

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

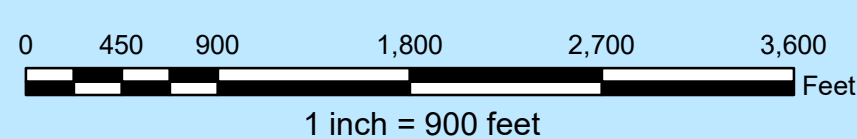
- Municipal Boundary
- Warwick Township
- Zoning Boundary
- Corridor Overlay District
- Act 43 Agricultural Security Area
- Streams

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.



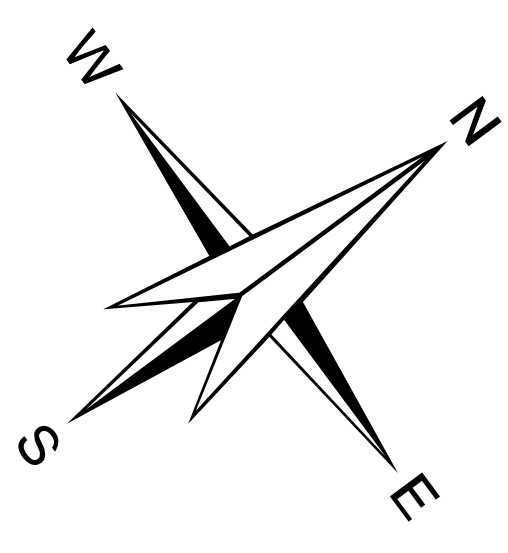
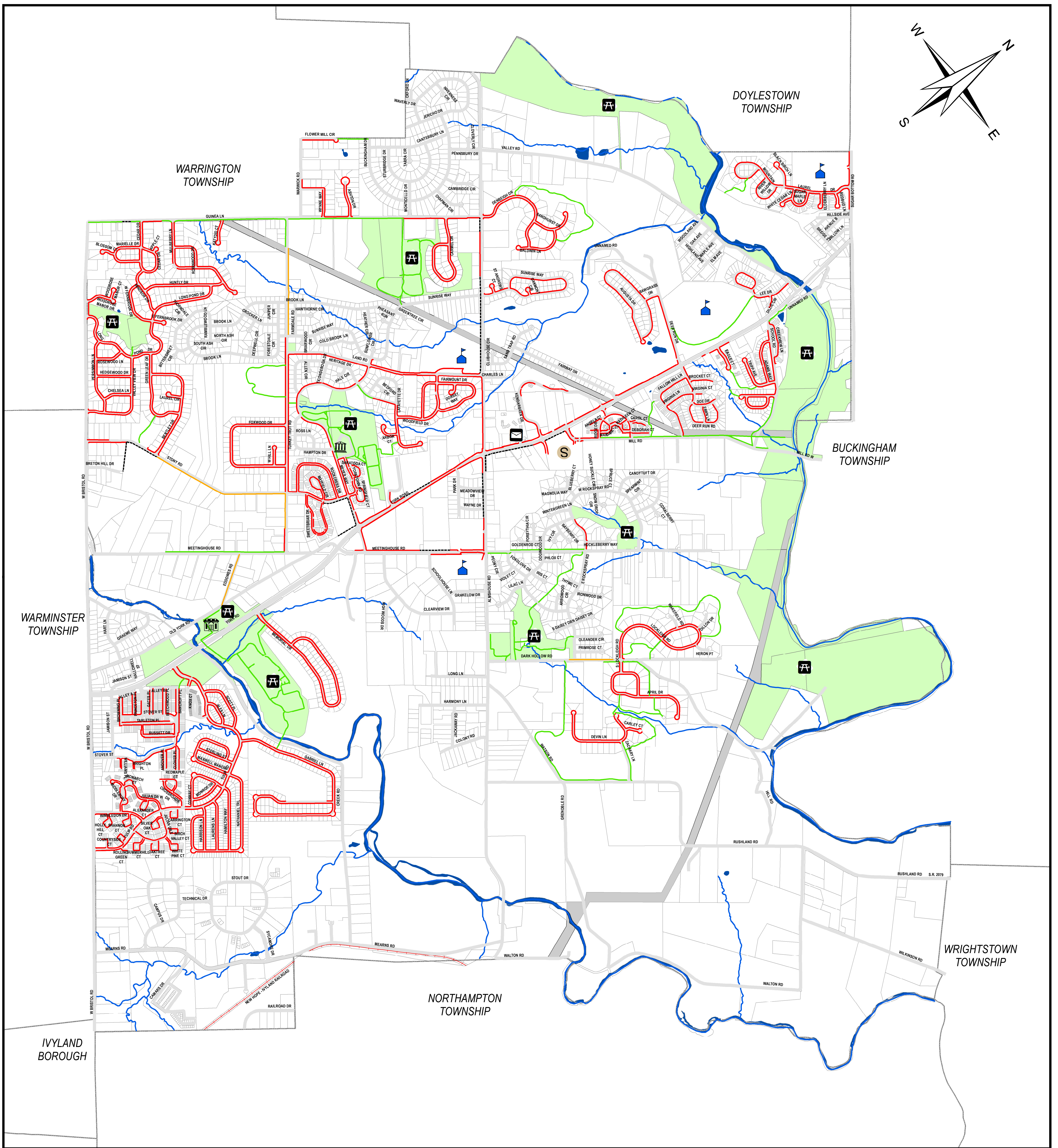
WARWICK TOWNSHIP OFFICIAL ZONING MAP

