

ORDINANCE NO. 2007 - 8

AN ORDINANCE OF THE HILLTOWN
TOWNSHIP BOARD OF SUPERVISORS
AMENDING CHAPTER 160, ZONING
ORDINANCE, TO REVISE SECTION 160-23.A(I)
AGRICULTURAL AND HORTICULTURAL USES
AND SECTION 160-23.A.(8) FARM UNIT.

The Hilltown Township Board of Supervisors upon review by the Bucks County Planning Commission and Hilltown Township Planning Commission hereby enacts and ordains the following Ordinance:

Article I Section 160-23.A(I) Agricultural and Horticultural Uses, paragraph A(I) is revised to state the following:

All buildings used for the keeping or raising of livestock, horses, fur-bearing animals or poultry shall be located not less than 100 feet from a side or rear property boundary.

All other provisions of paragraph A(1) shall remain unchanged.

Article II Section 160-23.A.(8) Farm Unit is renamed Farmstead and revised to read as follows:

(8) A8 Farmstead

The preservation of an existing single family dwelling and associated agricultural buildings on a designated farmstead lot within a B1 single family detached or B3 single family detached conservation design development, or a lot designated as a farmstead lot by recorded covenant in a manner satisfactory to the Township subject to the following requirements:

- (a) Lot must be located within the Rural Residential Zoning District.
- (b) The lot must be designated as a Farmstead on an approved subdivision plan or restrictive covenant recorded at the Bucks County Courthouse.
- (c) Minimum lot area shall be 3 acres.
- (d) Maximum impervious surface shall be 25 percent for the Farmstead lot. Impervious surface on the Farmstead lot shall not be included within the total impervious surface permitted for a proposed subdivision pursuant to site capacity calculations required within Section 160-25 of this Ordinance.
- (e) Minimum yards:
 - 1. Front – 30 feet.

2. Sides – 25 feet.
 3. Rear – 75 feet.
 4. All agricultural buildings which may be used in the future for the keeping or raising of livestock, horses, fur-bearing animals, or poultry shall be located at least 100 feet from any side or rear property boundary.
- (f) Minimum lot width – 150 feet.
- (g) Agricultural and horticultural uses shall be permitted subject to compliance with the use regulations of this Ordinance.
- (h) The Farmstead is not required to connect to public water or wastewater facilities.

Article III § 160-22 Table of Use Regulations, Use A8 is revised as follows:

	RR	CR-1	CR-2	VC	LI	HI	PC-1	PC-2	MHP	Q
A8 Farmstead	Y	N	N	N	N	N	N	N	N	N

Article IV Repealer


Any Ordinance or Ordinance provision of the municipality inconsistent with any of the provisions of this Ordinance is hereby repealed to the extent of the inconsistency only.


Article V 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.

ENACTED and ORDAINED at a regular meeting of the Hilltown Township Board of Supervisors on the ____ day of _____, 2007. This Ordinance shall take effect immediately.


Richard Manfredi, Chairman


Jack McIlhinney, Vice Chairman


Barbara Salvadore, Member