

ORDINANCE NO. 2013 - 2

AN ORDINANCE AMENDING CHAPTER 160 OF THE HILLTOWN TOWNSHIP CODE OF ORDINANCES ADDING THE USE TITLED CORRECTIONAL FACILITY AND GROUP INSTITUTION, AMENDING THE HEAVY INDUSTRIAL ZONING DISTRICT TO ALLOW FOR THE USE AS A USE PERMITTED BY SPECIAL EXCEPTION, AMENDING REQUIREMENTS FOR NURSERIES, MOBILE HOMES, COMMUNICATION TOWERS AND CELLULAR TELECOMMUNICATIONS FACILITIES AND FENCES AND TERRACES IN YARDS, FOR COMPLIANCE WITH THE FEDERAL FAIR HOUSING ACT, DELETING USE B2 MOBILE HOME AND DELETING USE B8 GROUP HOME.

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 1 Section 160-4, Interpretation is revised to add Paragraph H as follows:

- H. Nothing contained in the provisions of this Chapter shall be interpreted or construed to permit discrimination against any person who suffers from a "handicap" as that term is defined in Section 3602 of the Fair Housing Act (42 U.S.C. Section 3602(h)) and is defined in Section 3602(h) of the Fair Housing Act (42 U.S.C. Section 3602(h)) and is protected as such from discrimination under the provisions of Section 3604(f) thereof (42 U.S.C. Section 3604(f) and the Zoning Officer is hereby authorized to make reasonable accommodation in the interpretation, application, and enforcement of the provisions of this Chapter and any rules, policies, practices or services implemented in conjunction therewith when such accommodation may be necessary to afford such person equal opportunity to use and enjoy a dwelling.

Article 2 Section 160-11 Cellular Telecommunications Facility is revised to read as follows:

Cellular Telecommunications Facility - The set of equipment and network components, including antennas, transmitters, receivers, base stations, cabling and accessory equipment, used to provide wireless data and telecommunications services. The term shall not include the wireless support structure.

- A. Collocation: the placement or installation of new wireless telecommunications facilities on previously approved and constructed wireless support structures, including self-supporting or guyed monopoles and towers, electrical transmission towers, water towers or any other structure not classified as a wireless support structure that can support the placement or installation of wireless telecommunications facilities if approved by the municipality. The term includes the placement, replacement, or modification of accessory equipment within a previously improved equipment compound.
- B. Replacement: the replacement of existing wireless telecommunications facilities on an existing wireless support structure or within an existing equipment compound due

to maintenance, repair, or technological advancement with equipment composed of the same wind loading and structural loading that is substantially similar in size, weight, and height as the wireless telecommunication facilities initially installed and that does not substantially change the physical dimensions of the existing wireless support structure.

- C. Substantial Change: (1) any increase in height of the wireless support structure by more than 10% or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed 20 feet, whichever is greater or (2) any further increase in height of a wireless support structure which has already been extended by more than 10% of its originally approved height or by the height of one additional antenna array.
- D. Wireless Support Structure: a freestanding structure, such as a guyed or self-supporting monopole or tower, electrical transmission tower, water tower or other structure not classified as a wireless support structure that could support the placement or installation of wireless telecommunications facilities if approved by the Township.

Article 3 Section 160-17. Applicability of Regulations is revised to read as follows:

Except as provided by law or by this chapter, in each district no building, structure, or land shall be used or occupied except for the purposes permitted in Section 160-22 and for the zoning districts so indicated except that any legally existing use B-1, Single Family Dwelling that is not a mobile home located in the MHP Zoning District shall be regulated and allowed to be used and expanded per the dimensional requirements of the CR-2 Zoning District, until such time as the principal use shall cease to be a B-1, Single Family Dwelling. In addition, only one principal use shall be permitted on any property, parcel, lot or tract of land located in the PC-2 District.

Article 4 Section 160-11 Family is revised to read as follows:

Family One person or two or more persons, related by blood, foster relationship, marriage or adoption, and in addition, any domestic servants or gratuitous guests thereof; or one or more persons who need not be so related, and, in addition, domestic servants or gratuitous guests thereof, who are living together in a single, nonprofit dwelling unit and maintaining common household with single cooking facilities; and including such other uses related to the occupancy thereof by persons who suffer from a "handicap" as that term is defined in Section 3602(h) of the Fair Housing Act (42 U.S.C. Section 3602(h)) and who are protected as such from discrimination under the provisions of Section 3604 thereof (42 U.S.C. Section 3604), and uses accessory thereto, and no other. The word "family" as used herein shall not include roomers, boarders or lodgers (except those protected as suffering from a "handicap" under the provisions of Sections 3602(h) and 3604 of the Fair Housing Act) or any use otherwise defined, described or regulated in the Chapter.