Warwick Township, Bucks County, Pa.



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WARWICK TOWNSHIP SIDEWALKS, PATHS, AND TRAIL MAP



PLACES OF INTEREST

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

LEGEND






- CONCRETE SIDEWALK
- - - - - PROPOSED CONNECTION
- BITUMINOUS SIDEWALK / TRAIL
- ⋯ STONE TRAIL
- BIKE LANE
- STREAMS



FUTURE LAND USE

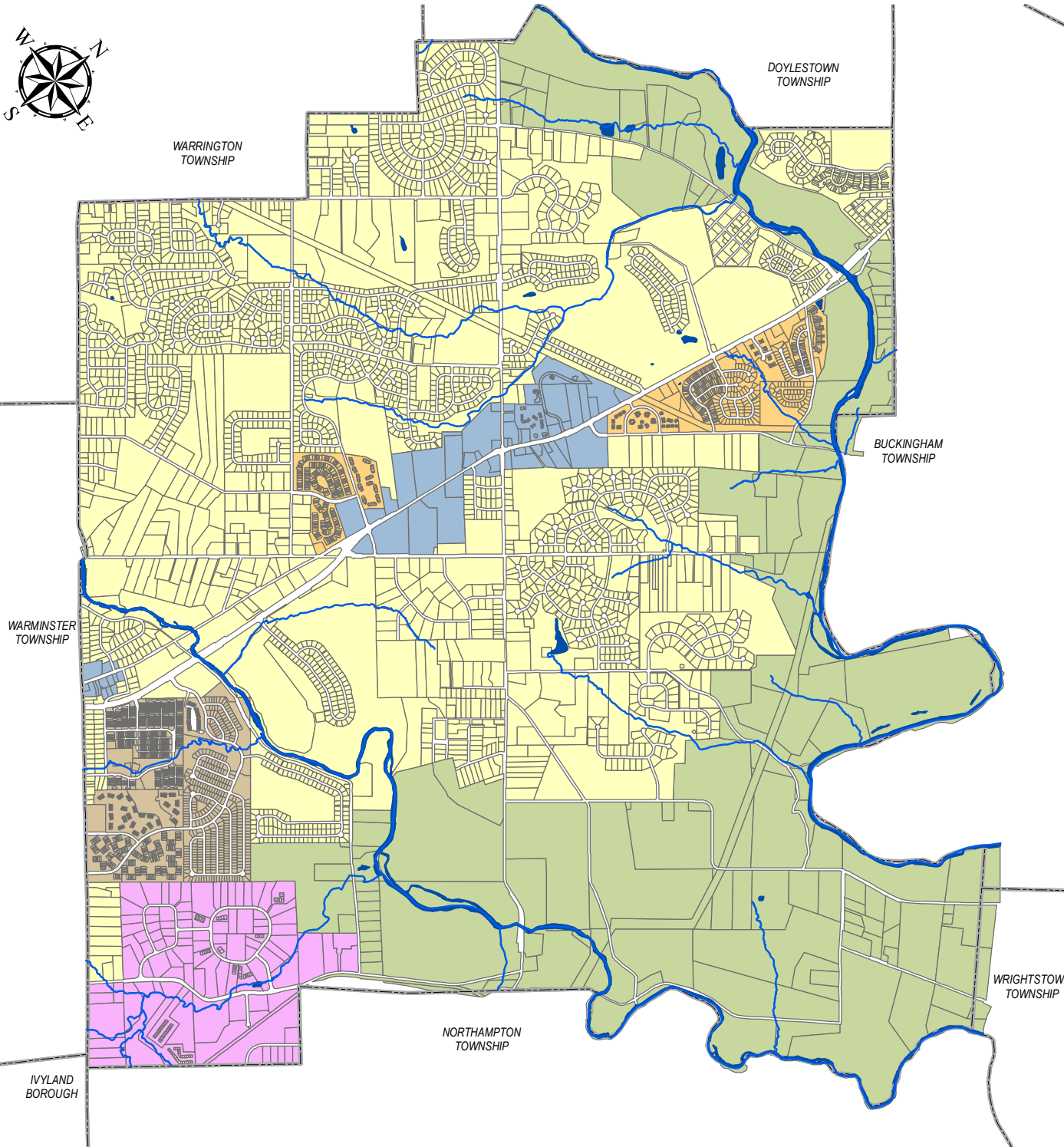
Figure 3

DEVELOPMENT AREAS

