

**DISTRICTS**

- RA - Residential-Agricultural District
- R1 - Residential District
- R1A - Residential District
- R2 - Residential District
- RR - Restricted Residential District
- RG - Residential Golf District
- MF-1 - Multifamily Residential District
- MF-2 - Multifamily Residential District
- C-1 - Local Commercial District
- C-2 - Highway Commercial District
- C-3 - Commercial/Multifamily District
- VC - Village Center District
- VCII - Village Center II District
- LI - Limited Industrial District
- O - Office District
- H - Historical District (Overlay of other Districts)

**Legend**

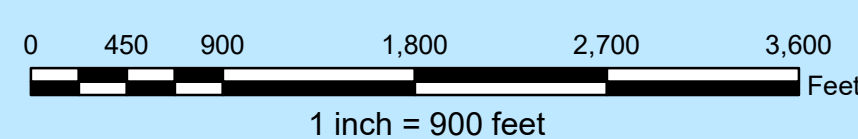
- Municipal Boundary
- Warwick Township
- Zoning Boundary
- Corridor Overlay District
- Act 43 Agricultural Security Area
- Streams

NOTE:  
 BASE INFORMATION (PARCEL, STREAMS AND MUNICIPAL BOUNDARY) ARE TAKEN FROM "BUCKS COUNTY MAPS AND DATA PORTAL". PROVIDED BY THE COMMISSIONERS OF BUCKS COUNTY AND THE BUCKS COUNTY PLANNING COMMISSION.



# WARWICK TOWNSHIP OFFICIAL ZONING MAP

Warwick Township, Bucks County, Pa.



**CKS**  
ENGINEERS  
AN ARD CONSULTING COMPANY








4259 W Swamp Road  
Suite 410  
Doylestown, PA 18902  
www.cksenr.com  
215.340.0600



# ADJACENT LAND USE AND ZONING

## Figure 2

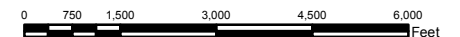
### LEGEND

-  RESIDENTIAL - UNDER 1 UNIT/ACRE
-  RESIDENTIAL - 1 - 2 UNITS/ACRES
-  RESIDENTIAL - 2 - 4 UNITS/ACRES
-  RESIDENTIAL - OVER 4 UNITS/ACRES
-  INDUSTRIAL
-  COMMERCIAL
-  PARKS

### ZONING CLASSIFICATIONS

- AG-1 Agricultural District
- A-R Agricultural Residential
- C-1 Commercial District
- CM Conservation Mangement
- CR-1 Country Residential 1 - Low Density
- C-R Country Residential
- E-P Environmental Protection
- G Government Use District
- I-1 Planned Industrial/Office
- I-C Industrial- Commercial District
- I-P Institutional/Public
- PBR Planned Business & Residential
- QA Quarry
- R-1A Residential District
- R-1 Residential District
- R-2 Residential District
- R-3 Residential District
- R-4 Residential District
- VR-1 Village Residential 1 - Low Density