Article 5 Section 160-23.A (2), Nursery is revised to read as follows:

A2 Nursery. Nursery uses shall be the growing of plants, shrubs, or trees, either from seed or from immature plants that are raised to marketable size. [revised 2-22-2010 by Ord. 2010-01]

- (a) Nursery products may be sold at a Roadside Stand located upon the property.
 - [1] Pursuant to the Right to Farm Act, 3 P.S. §953 (b), fifty percent (50%) or more of the nursery products sold at the Roadside Stand must be produced on the property.
 - [2] A Roadside Stand shall not exceed a maximum size of two hundred and fifty (250) square feet; and shall also provide, to the satisfaction of the Township Zoning Officer, a safe means of ingress and egress from a public street as well as sufficient off-street parking to accommodate customers.
- (b) The sale of nursery products sold from a stand or structure greater than two hundred and fifty (250) square feet shall not be permitted as a part of an A2 Nursery Use. They shall be considered an EI Retail Store Use and shall be subject to the requirements and standards of that use.
- (c) A lot area of not less than three (3) acres shall be required.
- (d) Maximum impervious surface ratio: 15%.
- (e) All structures and buildings shall meet the yard and setback requirements for all other uses for the district in which the nursery is located.
- (f) If any new well is required and/or proposed as a part of an A2 Nursery Use, the applicant shall submit to the Township satisfactory documentation as to whether or not the applicant is required to:
 - [1] Register its proposed water withdrawal and use with the Pennsylvania Department of Environmental Protection in accordance with 25 Pa. Code Chapter 110, as may be amended from time to time; and/or
 - [2] Obtain a protected area permit from the Delaware River Basin Commission in accordance with 18 C.F.R. Part 430, as may be amended from time to time.

Article 6 Section 160-23.B (1), B1 Single Family Detached Dwelling is revised to read as follows:

B1 Single-Family Detached. Single-family detached dwelling, including mobile homes on individual lots with no required public or community open space. Section 160-26 contains the density and minimum lot area requirements for each zoning district. Once density and lot area are so determined, other appropriate dimensional requirements are governed by the following table:

District	Minimum Lot Area (Square feet)	Width at Building Line (feet)	Maximum Height (feet)	Minimum Yards (each)		
				Front	Side	Rear
RR	50,000	150	35	50	25	75
CR-1	30,000	125	35	45	20	60

CR-2	50,000	125	35	45	20	60
VC	20,000	100	35	35	20	50

(a) Parking: two off-street parking spaces per dwelling unit

Article 7 Section 160-23.B (4), Performance Subdivision, Subsection (d) [9] [a] is revised to delete the column titled "Average Apartment Area (square feet)."

Article 8 Section 160-23.B (4), Performance Subdivision, Subsection (d) [10] [a] is revised to delete the column titled "Average Apartment Area (square feet)."

Article 9 Section 160-23.B (5), Conversion, Subsection (c) is revised to delete the column titled "Minimum Unit Size (square feet)."

Article 10 Section 160-23.B (6) Mobile Home Park, first paragraph is revised to read as follows:

- (6) B6 Mobile Home Park. A parcel of land under single ownership which has been planned and improved entirely for placement of mobile homes for nontransient use, consisting of two or more mobile home lots for sale or rent. Mobile home parks shall be subject to all provisions of this chapter. A distinction shall be made between single-wide (single width) mobile homes and double-wide (double width) mobile homes and shall conform to the following standards subject to meeting all performance requirements of Article V in Chapter 140, Subdivision and Land Development. Mobile home parks shall comply with all of the following standard requirements:

Article 11 Section 160-23.B (6) Mobile Home Park, Paragraph (a) is revised to read as follows:

- [1] All double-wide (double width) mobile home units shall be subject to standards defined in Subsection B (4) (a).
- [2] All single-wide (single width) mobile home units shall be subject to the following dimensional requirements:
 - [a] Minimum lot area: 7,500 square feet.
 - [b] Minimum lot width at setback line: 60 feet.
 - [c] Minimum yards:
 - [i] Front: 20 feet.
 - [ii] Rear: 30 feet.
 - [d] Minimum unit spacing: 30 feet.
 - [e] Off-street parking spaces: two.