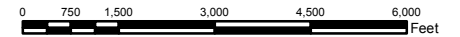
-  VILLAGE CENTER AREAS
-  PLANNED INDUSTRIAL AREAS
-  FIRST TIER MIXED USE AREAS
-  SUBURBAN RESIDENTIAL AREAS
-  MULTIFAMILY RESIDENTIAL AREAS

NATURAL RESOURCE AREA

-  AGRICULTURAL AREAS



WARWICK TOWNSHIP COMPREHENSIVE PLAN UPDATE 2019



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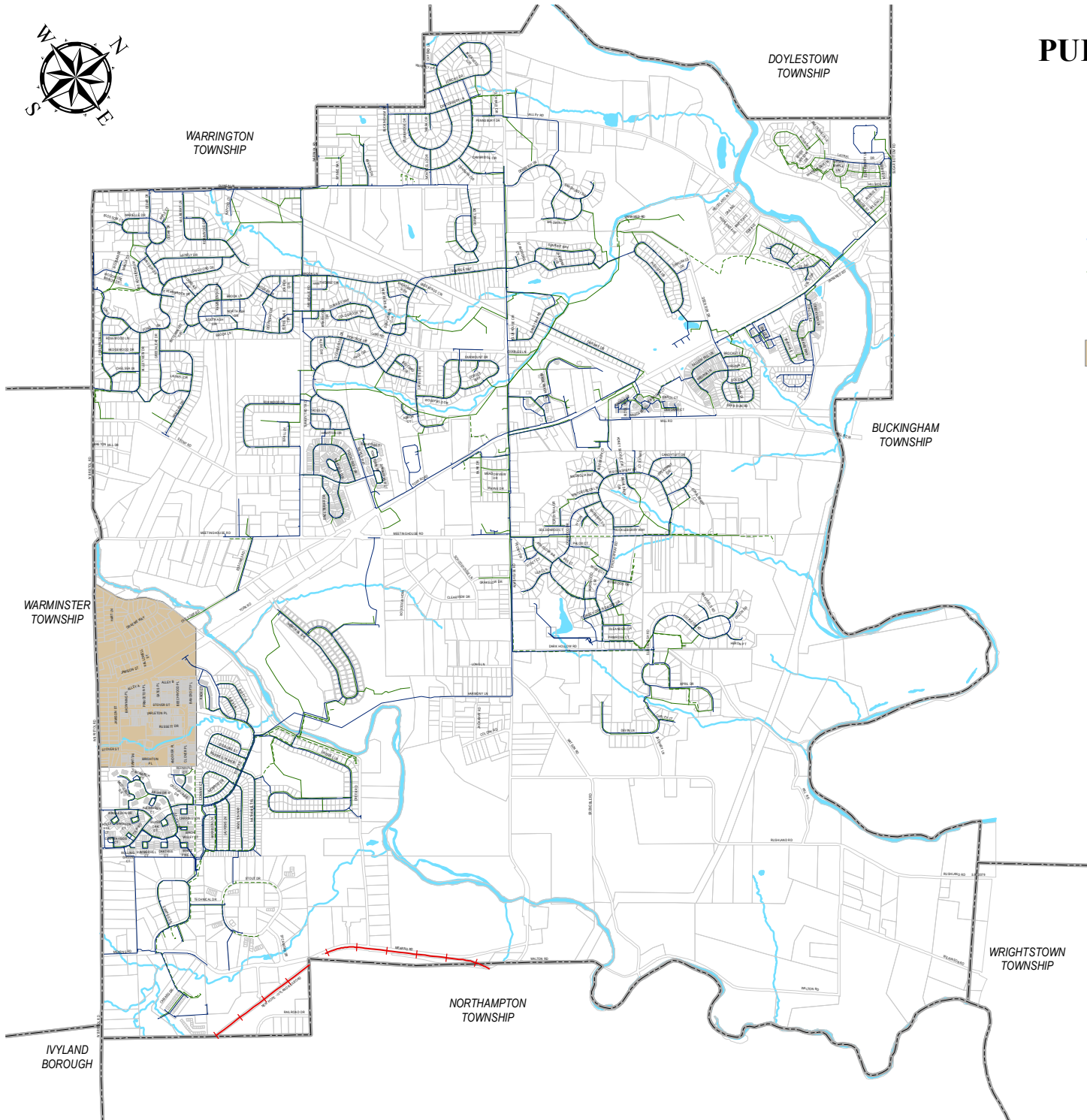
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PUBLIC WATER AND SEWER