## WARWICK TOWNSHIP COMPREHENSIVE PLAN UPDATE 2019



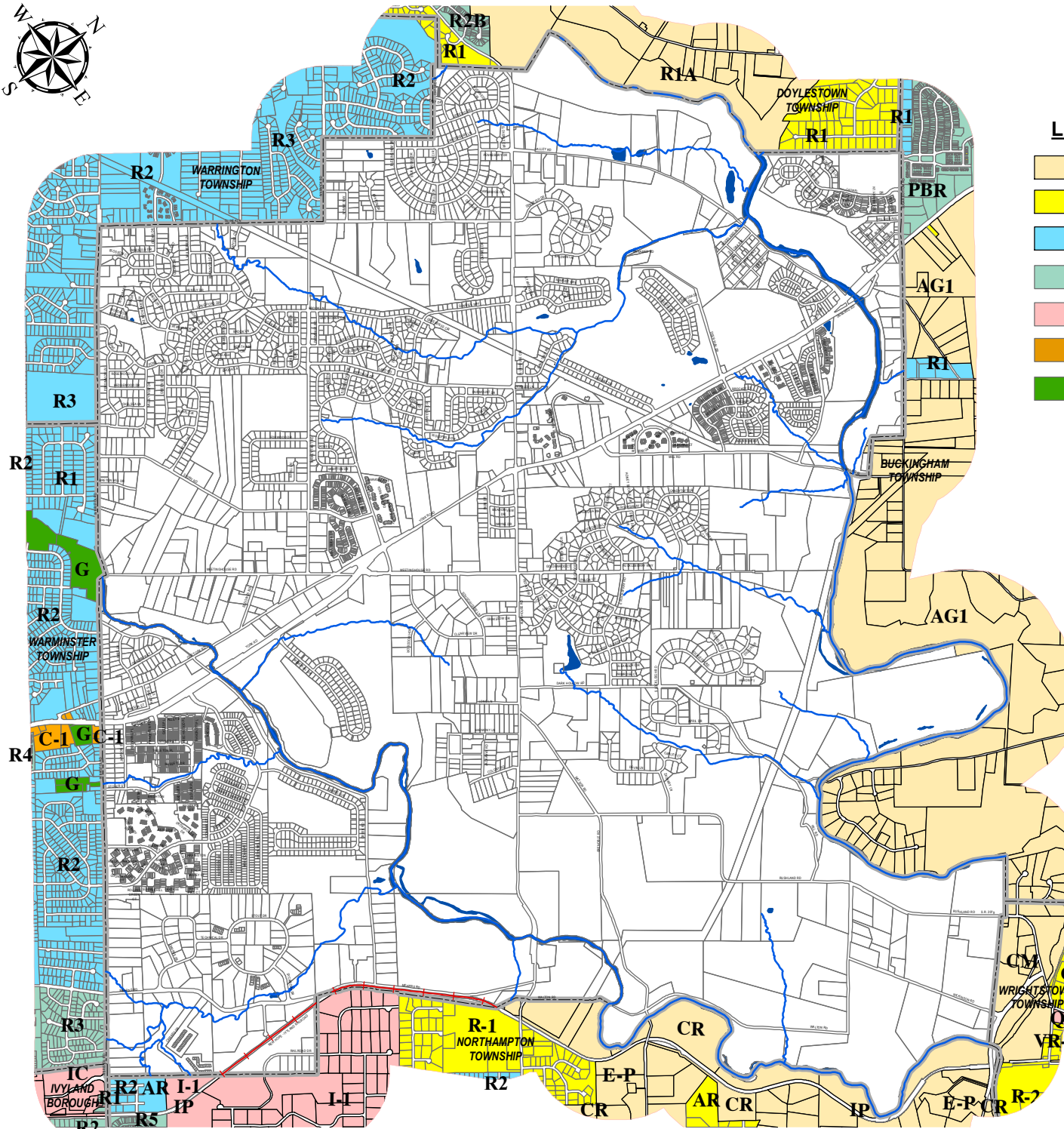
Created: 7/19/2019

Revised: 8/13/2019



4259 W. Swamp Road  
Suite 410  
Doylestown, PA 18902

[www.cksenengineers.com](http://www.cksenengineers.com)  
215.340.0600










# FUTURE LAND USE

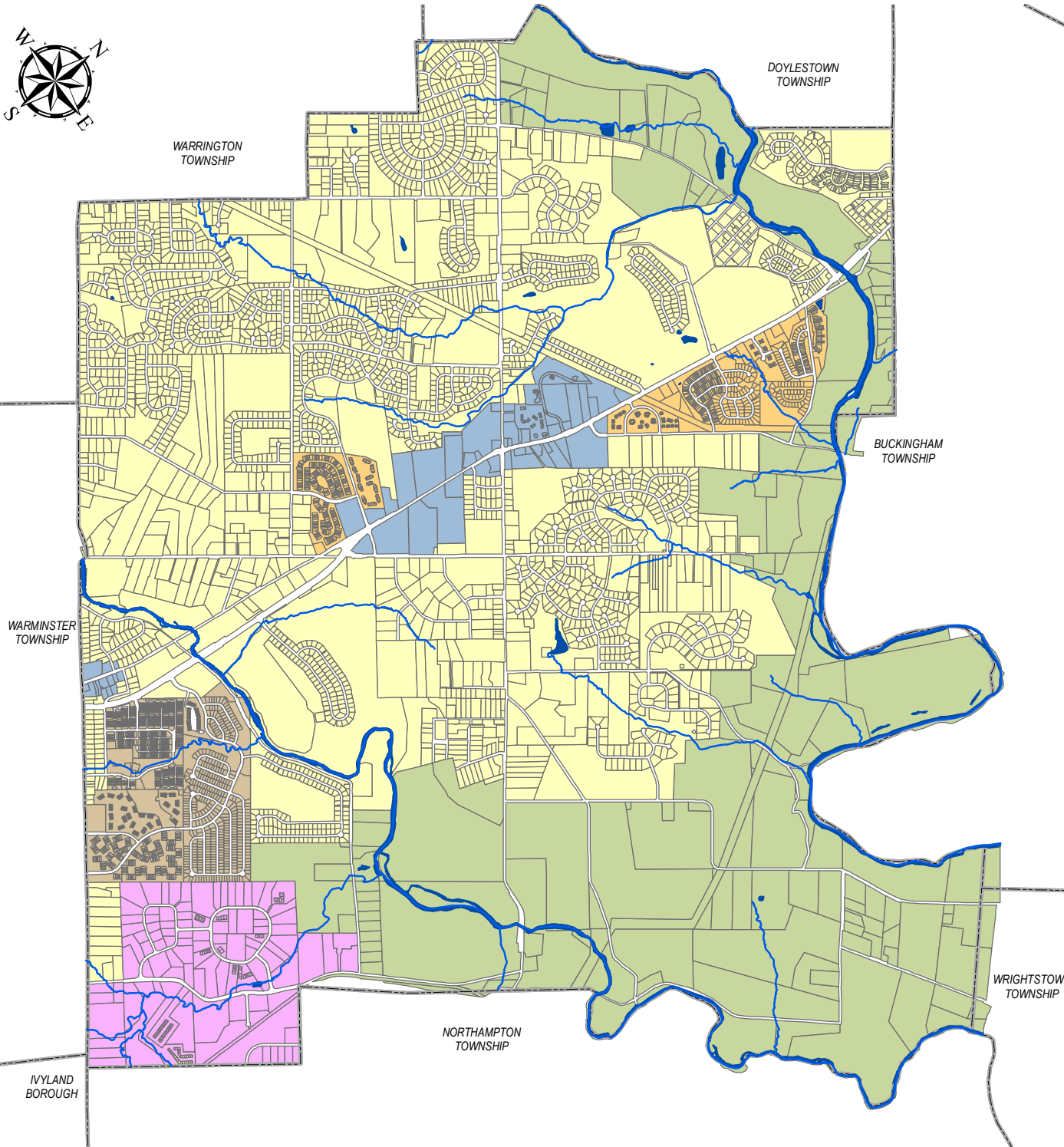
## Figure 3

### DEVELOPMENT AREAS

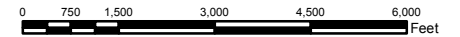
-  VILLAGE CENTER AREAS
-  PLANNED INDUSTRIAL AREAS
-  FIRST TIER MIXED USE AREAS
-  SUBURBAN RESIDENTIAL AREAS
-  MULTIFAMILY RESIDENTIAL AREAS