Article 12 Section 160-23.B (7), Retirement Village, Subsection (d) is revised to read as follows:

- (d) A minimum of one of the individual homeowners/tenants must be at least 55 years of age, with no children at home under the age of 18, as provided for in Section 3607 of the Fair Housing Act.

Article 13 Section 160-23.B (8), Group Home is deleted in its entirety.

Article 14 Section 160-23.C16, Correctional Facility and Group Institution is added to read as follows:

C16 Correctional Facility and Group Institution whether such use is owned and operated by the County of Bucks, Commonwealth of Pennsylvania or a private entity shall be limited to the following:

- (a) A juvenile detention facility as described and regulated in 41 Pa.C.S.A. § 6327.
- (b) A rehabilitation center providing for minimum security detention of prisoners for work release or partial confinement. Such rehabilitation centers shall not include facilities for the total confinement of prisoners who have been sentenced or who are awaiting trial.
- (c) A penitentiary, correctional institution or prison.
- (d) A Correctional Facility or Group Institution is permitted by special exception within the Heavy Industrial (HI) Zoning District.
- (e) The following dimensional regulations shall apply:
 - 1. minimum lot area shall be four acres;
 - 2. minimum lot width shall be 300 feet;
 - 3. minimum front yard shall be 100 feet;
 - 4. minimum side yards shall be 75 feet each except where the side yard abuts a residential use or zoning district, then the minimum side yard shall be 100 feet;
 - 5. minimum rear yard shall be 75 feet except where the rear yard abuts a residential use or zoning district, then the minimum side yard shall be 100 feet;
 - 6. maximum impervious surface shall be 60%;
 - 7. maximum building coverage shall be 25%; and
 - 8. maximum height of building and structures shall be 60 feet.
- (f) All Correctional Facilities and Group Institutions shall comply with the following general standards and requirements, which the applicant bears the burden of establishing in pursuing its special exception application:
 - 1. A land development plan shall be accurately prepared for the proposed use. The land development plan shall show the location and the dimensions of the Correctional Facility or Group Institution, off-street parking areas, private

entrances, walkways, fencing and landscaping; and shall comply with all other requirements of Chapter 140 of the Hilltown Code of Ordinances.

2. One (1) off-street parking space shall be provided per employee, computed on the basis of the estimated maximum number of employees that could be present at any given time, plus one space for every three (3) persons residing within the Correctional Facility or Group Institution.
3. The design, construction and operations of the Correctional Facility shall be supported by expert study as to every aspect of the facility. The implementation of the conclusions of those studies shall be subject to the review and approval of the Township through the special exception process.
4. The applicant shall provide documentation that the Correctional Facility or Group Institution has been licensed by the appropriate federal and/or Pennsylvania agencies (the Agencies") and shall meet all current regulations of the Agencies, including those standards governing indoor space and applicable state and local building and fire safety codes. The applicant shall maintain a current and valid license from the Agencies, as applicable.
5. The applicant shall provide evidence that a manager or supervisor of the agency or operator of the Correctional Facility or Group Institution shall be available twenty-four (24) hours per day, seven (7) days a week. Immediate, emergency contact with the agency or operation of the Correctional Facility or Group Institution shall be available to the authorized representatives of the Township.
6. The applicant shall further provide evidence to establish that its proposed Correctional Facility or Group Institution, its facilities and its operation will neither cause a threat to the public health, safety or welfare, nor constitute a threat to the safety of the nearby residents or properties. The applicant shall, as a condition of any special exception approval for a Correctional Facility, be required to supply the Township Chief of Police, within three (3) days of the admission, transfer or release of any individual inmate into or from the Correctional Facility, with the name, physical description, sentence and list of offenses for which the inmate has been convicted. This requirement shall not apply to inmates or juvenile residents adjudicated of violent offenses that are not expected to be housed within the Correctional Facility for fewer than five (5) days. With respect to Correctional Facilities that provide housing for juveniles adjudicated of violent offenses, the applicant shall provide the Township Chief of Police, within three (3) days with a list of the offenses for which he juvenile has been adjudicated, noting that the aforesaid list of offenses shall not include personal or identifying information and shall comply with all applicable privacy laws. The applicant shall further be required, as a condition of any special exception approval for said use, to maintain a photograph of each current inmate or juvenile resident of a Correctional Facility, which may be supplied to the Chief of Police in the event of an emergency or other incident requiring police intervention.
7. The applicant must develop an emergency management plan, subject to the annual review by the Township, in the event of a catastrophic event resulting from flooding, fire, snow, ice, earthquake, utility outage or other catastrophic

event. The emergency management plan should be submitted to the Township Police Chief, Zoning Officer, and Emergency Management Coordinator for review and consideration prior to the issuance of the use and occupancy permit and biannually (every other year) on or before January 31 of such year.