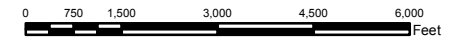
Figure 4



LEGEND

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

WARWICK TOWNSHIP COMPREHENSIVE PLAN UPDATE 2019



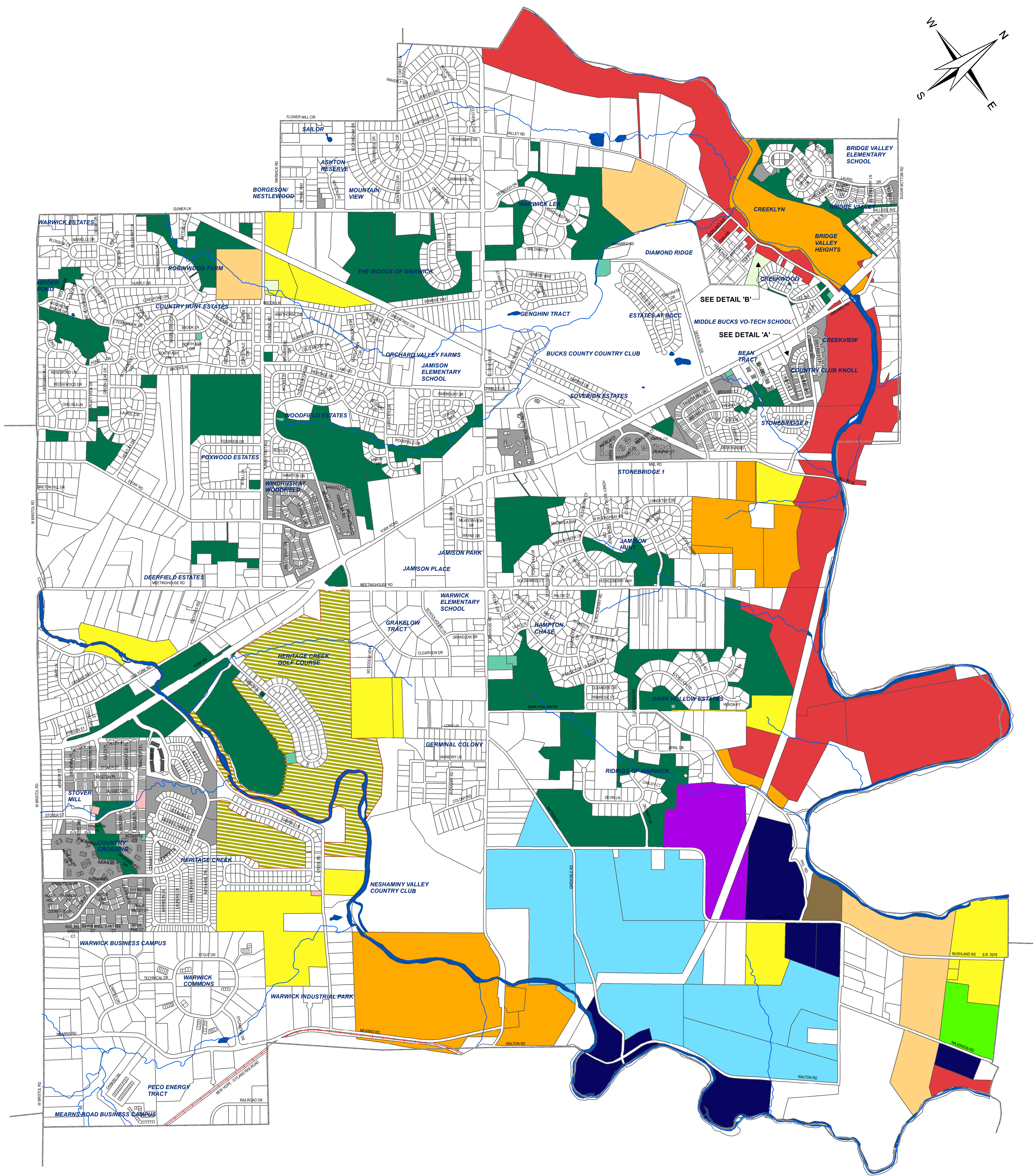
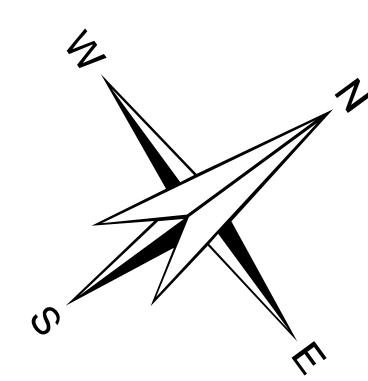
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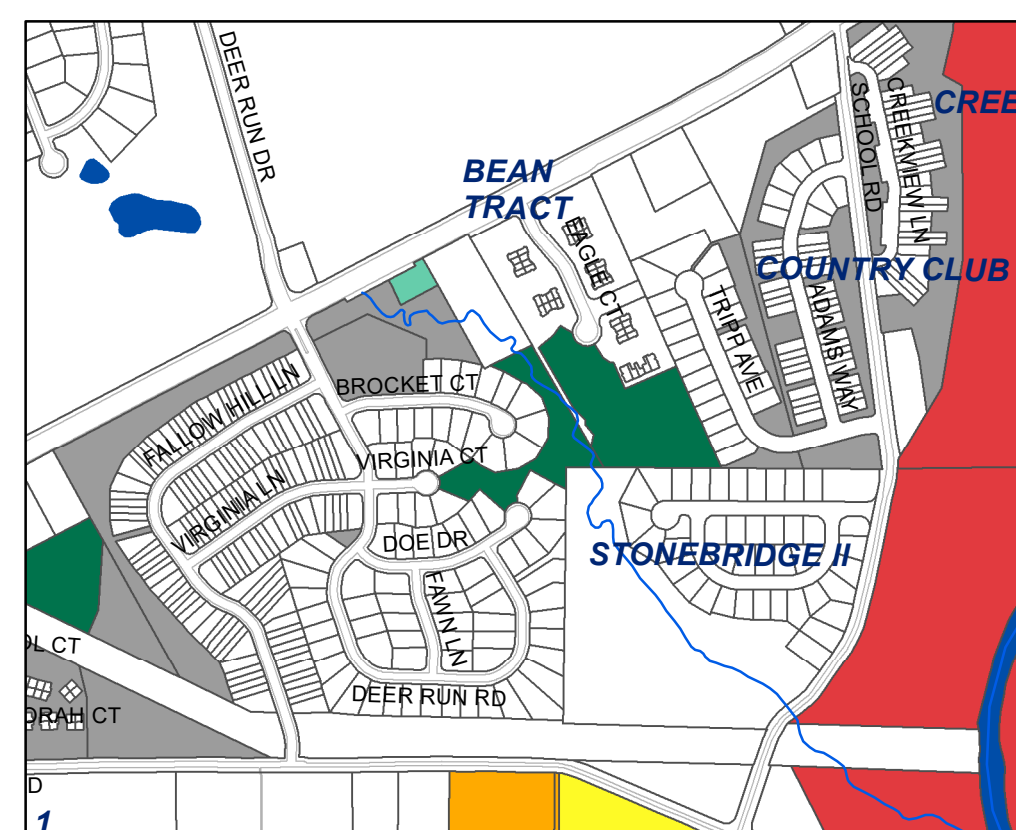