### NATURAL RESOURCE AREA

-  AGRICULTURAL AREAS



# WARWICK TOWNSHIP COMPREHENSIVE PLAN UPDATE 2019



Created: 7/19/2019

Revised: 8/13/2019



4259 W. Swamp Road  
Suite 410  
Doylestown, PA 18902





[www.cksengineers.com](http://www.cksengineers.com)  
215.340.0600

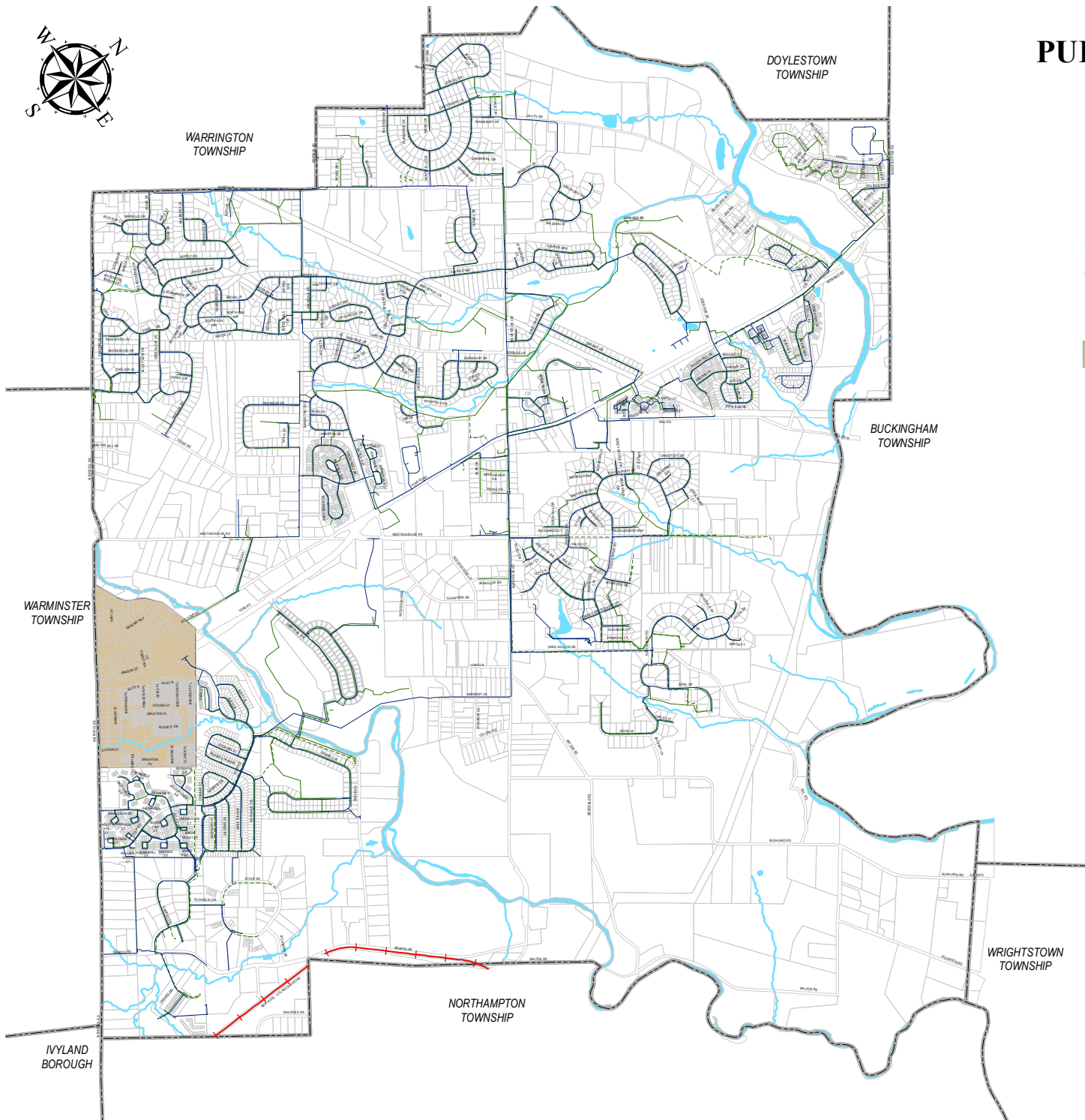


# PUBLIC WATER AND SEWER

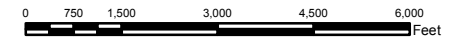
## Figure 4

### LEGEND

-  WATER MAINS
-  SANITARY SEWER GRAVITY MAINS
-  SANITARY SEWER FORCE MAINS
-  WARMINSTER MUNICIPAL AUTHORITY SERVICE AREA



