

ORDINANCE NO. 2007 - 7

**AN ORDINANCE AMENDING PROVISIONS OF THE
CODE OF ORDINANCES, CHAPTER 160, SECTION
160-23.I.(2)(b), RESIDENTIAL ACCESSORY STRUCTURES
AND USES, ACCESSORY FAMILY APARTMENTS**

The Hilltown Township Board of Supervisors hereby enacts and ordains the following Ordinance amending the Hilltown Township Code of Ordinances, Chapter 160, Section 160-23.I.(2)(b), Residential Accessory Structures and Uses, (b) Accessory Family Apartments, the Hilltown Township Zoning Ordinance:

ARTICLE 1

Chapter 160, Section 160-23.I.(2)(b), Residential Accessory Structures and Uses, Accessory Family Apartments is hereby deleted as to its current language and is replaced by the following amended provision:

- (b) Accessory Family Residence. One (1) residence accessory to a single-family detached dwelling shall be permitted. The intent of these provisions is to allow for related family members and any required healthcare workers to reside on the premises, but to prohibit the creation of for-profit apartments in districts where multi-family housing is not otherwise permitted.
- (1) The use shall occupy an area the size of which is no more than fifty percent (50%) of the area of the principal residence.
 - (2) Occupancy of such use shall include only the following relatives of the family occupying the principal residence: children (issue and stepchildren), parents (natural parents, stepparents and in-law parents), brothers, sisters or their children, grandparents, uncles, aunts or children of uncles or aunts.
 - (3) The use shall be part of the principal residence or may be contained in an accessory structure. The accessory family residence shall not be located in basements.
 - (4) Only one (1) accessory family residence shall be permitted per single-family detached dwelling.
 - (5) The owner of the principal residence shall provide to the Township evidence of approval by the Bucks County Board of Health for the additional use.

- (6) One (1) off-street parking space shall be provided for the additional use.

ARTICLE II – REPEALER

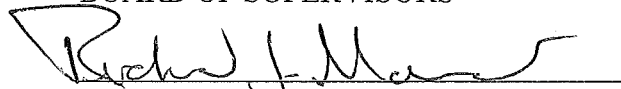
This Ordinance does hereby amend the Code of Ordinances, Chapter 160, Section 160-23.I.(2)(b) and does hereby supersede all provisions of said Code which are inconsistent with the provisions of this Ordinance.

ARTICLE III – SEVERABILITY

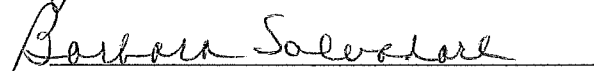
Should any section or provision of this Ordinance be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of any of the remaining provisions of this Ordinance.

SO ORDAINED AND ENACTED into Ordinance this 25th day of June, A.D., 2007.

HILLTOWN TOWNSHIP
BOARD OF SUPERVISORS


Richard J. Manfredi, Chairman


John McIlhinney, Vice Chairman


Barbara Salvadore, Member