



**RIDGE ROAD  
WEST ROCKHILL TOWNSHIP  
BUCKS COUNTY, PA**

**DESCRIPTION:** Approximately 3.3412 acres of vacant land.

**LOCATION:** West side of Ridge Road approximately 423.44 lineal feet from the intersection of Ridge Road and Lawn Avenue.

**SITE DIMENSIONS:** The subject property is slightly irregular being mostly a rectangular shape having 270.32' road frontage on Ridge Road with the northern boundary having approximately 719.84 lineal feet; western boundary having approximately 252.42 lineal feet; with the southern boundary having approximately 473.58 lineal feet.

**TOPOGRAPHY:** Lightly wooded property with a gradual natural fall.

**SEWER:** Perkasio Regional Authority - Planned

**WATER:** Perkasio Regional Authority - Planned

**ELECTRIC:** PPL Electric Utilities

**ZONING:** The property is zoned Village Center (VC) with the purpose of this district to protect and enhance the character of existing villages in rural areas. A variety of residential and small-scale commercial and office uses are permitted to continue the exiting land use pattern. The intensities are intended to allow infill development that is compatible with the existing condition in the village and conforms to village design standards.

Within the VC District, a building may be erected, altered, or used, and a lot or premises may be used when in conformance with the conditions of the zoning code and the specific use, area, and design regulations for the VC district.

Permitted uses:

- Forestry
- Single-family detached dwelling
- Multi-family dwelling
- Townhouse dwelling
- Twin dwelling
- Village house

- Residential conversion
- Rooming or boarding house
- Place of worship
- Library or museum
- Public recreation area
- Daycare center
- Municipal building
- Community center
- Village office
- Financial Establishment
- Eating place
- Repair shop
- Village shop
- Tavern
- Inn
- Dwelling in combination with a business

Permitted by conditional use:

- Motor vehicle fuel station
- Convenience store
- Funeral home
- Guest house/bed and breakfast
- Cellular telecommunications facility
- Crafts
- Temporary community events

Permitted by special exception uses:

- Utility
- Emergency services

Area and dimensional requirements:  
 Reference should be made to section 702, page 42, of West Rockhill Township Zoning Ordinance, as amended October 19, 2011, for specific information regarding the design standard and dimensional requirement for the proposed use.

**REAL ESTATE TAX:**

<b>Parcel Number:</b>	52-014-008-002
<b>Deed Book/Page:</b>	5826/1129
<b>Block/Unit:</b>	014-008-002
<b>Total Assessment:</b>	\$ 33,410
<b>Twp/Borough Taxes:</b>	\$ 242
<b>School Taxes:</b>	\$ 4,518
<b>County Taxes:</b>	\$ 917
<b>Total Taxes:</b>	\$ 5,677 (2024)

**MISCELLANEOUS:**

The subject site is contiguous to the 4.95-acre site proposed and approved for a Super Wawa store at the intersection of Ridge Road and Lawn Avenue

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to change in price, conditions, omissions, errors, prior sale or rental, or withdrawal without notice.





Search

History



on the  
at the

try >>