## WARWICK TOWNSHIP COMPREHENSIVE PLAN UPDATE 2019



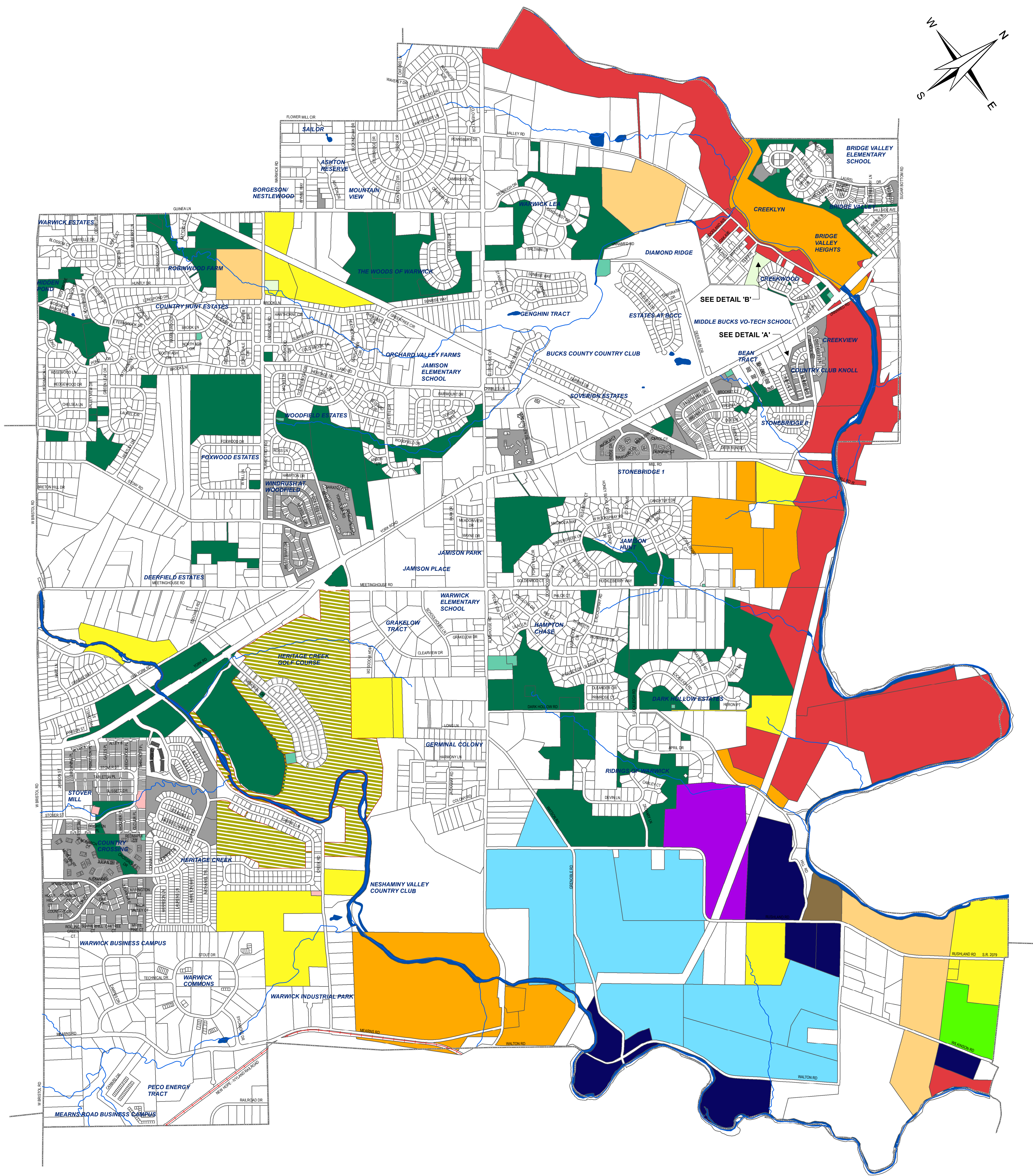
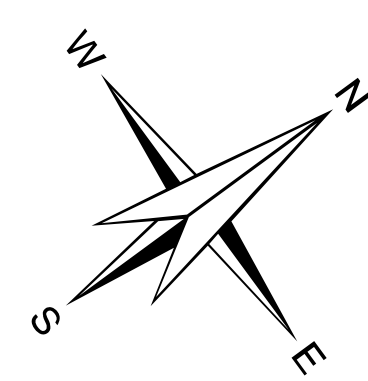
Created: 7/19/2019

