

ZONING

27 Attachment 3

**Township of Richland**

**Appendix 27-C  
Zoning Map Amendments**

<b>Ord./Res.</b>	<b>Date</b>	<b>Subject</b>
Ord. 193	9/9/2002	The Quakertown Area Zoning Ordinance of 1999, as amended and adopted by Richland Township, is hereby further amended, and the zoning map thereof is also amended and revised by rezoning a 7.5565± acre portion of Bucks County Tax Map Parcel #36-39-1 and a 3.4315 ± acre portion of Bucks County Tax Map Parcel #36-25-28, located within Richland Township along PA309 near the intersection of Tollgate Road, from Rural Agricultural (RA) Zoning District to Planned Commercial (PC). The amendment to the zoning map of Richland Township, Bucks County, Pennsylvania shall change the zoning district designation of said portions of Tax Parcel #36-39-1 and #36-25-28.
Ord. 198	1/27/2003	The zoning map of Richland Township is hereby amended to change certain properties located within Richland Township along Tollgate Road and Old Bethlehem Pike from the Rural Agricultural (RA) Zoning District to the Suburban Residential Medium (SRM) Zoning District. The Amendment to the zoning map of Richland Township, Bucks County, Pennsylvania shall change the zoning district designation of a portion of Tax Map Parcel No. 36-39-1 consisting of approximately 23.73 acres; Tax Map Parcel No. 36-39-2 consisting of approximately 6.28 acres; Tax Map Parcel No. 36-25-28-I consisting of approximately 0.5079 acres; Tax Map Parcel No. 3625-27 consisting of approximately 0.7329 acres; and Tax Map Parcel No. 36-39-3 consisting of approximately 0.2799 acres to the Suburban Residential Medium (SRM) Zoning District.
Ord. 214	--/--/2004	The zoning map of Richland Township is hereby amended to change the zoning district designation for the parcel located on Heller Road at Walnut Bank Farm Road identified as Bucks County Tax Map Parcel No. 36-017-033-002 consisting of approximately 26.1 acres from the Planned Industrial (I) Zoning District to be entirely within the Suburban Residential Medium (SRM) Zoning District.
Ord. 220	8/8/2005	The zoning map of Richland Township is hereby amended to change the zoning district designation for two parcels located on Tollgate Road identified as Bucks County Tax Map Parcel Numbers 36-16-29 and 36-16-30 from the Suburban Residential Low (SRL) Zoning District to be entirely within the Planned Commercial (PC) Zoning District.

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<b>Ord./Res.</b>	<b>Date</b>	<b>Subject</b>
Ord. 225	1/3/2006	The zoning map of Richland Township is hereby amended to change certain properties located within Richland Township along Station Road from the Rural Agricultural (RA) Zoning District to the Suburban Residential Medium (SRM) Zoning District. The amendment to the zoning map of Richland Township, Bucks County, Pennsylvania shall change the zoning district designation of tax parcel, no. 36-025-028, consisting of approximately 11.6 acres, from the Rural Agricultural (RA) Zoning District to the Suburban Residential Medium (SRM) Zoning District.
Ord. 235	12/27/2007	The zoning map of Richland Township is hereby amended to change a property located within Richland Township along West Pumping Station Road and O'Neill Drive from the Planned Industrial (PI) Zoning District to the Planned Commercial (PC) Zoning District. The amendment to the zoning map of Richland Township, Bucks County, Pennsylvania shall change the zoning district designation of tax parcel no. 36-005-123, consisting of approximately 9.9 acres, from the Planned Industrial (PI) Zoning District to the Planned Commercial (PC) Zoning District.
Ord. 237	6/9/2008	The zoning map of Richland Township is hereby amended to change the zoning district designation for a portion of a parcel located at the southern end of O'Neill Drive identified as Bucks County Tax Map Parcel No. 36-5-119-2, from the Planned Industrial (PI) Zoning District to the Planned Commercial (PC) Zoning District.
Ord. 282	8/13/2018	The zoning map of Richland Township is hereby amended to change the zoning district designation of 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 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).
Ord. 302	5/13/2024	The zoning districts map of the Township of Richland is hereby amended to change approximately 1.74 acres of land being further identified as two Bucks County tax map parcels numbers 36-013-052 and 36-013-053, located at Tollgate Road, and currently zoned Rural Agricultural (RA) are changed to Planned Commercial (PC). The identified acreage being located to the south of the Borough of Quakertown, to the west of State Route 309, and directly south of Tollgate Road, in the vicinity of Dunkin Donuts.