WARWICK TOWNSHIP OPEN SPACE

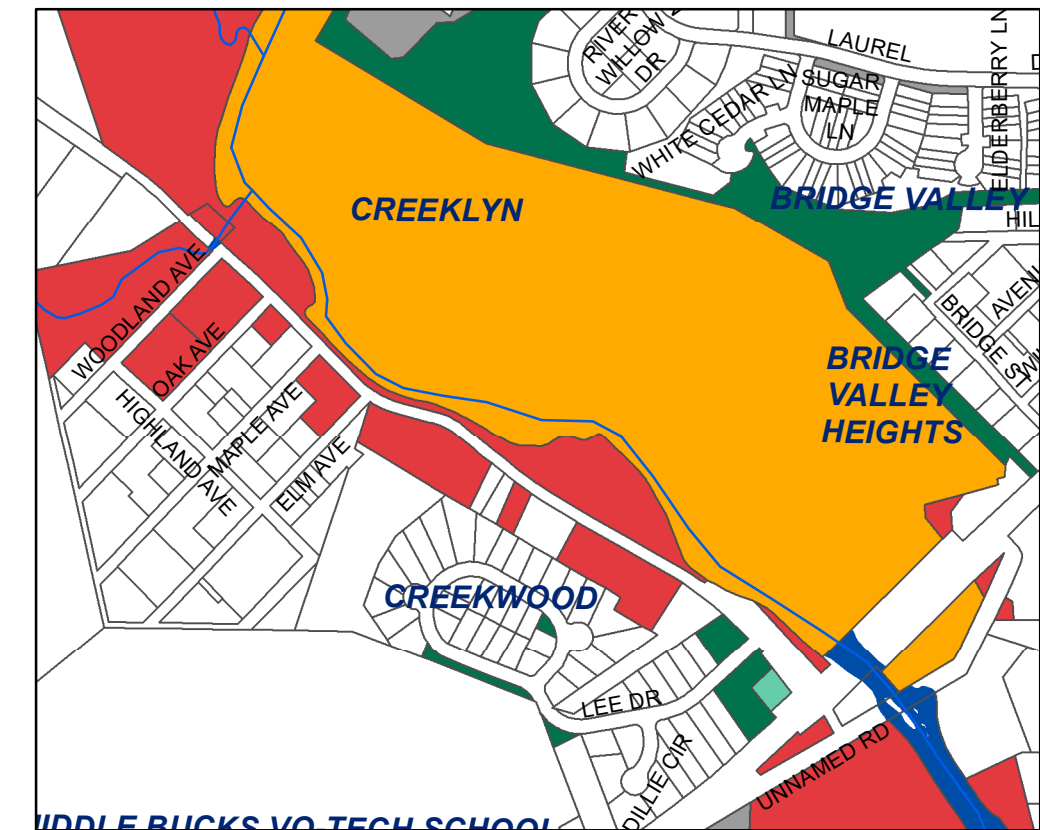


OPEN SPACE KEY

- 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.

