

ORDINANCE NO. 2016 - 002

AN ORDINANCE AMENDING CHAPTER 160 OF THE HILLTOWN TOWNSHIP CODE OF ORDINANCES TO REVISE THE TABLE OF PERFORMANCE STANDARDS RELATIVE TO INDIVIDUAL LOT IMPERVIOUS SURFACE RATIO FOR SINGLE FAMILY, SINGLE FAMILY CLUSTER, AND PERFORMANCE SUBDIVISIONS IN THE CR-1 DISTRICT; AND SINGLE FAMILY USES IN THE VC AND AQRC DISTRICTS.

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 is revised to read as follows:

Township of Hilltown Table of Performance Standards – Bulk and Area*								
1	2	3	4	5	6	7	8	9
District	Use	Minimum open space ratio	Maximum density (DU/AC) (refer note ⁶ and ⁷)	Development Plan Maximum impervious surface ratio ⁴	Minimum site area (square feet (sf) or acre (ac))	Minimum lot area	Individual Lot Maximum Impervious surface ratio ⁴	Maximum height (feet)
RR	Single-family	none	0.75 ⁶	0.12 ⁵	50,000 sf	50,000 sf ¹	0.15	35
	CMD	0.65	1.75 ⁷	0.25	10 ac	20,000 sf ^{2,B}	0.25	35
	S.F. cluster	0.55	1.45 ⁷	0.20	20 ac	30,000 sf ²	0.20	35
	Other uses	-	-	0.35	See Principal Uses Permitted			35
CR-1	Single-family	none	1.2 ⁶	0.14	30,000 sf	30,000 sf ²	0.20	35
	S.F. cluster	0.40	2.25 ⁷	0.20	5 ac	10,000 sf ²	0.42	35
	Perf. Subd.	0.50	5.0 ⁷	0.35	5 ac	- ^{2,3}	0.55	35
	Other uses	-	-	0.35	See Principal Uses Permitted			35
CR-2	Single-family	None	0.75 ⁶	0.12	50,000 sf	50,000 sf ¹	0.15	35
	S.F. cluster Opt. 1	0.55	1.65 ⁷	0.25	10 ac	30,000 sf ³	0.25	35
	S.F. cluster Opt. 2	0.65	2.15 ⁷	0.35	10 ac	20,000 sf ³	0.35	35
	CMD	0.70	2.20 ⁷	0.40	20 ac	10,000 sf ^{2,B}	0.40	35
	Other uses	-	-	0.35	See Principal Uses Permitted			35
VC	Single-family	none	1.8 ⁶	0.26	20,000 sf	20,000 sf ²	0.26	35
	Single-family	none	0.75 ⁶	0.12	50,000 sf	50,000 sf ¹	0.15	35
	Perf. Subd.	0.45	5.0 ⁷	0.35	5 ac	- ^{2,3}		35
	Traditional Neighborhood Development	0.20	6.0	0.70	5 ac	**		35
	Other uses	-	-	0.65	50,000 sf	20,000 sf ²		35
AQRC	AQR Community	0.40	2.5 ⁷	0.35	100 ac	9,600 ft. ²		35
	Single Family Detached	-	0.75 ⁶	0.12 ⁵	1.5 ac	50,000 ft. ¹	0.15	35
	Other uses	-	-	0.35	See Principal Uses Permitted			35
MHP	Mobile home park	0.30	4.5 ⁷	0.27	20 ac	7,500 sf ²	0.27	35
PC-1	All uses	-	-	0.70	20,000 sf	20,000 sf ²	0.70	35
PC-2	All uses	-	-	0.70	50,000 sf	50,000 sf ²	0.70	35
LI & HI	All uses	-	-	0.60	2 ac	2 ac ²	0.60	35

*Unless a more restrictive requirement is indicated in ZO Section 160-23.

**In accordance with requirements of Section 160-23 B.10.

Notes:
 1 Each lot must be served with public water provided by a municipal authority. For lots not served with public water, the minimum lot area is three (3) acres.

- ² Each lot must be served by public water and sewer provided by a municipal authority.
- ³ As required by §160-23B (4).
- ⁴ 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.
- ⁵ Maximum impervious surface ratio is 0.42 for subdivision plan design. After issuance of a use and occupancy permit for the dwelling, the property owner is permitted a maximum impervious surface ratio included in Column 8 of this table.
- ⁶ Density is determined by dividing the number of dwelling units by the Base Site Area (refer Section 160-25.B).
- ⁷ Density is determined by dividing the number of dwelling units by the Net Buildable Site Area (refer Section 160-25.A).
- ⁸ Environmentally sensitive lands to be preserved may be privately owned and included within individual lots exclusive of the minimum required lot area, but shall be permanently protected via recordation of a conservation easement.

Article II Repealer

All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed.

Article III Severability


If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is hereby declared as the intent of the Board of Supervisors of Hilltown Township, that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section, or part thereof not been included therein.

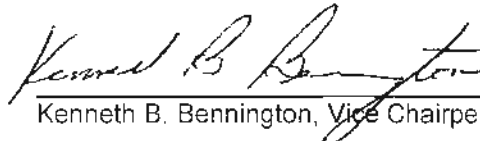
Article IV Effective Date

This Ordinance shall be effective five (5) days after enactment.

SO ENACTED AND ORDAINED this 22nd day of August, 2016.


**HILLTOWN TOWNSHIP
BOARD OF SUPERVISORS**


John B. McIlhinney, Chairperson


Kenneth B. Bennington, Vice Chairperson


James C. Groff, Supervisor

ATTEST:



Township Manager