Revised: 8/13/2019



4259 W. Swamp Road  
Suite 410  
Doylestown, PA 18902

[www.cksengineers.com](http://www.cksengineers.com)  
215.340.0600

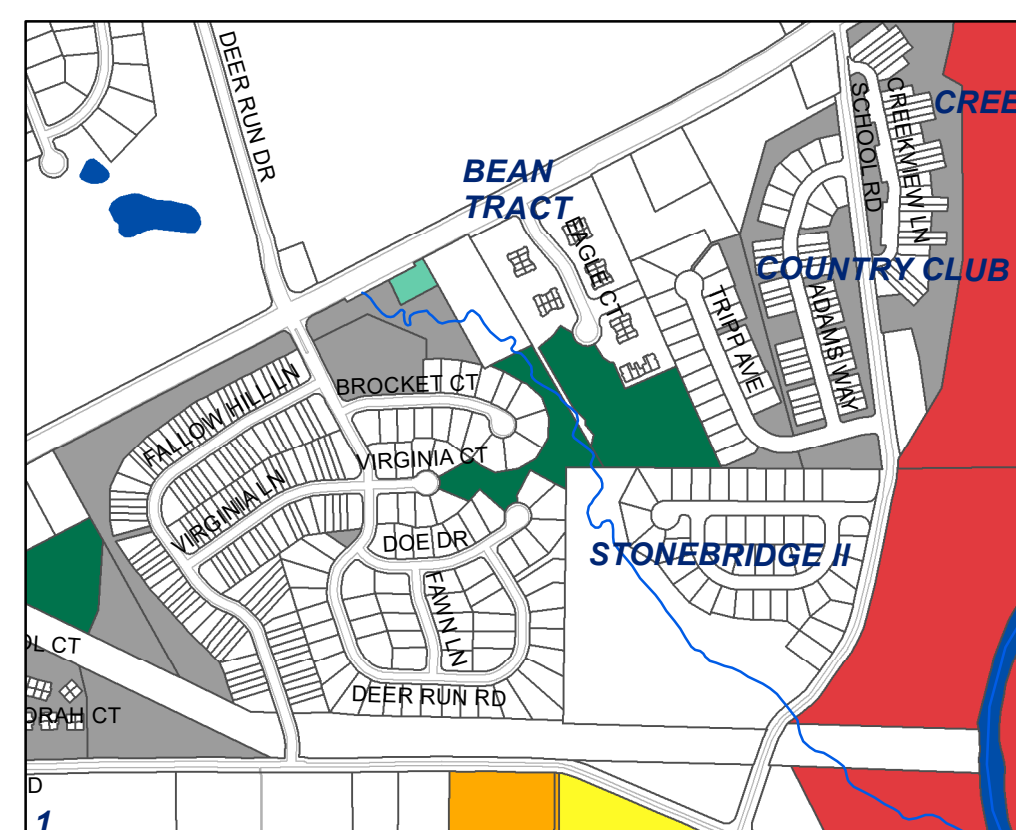


# WARWICK TOWNSHIP OPEN SPACE

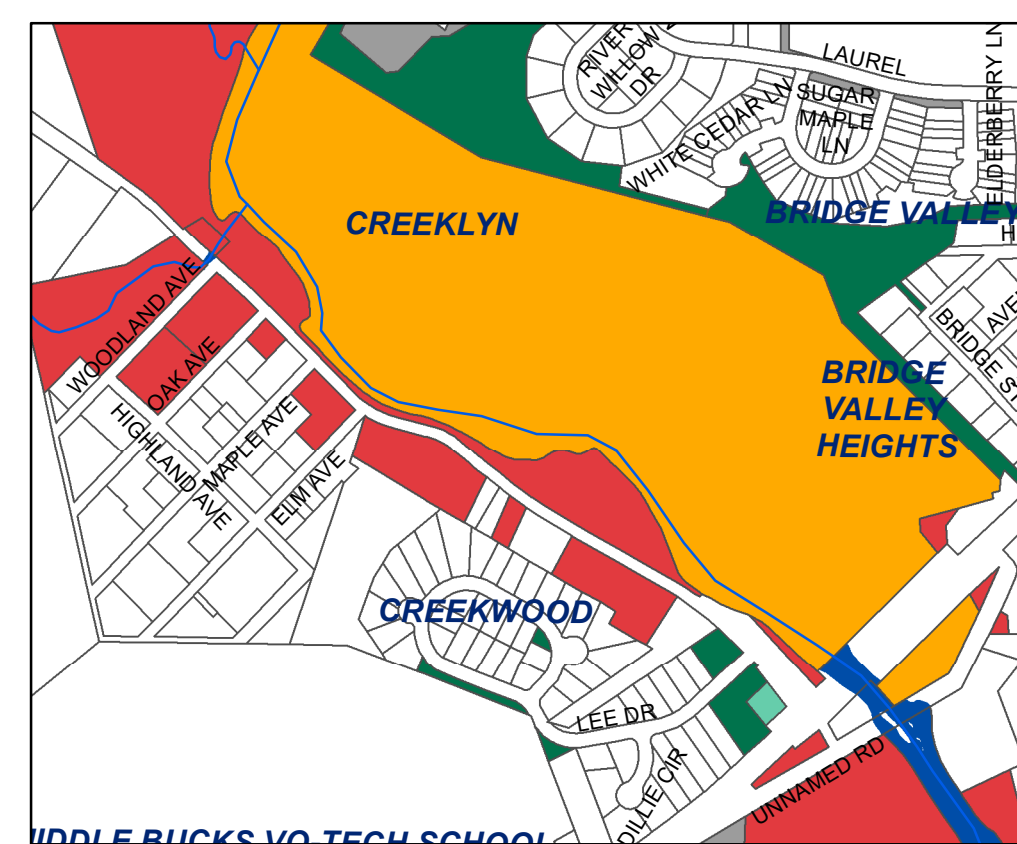


**OPEN SPACE KEY**

- BUCKS COUNTY
- CONSERVATION EASEMENT TO WARWICK TOWNSHIP
- CONSERVATION EASEMENT TO WARWICK TOWNSHIP AND HERITAGE CONSERVANCY
- CONSERVATION EASEMENT TO WARWICK TOWNSHIP AND BUCKS COUNTY
- CONSERVATION EASEMENT TO WARWICK TOWNSHIP, BUCKS COUNTY, AND HERITAGE CONSERVANCY
- DELAWARE VALLEY COLLEGE SCIENCE AND AGRICULTURE
- HERITAGE CONSERVANCY
- HOMEOWNERS ASSOCIATION OPEN SPACE
- WARWICK TOWNSHIP WATER AND SEWER
- WARWICK TOWNSHIP
- WARMINSTER TOWNSHIP MUNICIPAL AUTHORITY
- CONSERVATION EASEMENT TO BUCKS COUNTY AND COMMONWEALTH OF PENNSYLVANIA
- CONSERVATION EASEMENT TO HERITAGE CONSERVANCY
- GOLF COURSE/OPEN SPACE