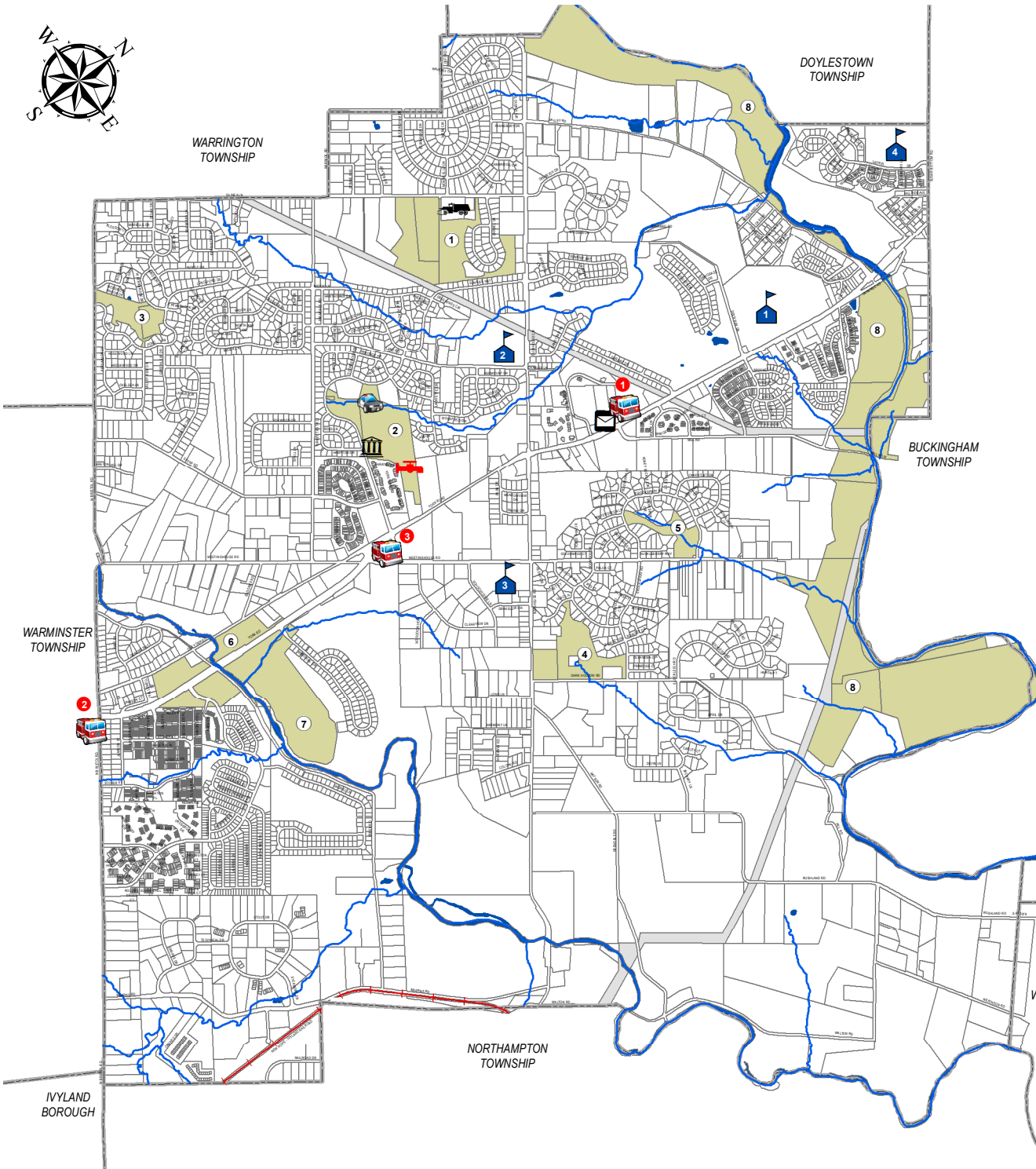


DETAIL 'B'
N.T.S.

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

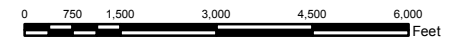
 WATER AND SEWER AUTHORITY

 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

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
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SIDEWALKS, PATHS, AND TRAIL MAP

