

**NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2025-05

AN ORDINANCE TO AMEND THE NEW BRITAIN TOWNSHIP OFFICIAL ZONING MAP TO RE-ZONE THE PROPERTY LOCATED AT 226 CHAPMAN ROAD (TMP #26-004-091) FROM WS WATERSHED DISTRICT TO C/R CONSERVATION AND RECREATION DISTRICT; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Board of Supervisors of New Britain Township has enacted the New Britain Zoning Ordinance which contains, *inter alia*, the New Britain Township Zoning Map;

WHEREAS, the Board of Supervisors have received a request from the County of Bucks to rezone the identified parcel to meet future County Parks and Recreation needs;

WHEREAS, the Board of Supervisors has met the procedural requirements of 53 P.S. § 10101, et seq., the Pennsylvania Municipalities Planning Code, for the adoption of the proposed ordinance, including holding a public hearing;

WHEREAS, the Board of Supervisors of New Britain Township, after due consideration of the proposed ordinance at a duly advertised public hearing, has determined that the health, safety and general welfare of the residents of New Britain Township will be served by amending the New Britain Township Zoning Map as identified below; and

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Supervisors of New Britain Township, Bucks County, Pennsylvania, and it is hereby enacted and ordained by the authority of same as follows:

1. **MAP AMENDMENT**. The Official Zoning Map of the New Britain Township is hereby amended to rezone the property located at 226 Chapman Road (TMP#26-004-001) from WS Watershed District to C/R Conservation and Recreation District. The Township Planner or Engineer is hereby authorized and directed to amend the Official Zoning Map to carry out the intent and purpose of this Ordinance amendment.
2. **REPEALER**. All Ordinances or parts of Ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed.
3. **REVISIONS**. The New Britain Township Board of Supervisors does hereby reserve the right, from time to time, to adopt modifications of, supplements to, or amendments of its Ordinance, including this provision.

4. **SEVERABILITY.** The provisions of this Ordinance are declared to be severable. If any provision of this Ordinance is declared by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance or on the New Britain Zoning Ordinance or Zoning Map.

5. **EFFECTIVE DATE.** This amendment shall become effective five (5) days after date of adoption.

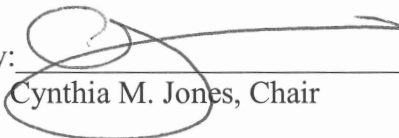
ORDAINED AND ENACTED by the Board of Supervisors for New Britain Township, Bucks County, Pennsylvania, this 21 day of July, 2025.

ATTEST:

**NEW BRITAIN TOWNSHIP
BOARD OF SUPERVISORS:**



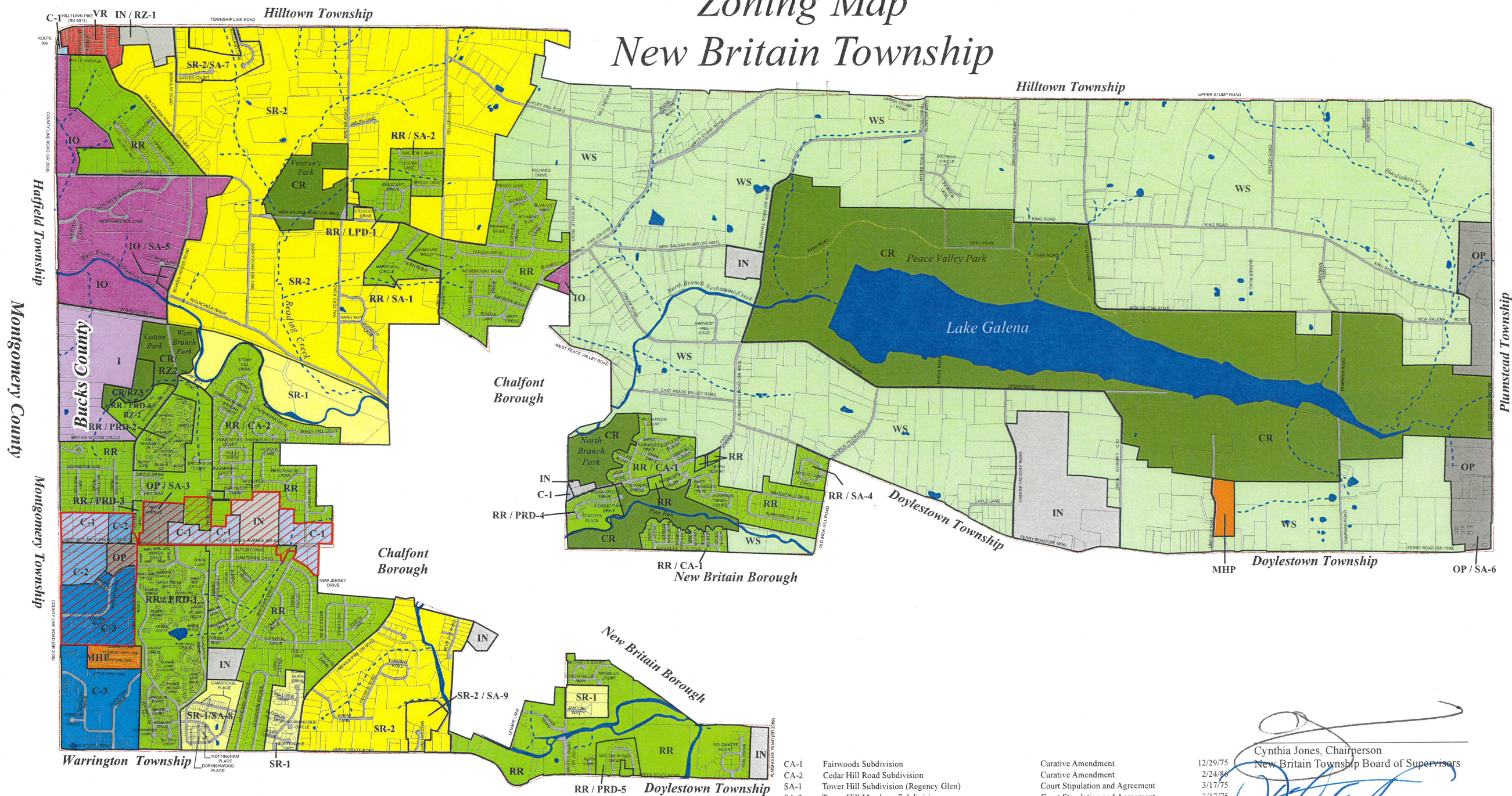
Dan Fox, Township Manager

By: 

Cynthia M. Jones, Chair



Zoning Map New Britain Township



ZONING DISTRICT

- CO Butler Avenue Corridor Overlay District
- CR Conservation and Recreation District
- WS Watershed District
- SR-1 Single Family Residential 1 District
- SR-2 Single Family Residential 2 District
- RR Residential District
- VR Village Residential District
- MHP Mobile (Manufactured) Home Park District
- C-1 Commercial District
- C-2 Commercial District
- C-3 Commercial District
- OP Office Park District
- IN Institutional District
- I Industrial District
- IO Industrial Office District

- CA-1 Fairwoods Subdivision
- CA-2 Cedar Hill Road Subdivision
- SA-1 Tower Hill Subdivision (Regency Glen)
- SA-2 Tower Hill Meadows Subdivision
- SA-3 Commerce Bank/KinderCare Land Development
- SA-4 Wordsworth Academy/Pine Valley Crossing Assoc.
- SA-5 M & N Homes Lot #3 Land Development (Goddard School)
- SA-6 Field Tract Land Development (Fountainville Center)
- SA-7 Barclay Road S/LD
- SA-8 New Britain Walk
- SA-9 Frost Tract (Rolling Ridge)
- PRD-1 Highlands Subdivision
- PRD-2 Rocky Meadow Subdivision (Meadow Ridge)
- PRD-3 Hunter Way Subdivision
- PRD-4 Forest Park Subdivision
- PRD-5 Cassel/Bank Subdivision (Willow Woods)
- PRD-6 Colebrook Development
- PRD-7 W.B. Homes Development
- LPD-1 Twin Maples Subdivision
- RZ-1 Line Lexington Mennonite Church
- RZ-2 Colebrook/Quad Graphics/Cotton Park
- RZ-3 Cotton Park- Quad Graphic Acquisition
- RZ-4 226 Chapman Rd

- Curative Amendment
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- Court Stipulation and Agreement
- Court Stipulation and Agreement
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- Amended Court Stipulation and Agreement
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- Planned Residential Development
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- Planned Residential Development
- Land Preservation Development
- Institutional Rezoning (SR-2 to IN)
- Residential and Conservation Re-Zoning
- Conservation Re-Zoning
- WS to CR Re-Zoning

- 12/29/75
- 2/24/86
- 3/17/75
- 3/17/75
- 2/14/00
- 5/3/13
- 3/11/02
- 10/22/02
- 10/21/02
- 2/21/03
- 5/5/06
- 3/17/75
- 9/2/75
- 6/21/76
- 2/14/94
- 8/18/98
- 5/4/15
- 2/5/18
- 10/27/97
- 2/12/01
- 2/23/15
- 2/5/18
- 7/21/25

Cynthia Jones, Chairperson
New Britain Township Board of Supervisors
Attest: Daniel Fox
New Britain Township Secretary



Zoning Ordinance Adoption Date 8/4/1995

REVISION	DATES	NOTES
Rev. 1	February 3, 2003	
Rev. 2	April 28, 2003	
Rev. 3	October 2, 2013	Add Color/ SA-4
Rev. 4	February 23, 2015	PRD-6/ RZ-2
Rev. 5	October 3, 2016	Correct Drafting Errors/ Add Seal
Rev. 6	February 5, 2018	RZ-3 Cotton Park
Rev. 7	May 21, 2018	Add Butler Avenue Corridor Overlay District
Rev. 8	July 23, 2020	Update Color Coding
Rev. 9	July 21, 2025	RZ-4, 226 Chapman Rd

ZONING MAP

NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

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JOB NO: 2500468

DATE: 10/19/2020

SCALE: 1" = 1200'