8. The Zoning Hearing Board shall attach to any approval conditions ensuring appropriate security measures, including, but not limited to, fencing or other barriers, cameras, lighting, guards, sign-in and sign-out sheets, curfews for residents, patrolling of the property, the use of guard dogs, sirens and direct alarms with the Police Department.

Article 15 Section 160-23.F (6), Communications Tower and Cellular Telecommunications Facility is revised to read as follows:

- (6) F6 Communications Tower and Cellular Telecommunications Facility. A communications tower or a cellular telecommunications facility is permitted under a variety of circumstances in various zoning districts. The standards which follow cover the various ways that these uses are permitted.
 - (a) The following general provisions apply to all communications towers and cellular telecommunications facilities. The general standards are in addition to the provisions for the particular applications specified in Subsection F (6) (b) and (c) below.
 - [1] The location of the tower and equipment building shall comply with all natural resource protection standards of this Chapter.
 - [2] Notwithstanding the requirements of §160-33, the following buffer plantings shall be located around the perimeter of the security fence:
 - [a] An evergreen screen shall be planted that consists of either a hedge with a minimum height of four feet, planted three feet on center maximum, or a row of evergreen trees with a minimum height of six feet, planted 10 feet on center maximum. Plant material and installation shall conform to Section 140-37 of the Subdivision Ordinance.
 - [b] Existing vegetation (trees and shrubs) shall be preserved to the maximum extent possible.
 - [3] An eight-foot-high security fence shall completely surround the tower (and guy wires if used) and equipment building.
 - [4] The tower shall be designed and constructed to all applicable standards of the American National Standards Institute, ANSI/EIA 222-E manual, as amended. In addition, all towers and support structures shall be designed to permit accommodation of future users in a manner approved by the Township.
 - [5] A soil report complying with the standards of Appendix 1: Geotechnical Investigations, ANSI/EIA 222-E manual, as amended, shall be submitted to the Township to document and verify the design specifications of the foundation for the tower and anchors for the guy wires, if used.

- [6] All plans and drawings for the tower and antenna shall contain a signature and seal of a professional structural engineer, licensed in the Commonwealth of Pennsylvania.
 - [7] The tower and antenna shall be designed to withstand wind gusts of at least 100 miles per hour.
 - [8] An antenna may not be located on a building or structure that is listed on a historic register or is in a historic area.
 - [9] Any guy wires attached to a tower must be anchored within the same lot as the tower and no closer than 10 feet from any lot line.
 - [10] A communications tower or a cellular telecommunications facility shall not be permitted on land that has been dedicated to Hilltown Township as open space.
 - [11] Excluded from regulation under this subsection is any use involving a tower or antenna the top of which is less than 50 feet above the ground and which is either a noncommercial use or a use related to the principal use on a lot.
- (b) Use in nonresidential districts Q, PC-1, PC-2, LI, HI, and VC.
- [1] A communications tower or a cellular telecommunications facility is permitted as a special exception in nonresidential districts Q, PC-1, PC-2, LI, HI, and VC; except where the communications tower or cellular telecommunications facility is located on a Hilltown Township owned parcel the use shall be permitted by right; subject to the following conditions:
 - [a] The existing use on the lot may be any permitted use in the district or any lawful nonconforming use and need not be affiliated with the communications provider.
 - [b] The tower and equipment building shall be fully automated and unattended on a daily basis and shall be visited only for periodic maintenance.
 - [c] The minimum lot area shall be the area needed to accommodate the tower (and guy wires, if used), the equipment building, security fence and buffer planting, but in no event less than the minimum lot area for that district.
 - [d] The minimum setback for the tower shall be no less than the height of the tower plus twenty (20) feet. The minimum setback for the equipment building shall be that established for that district.
 - [e] The vehicular access to the equipment building shall, whenever feasible, be provided along the circulation driveways of the existing use.
 - [f] The maximum height of a tower shall be 200 feet.

