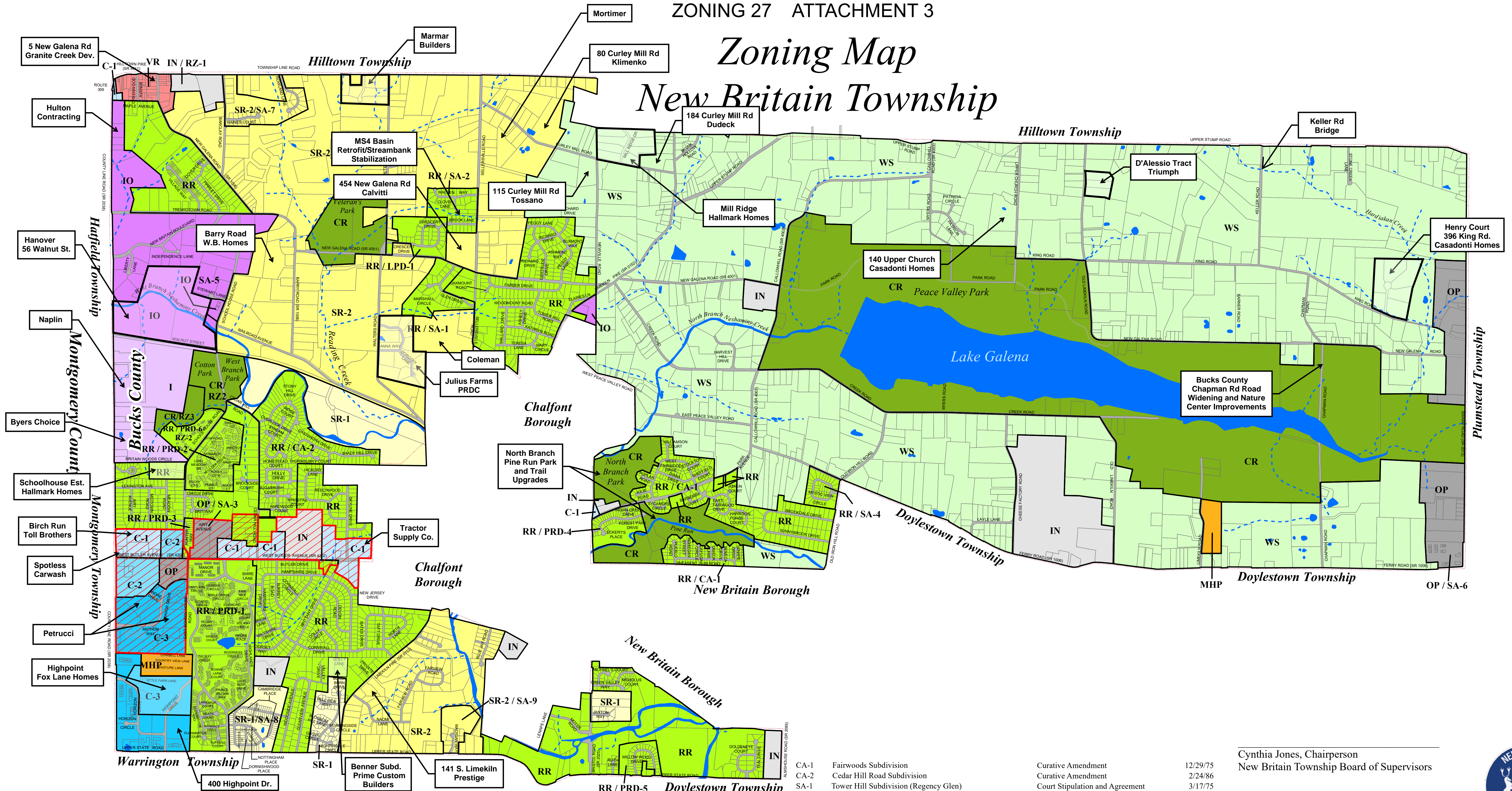
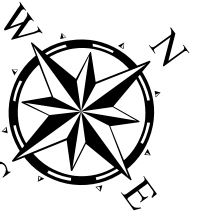


Zoning Map New Britain Township



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	Curative Amendment	12/29/75
CA-2	Cedar Hill Road Subdivision	Curative Amendment	2/24/86
SA-1	Tower Hill Subdivision (Regency Glen)	Court Stipulation and Agreement	3/17/75
SA-2	Tower Hill Meadows Subdivision	Court Stipulation and Agreement	3/17/75
SA-3	Commerce Bank/Kindercare Land Development	Court Stipulation and Agreement	2/14/00
SA-4	Wordsworth Academy/Pine Valley Crossing Assoc.	Amended Court Stipulation and Agreement	5/3/13
SA-5	M & N Homes Lot #3 Land Development (Goddard School)	Court Stipulation and Agreement	3/11/02
SA-6	Feld Tract Land Development (Fountainville Center)	Court Stipulation and Agreement	10/22/02
SA-7	Barclay Road S/LD	Court Stipulation and Agreement	10/21/02
SA-8	New Britain Walk	Court Stipulation and Agreement	2/21/03
SA-9	Frost Tract (Rolling Ridge)	Court Stipulation and Agreement	5/5/06
PRD-1	Highlands Subdivision	Planned Residential Development	3/17/75
PRD-2	Rocky Meadow Subdivision (Meadow Ridge)	Planned Residential Development	9/2/75
PRD-3	Hunter Way Subdivision	Planned Residential Development	6/21/76
PRD-4	Forest Park Subdivision	Planned Residential Development	2/14/94
PRD-5	Cassel/Bank Subdivision (Willow Woods)	Planned Residential Development	8/18/98
PRD-6	Colebrook Development	Planned Residential Development	5/4/15
PRD-7	W.B. Homes Development	Planned Residential Development	2/5/18
LPD-1	Twin Maples Subdivision	Land Preservation Development	10/27/97
RZ-1	Line Lexington Mennonite Church	Institutional Rezoning (SR-2 to IN)	2/12/01
RZ-2	Colebrook/Quad Graphics/Cotton Park	Residential and Conservation Re-Zoning	2/23/15
RZ-3	Cotton Park- Quad Graphic Acquisition	Conservation Re-Zoning	2/5/18
RZ-4	226 Chapman Rd	WS to CR Re-Zoning	7/21/25

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

Cynthia Jones, Chairperson
New Britain Township Board of Supervisors

Attest: Daniel Fox
New Britain Township Secretary



ZONING MAP

NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

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65 EAST BUTLER AVENUE NEW BRITAIN, PA 18901-5106 - (215) 345-4330 - www.gilmore-assoc.com

JOB NO: 2500468

04/27/2026

SCALE: 1" = 1200'