Figure 7

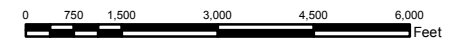
PLACES OF INTEREST

-  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



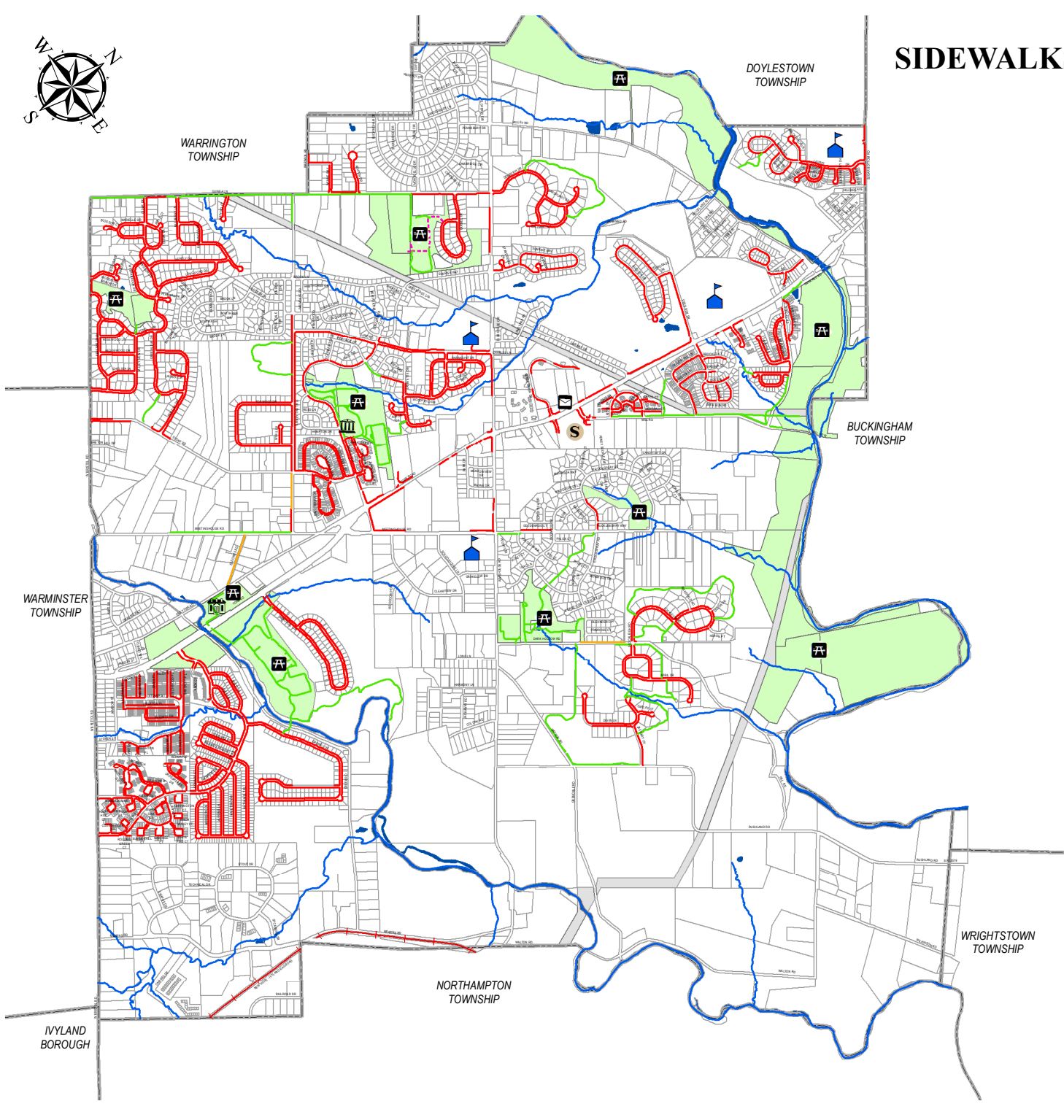
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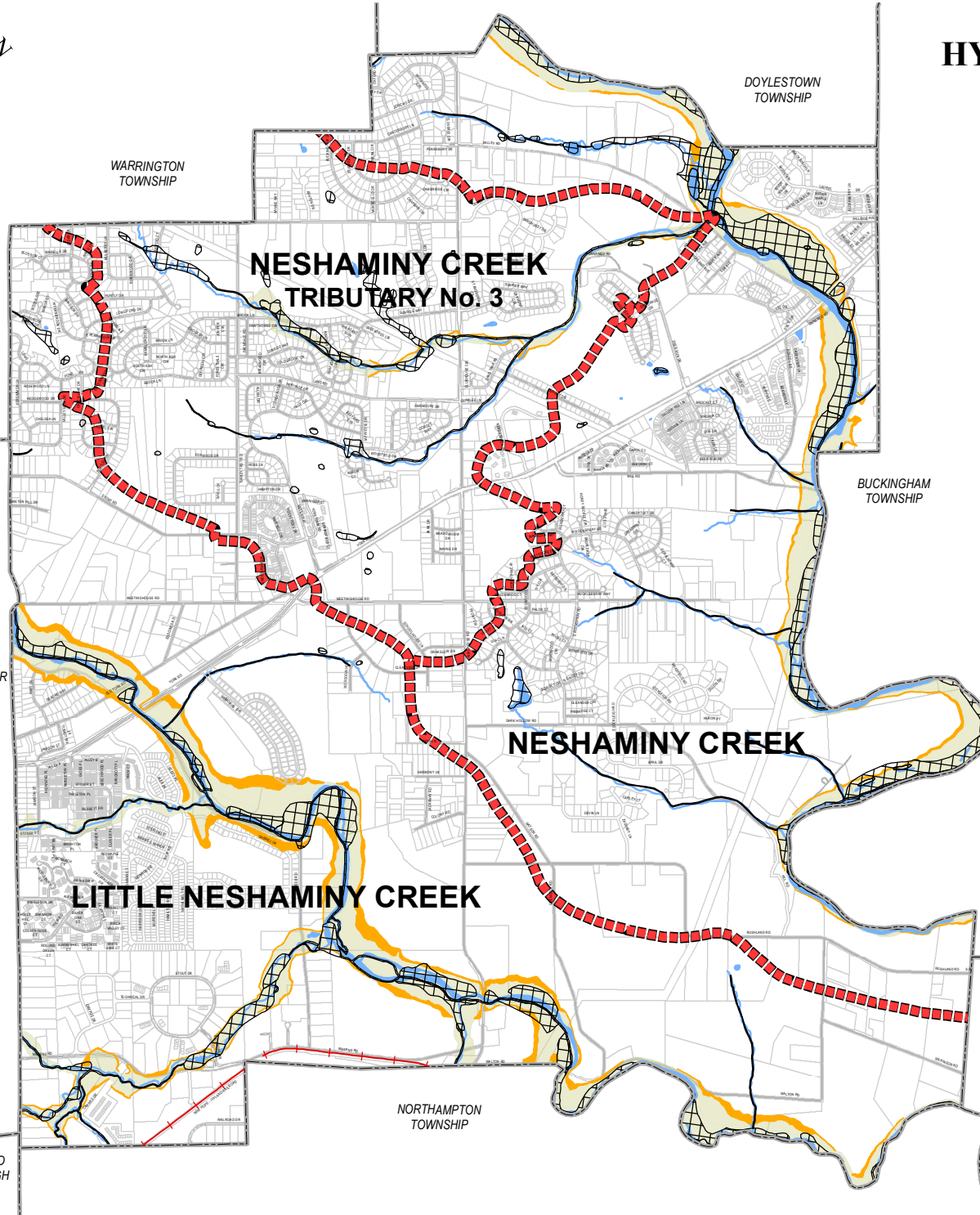
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HYDROGEOLOGIC RESOURCES

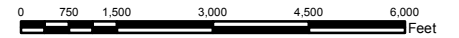
Figure 8



LEGEND

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

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PRIME AGRICULTURAL SOILS

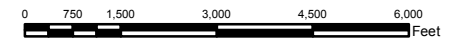
Figure 9

LEGEND

-  PRIME FARMLAND
-  FARMLAND OF STATE-WIDE IMPORTANCE

NOTE: DATA FROM BUCKS COUNTY SOIL SURVEY 2002

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