**DETAIL 'A'**  
N.T.S.

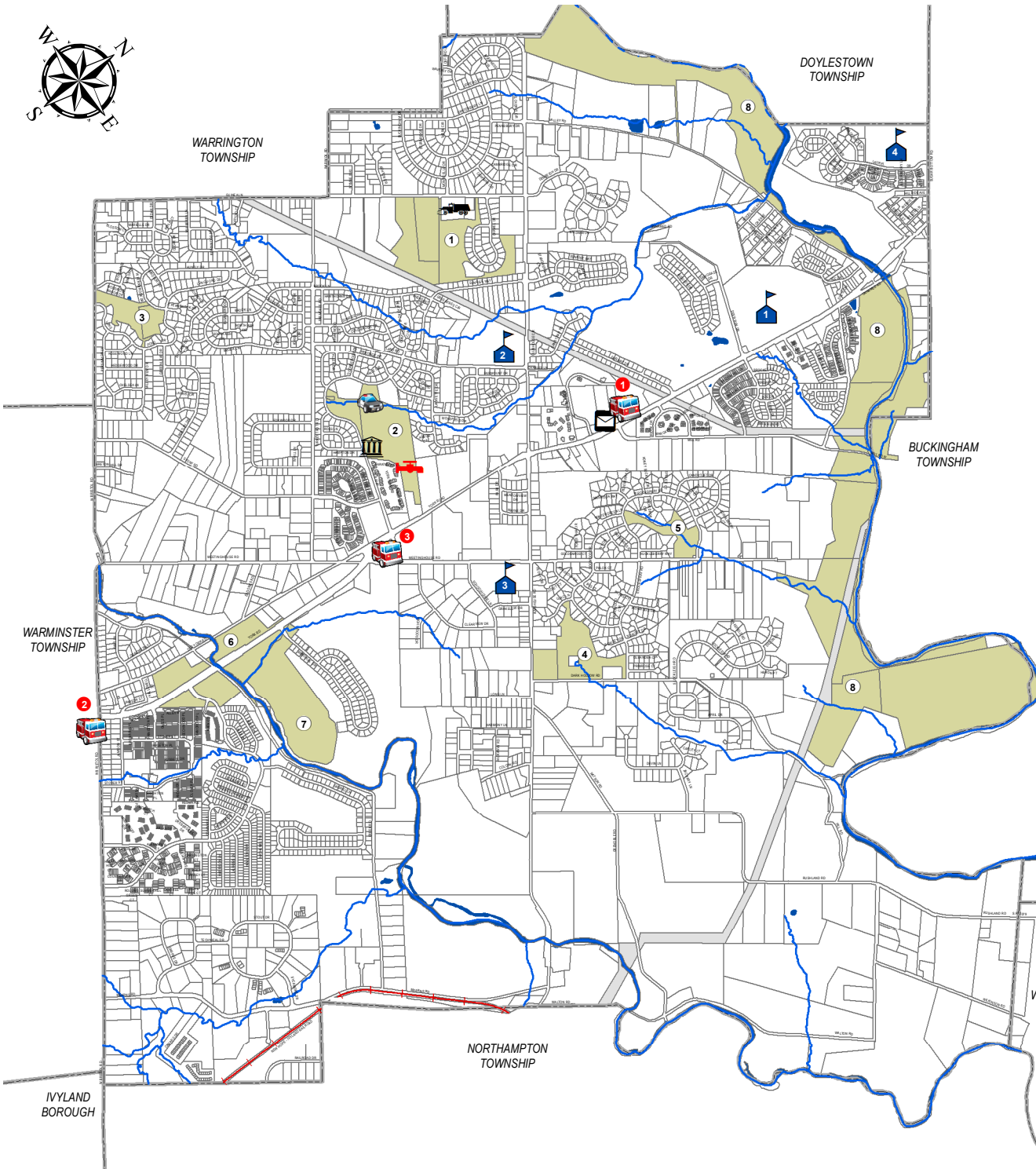





**DETAIL 'B'**  
N.T.S.



Rev	Date	Description
3	4/11/2024	GENERAL REVISION
2	2-12-2019	GENERAL REVISION
1	11-04-2013	GENERAL REVISION AS PER TOWNSHIP'S COMMENTS
	11-10-2011	REDRAW

# COMMUNITY FACILITIES


## Figure 6




-  MUNICIPAL BUILDING
-  POLICE STATION
-  FIRE COMANY / AMBULANCE
  - 1 WARWICK FIRE COMPANY
  - 2 HARTSVILLE FIRE COMPANY
  - 3 WARWICK TOWNSHIP EMS

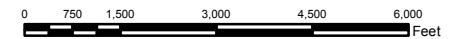
-  PUBLIC WORKS
-  WATER AND SEWER AUTHORITY

-  POST OFFICE

-  SCHOOL
  1. MIDDLE BUCKS COUNTY VOCATIONAL TECHNICAL
  2. JAMISON ELEMENTARY
  3. WARWICK ELEMENTARY
  4. BRIDGE VALLEY ELEMENTARY

-  PARKS
  - 1 GUINEA LANE TOWNSHIP PARK
  - 2 WARWICK TOWNSHIP COMMUNITY PARK
  - 3 HIDDEN POND TOWNSHIP PARK
  - 4 HAMPTON CHASE TOWNSHIP PARK
  - 5 JAMISON HUNT TOWNSHIP PARK
  - 6 MOLAND HOUSE TOWNSHIP PARK
  - 7 WARWICK TOWNSHIP MEMORIAL PARK
  - 8 DARK HOLLOW COUNTY PARK