- [g] In a VC District, a communication tower or a cellular communications facility must be in combination and attached to an existing municipal structure or municipal building and shall be governed by the provisions of Subsection F(6)(b)[2] of this section.
- [2] Combined with an existing structure. Where possible, an antenna for a communications tower or a cellular telecommunications facility shall be attached to an existing structure or building subject to the following conditions of this paragraph and whenever an antenna for a communications tower or a cellular telecommunications facility is proposed in a VC District, it shall be attached to an existing municipal structure, building or facility subject to the following conditions:
 - [a] The maximum height of the antenna shall be 25 feet above the existing building or structure.
 - [b] If the applicant proposes to locate the related equipment in a separate building, the building shall satisfy the following conditions:
 - [i] The building shall comply with the minimum setback requirements for that district.
 - [ii] An eight-foot-high security fence shall surround the building.
 - [iii] A buffer yard shall be planted in accordance with Subsection F (6) (a) [2].
 - [iv] Vehicular access to the building shall not interfere with the parking or vehicular circulation on the lot for the principal use.
 - [c] Elevation of the existing structure showing width, depth and height, and engineering data about the antenna and existing structure, such as antenna size and weight and load bearing capacity of the existing structure, shall be presented.
- (c) A communications tower or a cellular telecommunications facility is permitted as a special exception in residential districts MHP, AQRC, CR-1, CR-2, and RR except where communications tower or cellular telecommunications facility is located on a Hilltown Township owned parcel the use shall be permitted by right; subject to the following conditions:
 - [1] The tower and equipment building shall be fully automated and unattended on a daily basis and shall be visited only for periodic maintenance.
 - [2] Sole use on a lot or combined with a residential use: A communications tower or a cellular telecommunications facility is permitted on a lot within an existing use (or on a vacant lot) subject to the following conditions:
 - [a] The tower and equipment building shall be fully automated and unattended on a daily basis and shall be visited only for periodic maintenance.

- [b] The minimum lot area shall be 10 acres,
 - [c] The minimum setback for the tower shall be no less than the height of the tower plus twenty (20) feet. The minimum setback for the equipment building shall be that established for that district.
 - [d] The vehicular access to the equipment building shall, whenever feasible, be provided along the circulation driveways of the existing use.
 - [e] The maximum height of a tower shall be 150 feet.
 - [f] Subject to the provisions of Subsection F (6) (a) [11], an antenna shall not be attached to a residence.
- [3] Combined with a nonresidential use. An antenna may be attached to a nonresidential use that is a permitted use in the district, including but not limited to a church, a municipal or governmental building or structure owned by a utility, upon satisfaction of the following conditions:
- [a] The maximum height of the antenna shall be 25 feet above the existing building or structure.
 - [b] If the applicant proposes to locate the related equipment in a separate building, the building shall satisfy the following conditions:
 - [i] The building shall comply with the minimum setback requirements for that district.
 - [ii] An eight-foot-high security fence shall surround the building.
 - [iii] A buffer yard shall be planted in accordance with Subsection F (6) (a) [2].
 - [iv] Vehicular access to the building shall not interfere with the parking or vehicular circulation on the lot for the principal use.
 - [v] Elevation of the existing structure showing width, depth and height, and engineering data about the antenna and existing structure, such as antenna size and weight and load bearing capacity of the existing structure, shall be presented.
- [4] Located on a nonresidential lot: A tower to support an antenna may be constructed on a lot with a nonresidential use that is a permitted use in the district including but not limited to a church, a municipal or governmental building or facility, an agricultural use and a utility use upon satisfaction of the following conditions:
- [a] The minimum setback for the tower shall be no less than the height of the tower plus twenty (20) feet. The minimum setback for the equipment building shall be that established for that district.
 - [b] The maximum height of the tower shall be 150 feet.

