

From the Zoning Office

by Rich Brittingham

Permits are required when:

1. Change of Use of Occupancy is involved
2. Construction of a new building
3. Structural alterations or repairs are made
4. Adding new structures, additions or dwelling units
5. For sheds, fences, swimming pools, concrete patios, paver patios, parking lots and driveways
6. Plumbing fixtures are installed or replaced
7. Moving or relocating a building
8. Demolition, razing (Ordinance #191)
9. Earth disturbance over 1,000 sq.ft. (Ordinance #210)

All applications for Building and Zoning Permits should include the following information:

1. Plot plan including lot dimensions, building setbacks, proposed construction location, existing structures and easements
2. Description of the proposed construction
3. Estimated cost of construction
4. Type of occupancy (present and proposed use)
5. Name, address, and telephone number of owner, contractor and authorized agent

Developments Under Construction

1. **Renaissance at Morgan Creek**
141 Single family (Age Qualified 55+)
101 acres located on the south side of Station Road
2. **Arbours at Morgan Creek**
134 Townhomes/multiplex units (Age Qualified 55+)
89.2 acres located on the north side of W. Paletown Road
3. **Richland Greene**
27 Single family
10.25 acres located on the south side of Station Road

Commercial/Industrial Projects under Construction

1. **Richland Marketplace**
NW corner of Route 309 & W. Pumping Station Road
Multiple commercial use - retail, restaurants
2. **Bucks County SPCA**
28.5 acres located at the southwest corner of California Road & Reservoir Road
Proposed commercial kennel
3. **Richland Crossing Shopping Center**
Route 309
Walmart building expansion
4. **Northfield Business Campus, LLC**
East Pumping Station Road
Lot 4 - Flex use

Developments Under Consideration

1. **Front Gate Community**
13 Mid-rise buildings, 402 units (Age Qualified 55+)
46.26 acres located along Station Road behind Q-mart
2. **Reserve at Hidden Ponds**
30 Single family, 45 Townhomes
23.8 acres located on the north side of Station Road
3. **Reserve at Woodside Creek**
75 Single family
101.7 acres located on the south side of Paletown Road & Rocky Ridge Road
4. **Steeple Run**
39 Single family
21.1 acres located on the north side of Paletown Road
5. **Tollgate Crossing**
30 Single family
65.7 acres located on the south side of Tollgate Road

Commercial/Industrial Projects under Consideration

1. **Jay Saddington**
SE corner of Heller Road and E. Pumping Station Road
Nursery use
2. **Raymour & Flanigan**
Penn-Am Drive
Proposed addition to warehouse
3. **Schenk Enterprises**
3.93 acres located on the north side of Kelly Road
Proposed flex building use
4. **680 S. West End Blvd. Associates, LLC**
1.64 acres located at 680 S. West End Blvd.
Proposed Somerset Tire Service
5. **Pavillion at Richland**
14.06 acres located at the SE corner of N. West End Blvd. & West Pumping Station Road
Proposed multiple commercial use

Permits Available Online

The following permit applications are available on our website at www.richlandtownship.org: Zoning and Building Permit; Shed, Deck and Pool Permit (also for fences & patios); and Sign Permit. Also available are the Subdivision & Land Development Application, 2010 Fee Schedule and Escrow Agreement; the Zoning Board Application, and the Conditional Use Application. *Click on Online Permits.*