

ORDINANCE NO. 70-3

FURTHER AMENDING THE HILLTOWN TOWNSHIP ZONING  
ORDINANCE OF 1959, ENACTED OCTOBER 30, 1959

BE IT ENACTED AND ORDAINED by the Board of Supervisors  
of the Township of Hilltown, County of Bucks and State of  
Pennsylvania, and it is hereby enacted and ordained by the  
authority of the same as follows:

SECTION 1. The Zoning Map of Hilltown Township is hereby amended  
in accordance with the map attached hereto and incorporated herein  
by reference.

SECTION 2. Section 200 is hereby amended by deleting therefrom  
the words "R-20 Residential Districts" and substituting therefor  
"M-F Multi-Family Residential Districts".

SECTION 3. Article V is hereby repealed, and a new Article V,  
reading as follows, is substituted therefor.

"ARTICLE V

M-F RESIDENTIAL DISTRICT

SECTION 500. Purpose. The purpose of the M-F Residential  
District is to provide for the orderly expansion of urban-  
type residential development; to confine such development in  
locations which can be feasibly supplied with urban-type  
facilities; to discourage activities of a commercial or in-  
dustrial nature or any activities not compatible with  
residential development; to provide for the public con-  
venience and avoid undue congestion on the roads; and to  
otherwise create conditions conducive to carrying out these

and the other broad purposes of this Ordinance as set forth in Section 100.

SECTION 501. Use Regulations. A building may be erected or used, and a lot may be used or occupied, for any of the following purposes and no other:

1. Any use permitted in the R-30 Residential Districts.
2. Multiple dwelling, apartment house or multiple dwelling group; provided, all dwellings are served by an off-site complete sewage disposal system approved by the Pennsylvania Sanitary Water Board and the Bucks County Department of Health.

SECTION 502. Area Regulations.

1. The area regulations as set forth in Article IV, section 402, shall apply to all uses other than multiple dwelling, apartment house and multiple dwelling group uses.
2. The following area regulations shall apply to every building or group of buildings hereafter erected or used as a multiple dwelling, apartment house or multiple dwelling group. In the case of a multiple dwelling group, the group of buildings as a unit shall comply with the provisions of this section:
  - a. Lot Area and Width. Every multiple dwelling or apartment house shall have a lot area per dwelling unit, or in the case of a

multiple dwelling group, an average lot area per dwelling unit, of not less than 3600 square feet. The minimum lot area shall be five (5) acres with a width of not less than three hundred (300) feet at the building line.

b. Building Area. Not more than thirty (30) percent of the area of each lot may be occupied by buildings.

c. Yards.

(1) Front Yard. There shall be a front yard on each street on which a lot abuts which shall be not less than fifty (50) feet in depth.

(2) Side Yards. There shall be two side yards for each multiple dwelling, apartment house or multiple dwelling group, neither of which shall be less than thirty (30) feet in depth.

(3) Rear Yard. There shall be a rear yard on each lot which shall be not less than forty (40) feet in depth.

d. Building Size. The greatest dimension in length or depth of an apartment building shall not exceed one hundred sixty (160) feet.

e. Minimum Room Sizes. Rooms in multiple dwellings, apartment houses or multiple dwelling groups shall have the following minimum areas, exclusive of closet space.

Any floor space exceeding forty (40) square feet, enclosed by partitions, or walls having case openings or doors of any type, shall be deemed a room. A basement shall not contain habitable rooms except for janitor's living quarters.

<u>Type of Room</u>	<u>Floor Area Sq. Ft.</u>
First Bedroom.....	160
Second Bedroom.....	120
Living Room.....	240
Dining Room.....	160
Dinette.....	120
Kitchen.....	80
Bath.....	40

- f. Minimum Habitable Floor Area. Each dwelling unit shall have not less than six hundred (600) square feet of gross habitable floor area, not including stairs and corridors.
- g. Accessory Building Exception. A private garage or other accessory building may be erected within a rear or side yard if separated by at least ten (10) feet from the main building; provided that no such accessory building shall be located less than ten (10) feet from a side lot line, nor less than ten (10) feet from a rear lot line. No accessory building shall exceed twenty (20) feet in height.

SECTION 503. Buffer Yard. Along each side or rear property

line which directly abuts a residence area not devoted to multiple dwelling uses, a strip of land, either in the district or in an adjoining district, not less than fifty (50) feet in width shall be landscaped and maintained as a buffer yard."

SECTION 4. Section 901 is amended to add the following to the Table of Uses:

9.1 Body Shops.

9.2 Truck Terminals.

SECTION 5. Section 1103 (3) is hereby amended by deleting the words "R-20 Residential Districts" and substituting therefor the words "M-F Multi-Family Residential Districts".

SECTION 6. A new section to be known as Section 1119 shall be added, reading as follows:

"SECTION 1119. No livestock shall be kept or maintained on any lot having an area of less than three (3) acres. The term "livestock" as used herein shall not include such small pets as dogs and cats but shall include, without limitation, horses, mules, donkeys, cattle, sheep and goats."

ENACTED AND ORDAINED into Ordinance this 5<sup>th</sup> day  
of August, A.D., 1970.

HILLTOWN TOWNSHIP SUPERVISORS

Elmer S. Hochman

Saul Traubfeld

J. Arthur Meyer