

ORDINANCE NO. 2007 - 10

**AN ORDINANCE OF THE HILLTOWN TOWNSHIP BOARD OF SUPERVISORS AMENDING CHAPTER 160 OF THE CODE OF HILLTOWN TOWNSHIP, TABLE OF PERFORMANCE STANDARDS, TO INCREASE THE MAXIMUM IMPERVIOUS SURFACE RATIO PERMITTED FOR SINGLE FAMILY DWELLING LOTS WITHIN THE RURAL RESIDENTIAL ZONING DISTRICT.**

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 160-26.** Table of Performance Standards: Bulk and Area is revised as follows:

**ZONING**

**Township of Hilltown  
Table of Performance Standards – Bulk and Area**

District	Use	Minimum Open Space Ratio	Maximum Density DU/Ac	Maximum Impervious Surface Ratio <sup>5</sup>	Minimum Site Area (square feet)	Minimum Lot Size (square feet)	Maximum Height (feet)
RR	Single-family	0%	0.75	0.12 <sup>6</sup>	50,000	50,000 <sup>1</sup>	35
	S.F. cluster	55%	1.45	0.20	20 Ac.	30,000 <sup>2</sup>	35
	Other uses	—	—	0.35	See Principal Uses Permitted		35
CR-1	Single-family	—	1.2	0.14	30,000	30,000 <sup>3</sup>	35
	S.F. cluster	40%	2.25	0.20	5 Ac.	10,000 <sup>3</sup>	35
	Perf. subd.	50%	5.0	0.35	5 Ac.	— <sup>3,4</sup>	35
	Other uses	—	—	0.35	See Principal Uses Permitted		35
CR-2	Single-family	—	0.75	0.14	50,000	50,000 <sup>1</sup>	35
	S.F. cluster Opt. 1	55%	1.65	0.25	10 Ac.	30,000 <sup>2</sup>	35
	S.F. cluster Opt. 2	65%	2.15	0.35	10 Ac.	20,000 <sup>2</sup>	35
	Other uses	—	—	0.35	See Principal Uses Permitted		35
VC	Single-family	—	1.8	0.26	20,000	20,000 <sup>3</sup>	35
	Single-family	—	0.75	0.26	50,000	50,000	35
	Perf. subd.	45%	5.0	0.35	5 Ac.	— <sup>3,4</sup>	35
	Other uses	—	—	0.65	50,000	20,000 <sup>3</sup>	35
MHP	Mobile home park	30%	4.5	0.27	20 Ac.	7,500 <sup>3</sup>	35
PC-1	All uses	—	—	0.70	20,000	20,000 <sup>3</sup>	35
PC-2	All uses	—	—	0.70	50,000	50,000 <sup>3</sup>	35
LI & HI	All uses	—	—	0.60	2 Ac.	2 Ac. <sup>3</sup>	35

**Notes:**

- <sup>1</sup> Each lot must be served with public water provided by a municipal authority. For lots not served with public water, there shall remain an additional 80,680 square feet of land that shall remain as deed restricted conservation land until such time as public water can serve the balance of the lot unless the proposed subdivision is a minor subdivision.
- <sup>2</sup> Each lot must be served by public water provided by a municipal authority and by individual on-lot sewage disposal systems.
- <sup>3</sup> Each lot must be served by public water and sewer provided by a municipal authority.
- <sup>4</sup> As required by § 160-23B(4).
- <sup>5</sup> No new lot may be created within any zoning district which exceeds the maximum impervious surface ratio due to existing and/or proposed impervious surface.
- <sup>6</sup> Maximum impervious surface ratio is 0.12 for subdivision plan design and building/permit applications for the initial lot development. After issuance of a use and occupancy permit for the dwelling, the property owner is permitted a maximum impervious surface ratio of 0.15.


**Article II 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 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.

ENACTED and ORDAINED at a regular meeting of the Hilltown Township Board of Supervisors on the 25<sup>th</sup> day of June, 2007. This Ordinance shall take effect immediately.

  
Richard Manfredi, Chairman

  
Jack McIlhinney, Vice Chairman

  
Barbara Salvadore, Member