- [c] The tower and equipment building shall be fully automated and unattended on a daily basis and shall be visited only for periodic maintenance.
 - [d] The minimum lot area shall be the area needed to accommodate the tower (and guy wires, if used), the equipment building, security fence and buffer planting, but in no event less than the minimum lot size for that district.
 - [e] The vehicular access to the tower and equipment building shall be provided along the circulation driveways of the existing use.
- (d) In addition to the conditions set forth above, the following criteria shall be applied in evaluating an application for a communications tower or cellular telecommunications facility:
- [1] The applicant shall demonstrate that the tower is the minimum height necessary for the area served and that the tower or facility must be located on the subject lot to serve the intended purpose. The applicant shall further demonstrate that it has investigated utilizing municipally owned properties and such properties are either unavailable or cannot meet the service requirements of the applicant.
 - [2] The applicant shall demonstrate that any newly constructed equipment building is the minimum height necessary to house the equipment for the facility. Consideration may be given to increased height for a peaked roof or a design which is more compatible with a residential or rural setting. In any event, the maximum building height for the applicable zoning district may not be exceeded.
 - [3] The applicant shall present documentation that the tower is designed in accordance with the standards cited above.
 - [4] The applicant shall demonstrate that the proposed tower complies with all state and federal laws and regulations concerning aviation safety.
 - [5] If the application is not for the addition of an antenna to an existing structure, the applicant shall demonstrate that, after thorough investigation, it was unable to utilize an existing structure.
 - [6] Where the tower or facility is to be located on a lot with another use, the applicant shall present documentation that the owner of the lot has granted an easement for access to the proposed tower or facility and that vehicular access is provided to the tower or facility.
 - [7] The applicant shall design a tower to permit collocation of at least three other communication companies' equipment on the tower upon payment to the applicant of a commercially reasonable fee by the other companies and upon consideration by the applicant of the request for collocation within a commercially reasonable time.

- [8] The applicant shall provide evidence acceptable to the Township that provides for the prompt removal of the tower or facility should it cease to be used for receiving or transferring telecommunication, radio, or other signals.
- (e) Modification, Replacement and Collocation of an existing wireless telecommunications facility shall be permitted by-right, provided all of the following requirements are met:
- [1] the proposed collocation, modification or replacement may not substantially change the physical dimension of the wireless support to which the wireless telecommunications facilities are to be attached.
 - [2] the proposed collocation, modification or replacement may not further increase the height of a wireless support structure which had already been extended by more than 10% of its originally approved height or by the height of the one additional antenna array, unless approved by the Township.
 - [3] the proposed collocation, modification or replacement may not increase the dimensions of the equipment compound approved by the Township.
 - [4] the proposed collocation, modification or replacement must comply with the applicable conditions of approval applied to the initial wireless telecommunications facilities, equipment compound and wireless support structure.
 - [5] the proposed collocation, modification or replacement may not exceed the applicable wind loading and structural loading requirements for the wireless support structure.

Article 16 Section 160-25 Site Capacity Calculations, Subsection B (2) is revised to replace "net buildable site area" with "base site area".

Article 17 Section 160-54 Fences and Terraces in Yards is revised to read as follows:

The yard requirements shall not apply to fences, or walls less than eight feet in height above the finished grade in the side and rear yards and four feet in front yards, nor to terraces, steps, uncovered and unenclosed porches, nor to similar features less than three feet above the finished grade, subject nevertheless to provisions of Article IV, §160-231 (2) (a)

Article 18 Section 160-22 Table of Use Regulations, B2 Mobile Home is deleted.

Article 19 Section 160-22 Table of Use Regulations, B8 Group Home is deleted.

Article 20 Section 160-22 Table of Use Regulations, C16 Correctional Facility and Group Institution is added to read as follows:

Township of Hilltown
Table of Use Regulations
N=Not Permitted; Y=Permitted By-Right;

CU=Conditional Use; SE=Special Exception

Use	RR	CR-1	CR-2	VC	LI	HI	PC-1	PC-2	MHP	Q	AQRC
C16 Correctional Facility and Group Institution	N	N	N	N	N	SE	N	N	N	N	N

Article 21 Section 160-22 Table of Use Regulations, F6 Communications Tower and Cellular Telecommunications Facility is revised to read as follows:

**Township of Hilltown
Table of Use Regulations**
N=Not Permitted; Y=Permitted By-Right;
CU=Conditional Use; SE=Special Exception

Use	RR	CR-1	CR-2	VC	LI	HI	PC-1	PC-2	MHP	Q	AQRC
F6 Communications Towers and Cellular Telecommunications Facilities	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE

Article 22 Severability

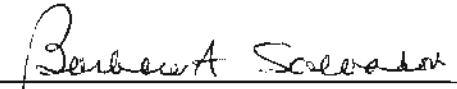
If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It 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.

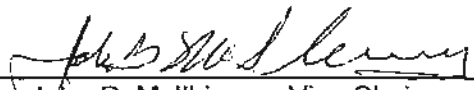
Article 23 Effective Date


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

SO ENACTED AND ORDAINED this 28th day of May, 2013.

**HILLTOWN TOWNSHIP
BOARD OF SUPERVISORS**


Barbara A. Salvadore, Chairperson


John B. McIlhinney, Vice Chairperson


James C. Giff, Supervisor