

TOWNSHIP OF NEW BRITAIN
BUCKS COUNTY, PENNSYLVANIA

ORDINANCE NO. 2025-04

AN ORDINANCE OF THE TOWNSHIP OF NEW BRITAIN, BUCKS COUNTY, PENNSYLVANIA, PROVIDING FOR COMPREHENSIVE AMENDMENTS TO THE NEW BRITAIN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AS AMENDED, REPEALING INCONSISTENT ORDINANCES OR PARTS OF ORDINANCES; CONTAINING A SAVINGS CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Board of Supervisors of New Britain Township, Bucks County, Pennsylvania, has enacted the New Britain Township Subdivision and Land Development Ordinance, which is codified in Chapter 22 of the Code of Ordinances of New Britain Township; and

WHEREAS, the Board of Supervisors has determined that it is in the best interests of New Britain Township to revise the Subdivision and Land Development Ordinance in order to revise definitions of terms used in the Subdivision and Land Development Ordinance; to revise the requirements and procedures for submission of subdivision and land development plans and applications; to revise the requirements for natural resources and features that must be included on the plan; to add requirements for Environmental Site Assessments and Traffic Impact Studies; and to make editorial and clarifying amendments throughout the Subdivision and Land Development Ordinance;

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, Chapter 22-Subdivision and Land Development of the Township of New Britain is amended to read as follows:

Section 1. The following Sections of Chapter 22 Subdivision and Land Development is amended to read as provided for in Exhibit "A" which is attached hereto and incorporated herein by reference:

- a. Section 202 Definitions of Terms.
 - i. Bioretention
 - ii. Bioswale
 - iii. Bypass Lane/ Escape Lane
 - iv. Green (Stormwater) Infrastructure
 - v. Impervious Surface
 - vi. Infiltration
 - vii. Invasive Plants
 - viii. Land Development
 - ix. Lot Area
 - x. Mobile Home
 - xi. Porous Pavement/ Pavers
 - xii. Rain Garden
 - xiii. Right-of-Way, Ultimate

- xiv. Soils on Floodplain
 - xv. Specimen Tree
 - xvi. Street Line
 - xvii. Tree Protection Zone (TPZ)
 - xviii. Water Supply
 - xix. Wetlands
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- b. Section 401 General Procedures
 - c. Section 402 Sketch Plan and ERSAP Submission Review and Procedure
 - d. Section 405 Minor Plan Submission and Review Procedure
 - e. Section 406 Recording of Plans
 - f. Section 502 Preliminary Plan Requirements
 - g. Section 504 Minor Plan Requirements
 - h. Section 505 Community Impact Assessment Report
 - i. Section 703 Blocks and Lots
 - j. Section 704 Easements
 - k. Section 705 Streets
 - l. Section 707 Pedestrian Walkways, Recreational Trails, and Bicycle Lanes
 - m. Section 708 Parking Areas
 - n. Section 709 Off-Street Loading Facilities
 - o. Section 711 Grading, and Erosion and Sedimentation Control
 - p. Section 712 Stormwater Management
 - q. Section 713 Landscape Planting
 - r. Section 714 Lighting
 - s. Section 715 Park and Recreation Land
 - t. Section 719 Private On-Lot Water Supply
 - u. Section 721 Private On-Lot Sewage Disposal System
 - v. Section 722 Butler Avenue Corridor Overlay District

Section 2. New Section 506 Traffic Impact Study shall be added to the Ordinance as provided in Exhibit "A".

Section 3. New Part 6 Natural Resources shall be added to the Ordinance as provided in Exhibit "A".

Section 4. Appendix A to the Subdivision and Land Development Ordinance is amended as set forth in Exhibit "B".

Section 5. Appendix B to the Subdivision and Land Development Ordinance is amended as set forth in Exhibit "C".

Section 6. Appendix D to the Subdivision and Land Development Ordinance is amended as set forth in Exhibit "D".

Section 7. Appendix E to the Subdivision and Land Development Ordinance is amended as set forth in Exhibit "E".

Section 8. Severability.

The provisions of this Ordinance are severable. If any section, clause, sentence, part or provisions hereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair any of the remaining sections, clauses, sentences, parts of provisions of this Ordinance or prior Ordinances. It is hereby declared to be the intent of the New Britain Township Board of Supervisors that this Ordinance would have been adopted if such illegal, invalid or unconstitutional section, clause, sentence, part or provision had not been included.

Section 9. Effective Date.

This Ordinance shall become effective five (5) days after the date of enactment, listed below.

ORDAINED AND ENACTED by the Board of Supervisors of New Britain Township
this 21 day of July, 2025.

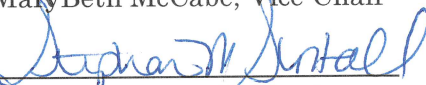
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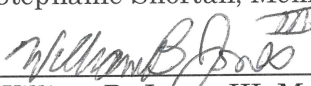


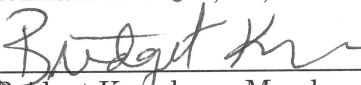
Dan Fox,
Township Manager



Cynthia Jones, Chair


MaryBeth McCabe, Vice Chair


Stephanie Shortall, Member


William B. Jones, III, Member


Bridget Kunakorn, Member

