27, Zoning, Part 4, Use Regulations, Section 27-405, Use Regulations, is hereby amended by adding Subsection E31 as follows:

§27-405 Use Regulations.

E. Retail and Consumer Service Uses.

(31) E31 Mixed-Use Development. A Mixed-Use Development is a preplanned development of complementary uses designed to provide residential dwellings within walking distance of employment opportunities, shopping, neighborhood services, and open spaces. When the provisions of the E31 Mixed-Use Development differ from the provisions contained in other sections of this Chapter, the provisions of the E31 Mixed-Use Development shall govern. A mixed-use development must meet prescribed standards for open space, mix of uses, density, and impervious surfaces and is subject to the following provisions:

- (a) The minimum tract area for a Mixed-Use Development shall not be less than 50 acres.
 - 1) For split-zoned sites, no less than 15% of the gross tract area must be zoned PC- Planned Commercial District. Provided that 15% of the gross tract area is zoned PC, the remainder of the tract may be located within any other Zoning District except RP, PI, and EXT.
- (b) A Mixed-Use Development shall have frontage along at least two public streets, with at least 300 feet of frontage along Pennsylvania Route 309.
- (c) Open Space. At least 55% of the total tract area shall be maintained as open space which shall not include detention basins, parking lots, accessory buildings, or any impervious surfaces except those used for recreational purposes. In a Mixed-Use Development proposed as a planned community without lot lines the open space calculation shall not include 20 feet immediately surrounding the residential uses.
 - 1) A minimum of 75% of the required open space shall be provided as a single contiguous area.
- (d) Required mix. A Mixed-Use Development requires a mix of residential and non-residential uses.

All non-residential and apartment uses included as part of a Mixed-Use Development shall only be located within the PC District.
- (e) Maximum Density. The maximum density for a mixed-use development shall be 4 dwelling units per acre of net buildable site area.
- (f) Maximum Impervious Surface Ratio – tract, including building coverage: 45% of the net buildable site area.

- (g) Connectivity. A Mixed-Use Development shall be developed in an interconnected manner promoting walkability and connectivity within the mixed-use development and neighboring uses. Connectivity shall be provided through a combination of streets, alleys, lots, natural open spaces, sidewalks, trails, or recreation areas.
- (h) Individual uses may be located in detached, attached, and mixed-use buildings.
- (i) Permitted Uses:
 - 1) Residential.
 - i. Twin
 - ii. Townhouse
 - iii. Apartments (either as a single use or as part of a mixed used building with permitted non-residential uses on the first floor, and apartments above)
 - 2) Non-residential.
 - i. Use E1 Retail Shop
 - ii. Use E2 Large Retail Shop
 - iii. Use E3 Service Business
 - iv. Use E4 Financial Establishment
 - v. Use E5 Eating Place
 - vi. Use E9 Hotel or Inn
 - vii. Use E10 Indoor Entertainment
 - viii. Use E11 Athletic Facility
 - ix. Use E12 Outdoor Entertainment
 - x. Use E13 Tavern
 - xi. Use E16 Service Station with Retail Convenience
 - xii. Use E21 Parking Lot or Garage
 - xiii. Use E22 Multiple Commercial Uses
 - xiv. Use E30 Dwelling Combination
 - xv. Accessory Drive-through
 - xvi. Use H-16 Signs
 - xvii. Use H18 Accessory Eating Area
- (j) Residential Standards.
 - 1) Residential uses shall be accessed from internal streets, roads and alleys. Residential uses shall not have direct access to external streets.

- i. The minimum width of an alley providing rear access to a dwelling unit shall be: 16 feet.
- 2) Individual lots are not required for single-family uses within a mixed-use development. Applicable yard and/or setback requirements shall be provided as required for each dwelling type and shall not be included as open space.
- 3) Twin. A single-family semi-detached unit having only one dwelling from ground to roof and only one wall in common with another dwelling unit.

i. Area and Dimensional Requirements:

Minimum lot area (per dwelling unit):	4,500 square feet
Minimum lot width at building setback:	60 feet

Yards:

Front:	15 feet
Side:	20 feet
Rear:	20 feet

Maximum building height:	35 feet
Minimum building setback:	
Tract boundary:	75 feet

- 4) Townhouse. A single-family attached dwelling unit with one dwelling unit from ground to roof, having individual outside access. A row of attached townhouses shall not exceed eight dwelling units.