## WARWICK TOWNSHIP COMPREHENSIVE PLAN UPDATE 2019



Created: 7/19/2019

Revised: 8/13/2019



4259 W. Swamp Road  
Suite 410  
Doylestown, PA 18902








www.cksengineers.com  
215.340.0600








# SIDEWALKS, PATHS, AND TRAIL MAP

## Figure 7

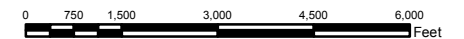
### PLACES OF INTEREST

-  SCHOOL
-  MOLAND HOUSE
-  SHOPPING CENTER
-  MUNICIPAL BUILDING
-  POST OFFICE
-  PARK
-  TRANSMISSION LINE

### LEGEND

-  CONCRETE SIDEWALK
-  BITUMINOUS SIDEWALK / TRAIL
-  STONE TRAIL
-  BIKE LANE
-  STREAMS

## WARWICK TOWNSHIP COMPREHENSIVE PLAN UPDATE 2019



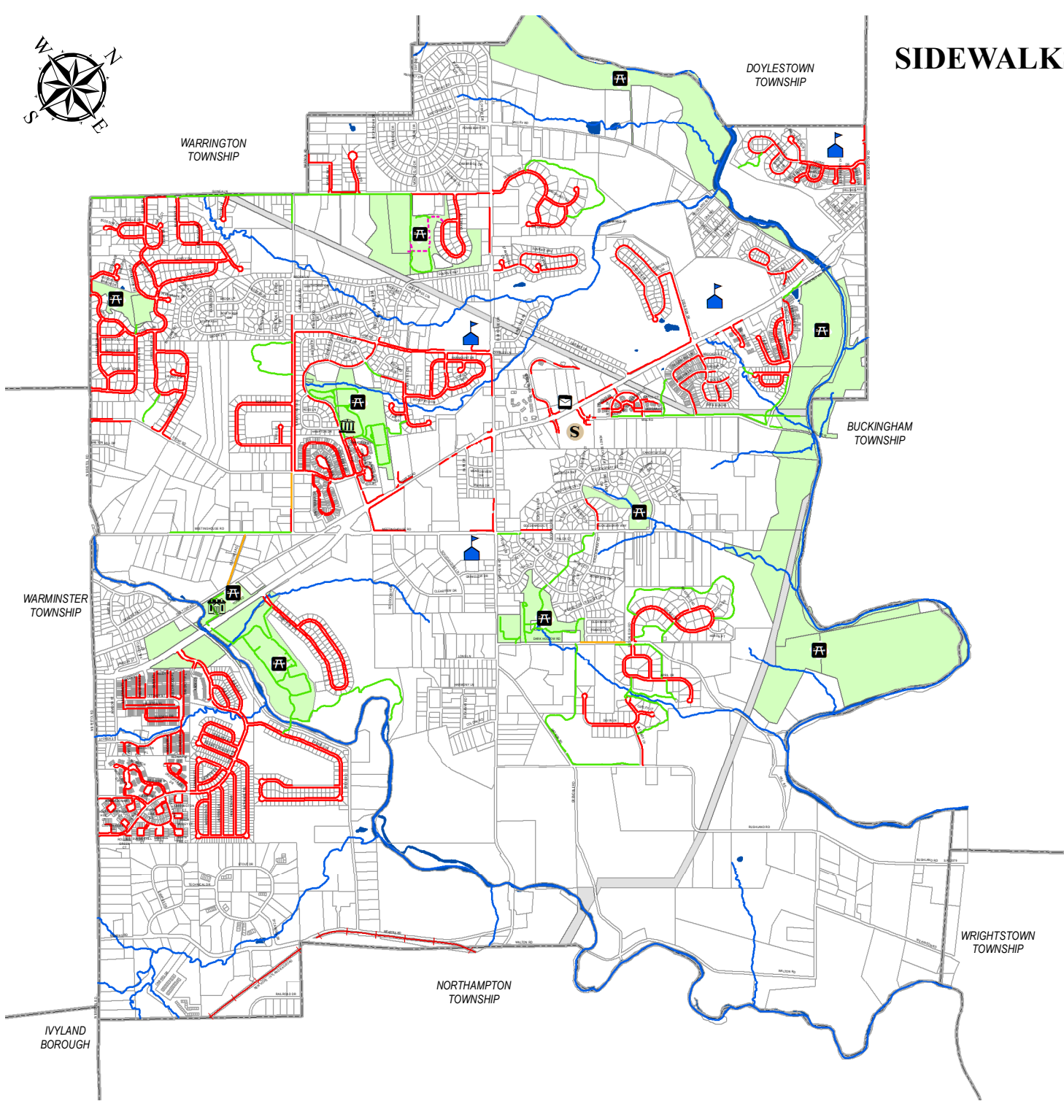
Created: 7/19/2019

Revised: 8/13/2019



4259 W. Swamp Road  
Suite 410  
Doylestown, PA 18902

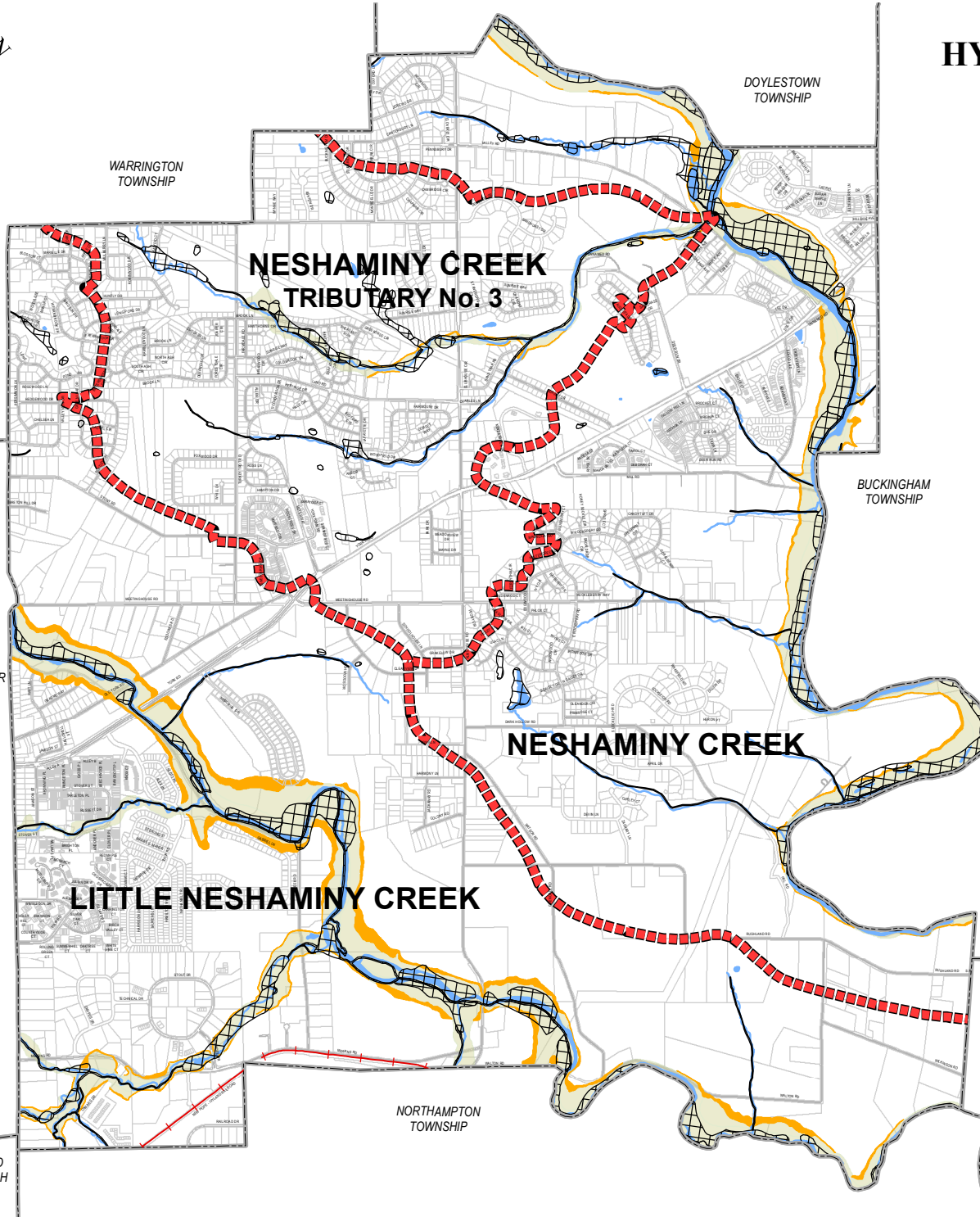
[www.cksengineers.com](http://www.cksengineers.com)  
215.340.0600