i. Area and Dimensional Requirements:

Minimum lot width at building setback:	20 feet
Maximum units per building:	8
Minimum Building Setback:	
Street, curb:	15 feet
Parking area:	15 feet
Tract Boundary:	75 feet

Minimum Building Spacing:	25 feet
Maximum Building Height:	35 feet

- 5) Apartments. A grouping of dwelling units sharing common elements which may include common outside access. The dwelling units share a common lot area. Apartments shall contain three or more dwellings in a single structure.

i. Area and Dimensional Requirements:

Maximum building length:	250 feet
Maximum façade length without a break:	75 feet
Minimum façade break:	5 feet.
Maximum units per building:	60
Minimum Building Setback:	
External Street Right-of-way:	100 feet
Internal Street, curb:	15 feet
Parking area:	15 feet
Tract Boundary:	75 feet
Minimum Building Spacing:	60 feet
Maximum building height:	3 stories, 40 feet if single use 4 stories, 50 feet if commercial use on first floor and apartments above

(k) Non- Residential and Mixed-Use Buildings Standards.

- 1) Non-residential uses shall be located alongside external street frontage. Access may be provided from either external street frontages, or internal streets and roads.

2) Area and Dimensional Requirements

- i. Minimum lot width: 125 ft.
- ii. Setbacks. New non-residential buildings shall provide the following minimum setbacks:
- | | |
|---|----------|
| Setbacks from Route 309: | 100 feet |
| Setback from all other external streets or roads: | 50 feet |

- | | | |
|------|---|---------|
| | Setback from internal roads: | 15 feet |
| iii. | Maximum impervious surface ratio, lot: | 75% |
| iv. | Maximum height: | 50 feet |
| v. | No free-standing single tenant building, other than a supermarket or hotel, shall have a building footprint or more than 35,000 square feet. A supermarket shall not have a building footprint of more than 80,000 square feet. | |

(l) Parking.

1) Residential uses:

- i. Twin and townhouse dwellings shall provide 2 off-street spaces per dwelling unit, plus 0.5 spaces per dwelling unit provided on-street or in a common lot within the Mixed-Use Development. Garages shall not count towards the required parking.
- ii. Apartment dwelling units shall provide 2 off-street spaces per dwelling unit, plus 0.33 guest spaces per dwelling unit provided on-street or in a common lot within the mixed-use development.

2) Non-residential uses shall provide parking in accordance with §27-541.

3) Abutting parking lots shall have an internal vehicle connection with one another.

4) Shared parking is highly encouraged where a parking lot can serve more than one use. A parking reduction of not more than 25% may be authorized by the Board of Supervisors for the use of shared parking.

- (m) Traffic Improvements. The Applicant shall fully cooperate with the Township and PennDOT to install traffic improvements required for the development.
- (n) Buffer. Buffer yards shall not be required for a Mixed-Use development except as follows:
 - 1) A Class A buffer shall be provided between tract boundaries and twin or townhouse uses, in accordance with §27-516.
- (o) The proposed development shall be served by adequate water and public sewage disposal facilities, the adequacy of which shall be demonstrated and guaranteed to the satisfaction of the municipal governing body.
- (p) The applicant shall submit a plan for the overall design and improvements for the Mixed-Use Development, which shall be designed with a consistent architectural scheme.
- (q) All commonly owned elements shall be owned and maintained in accordance with the Pennsylvania Uniform Condominium Act, 68 Pa.C.S.A. §3101 *et seq.*, or other ownership arrangement approved by the municipality.

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

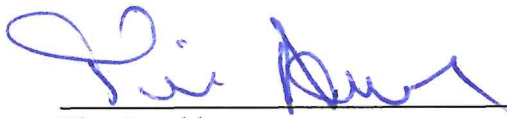
This Ordinance shall become effective immediately upon enactment by the Board of Supervisors of Richland Township.

ENACTED AND ORDAINED this 10th day of November 2025.

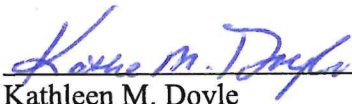
Attest

Richland Township
Board of Supervisors


Secretary


Tim Arnold
Chairperson


Christopher Vanelli
Vice Chairperson


Kathleen M. Doyle
Member