# HYDROGEOLOGIC RESOURCES

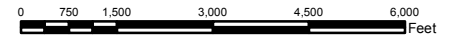
## Figure 8



### LEGEND

- WATERSHED BOUNDARY
- ▨ WETLANDS
- 100 YEAR FLOODPLAIN
- 500 YEAR FLOODPLAIN

## WARWICK TOWNSHIP COMPREHENSIVE PLAN UPDATE 2019



Created: 7/19/2019

Revised: 8/13/2019



4259 W. Swamp Road  
Suite 410  
Doylestown, PA 18902  
[www.cksenigneers.com](http://www.cksenigneers.com)  
215.340.0600







# PRIME AGRICULTURAL SOILS

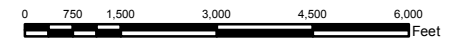
## Figure 9

### LEGEND

-  PRIME FARMLAND
-  FARMLAND OF STATE-WIDE IMPORTANCE

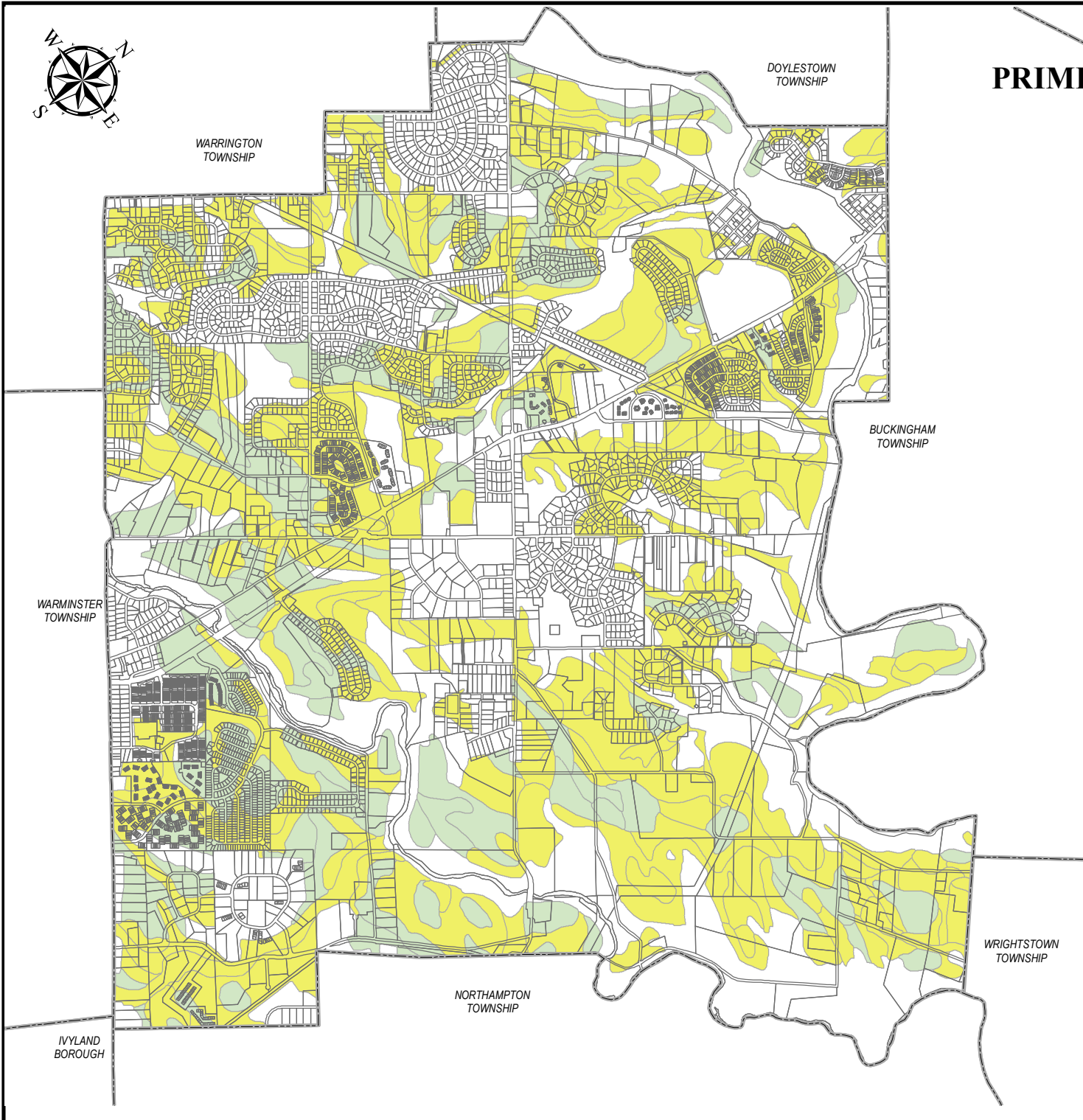
NOTE: DATA FROM BUCKS COUNTY SOIL SURVEY 2002

## WARWICK TOWNSHIP COMPREHENSIVE PLAN UPDATE 2019



Created: 7/19/2019

Revised: 8/13/2019



4259 W. Swamp Road  
Suite 410  
Doylestown, PA 18902

[www.cksengineers.com](http://www.cksengineers.com)  
215.340.0600