TOWNSHIP OF HILLTOWN
BUCKS COUNTY, PENNSYLVANIA

ORDINANCE NO. 2010 - /-

AN ORDINANCE OF THE TOWNSHIP OF HILLTOWN AMENDING PROVISIONS
OF THE CODE OF ORDINANCES, CHAPTER 160, SECTION 160-23.A,
AGRICULTURAL AND HORTICULTURAL USES

The Hilltown Township Board of Supervisors, upon review by the Bucks County
Planning Commission and the Hilltown Township Planning Commission, hereby enacts and
ordains the following Ordinance amending the Hilltown Township Code of Ordinances, Chapter
160, Section 160-23.A, Agricultural and Horticultural Uses:

Article I - Section 160-11. Definitions is hereby amended to include the following
definition:

Roadside Stand. A Roadside Stand is a building or structure for the display and
sale of agricultural products. A Roadside Stand shall not contain a basement or
cellar; and shall not be provided with either water or sanitary sewer service.

Article II - Section 160-23.A, Agricultural and Horticultural Uses, paragraph A(2)
Nursery is revised to read as follows:

Nursery uses shall be the growing of plants, shrubs, or trees, either from seed or
from immature plants that are raised to marketable size.

Article III - Section 160-23.A(2), Nursery, is hereby amended to add the following
provisions:

(a) Nursery products grown upon the property may be sold at a Roadside
Stand located upon the property.

   i. A Roadside Stand shall sell only products grown on the property
      upon which the Roadside Stand is located.

   ii. 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 not grown on site, or 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 E1 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.
Maximum impervious surface ratio: 15%.

All structures and buildings shall meet the yard and setback requirements for all other uses for the district in which the nursery is located.

All applicants are required to submit a water impact study performed by a hydrologist or professional engineer if any new well is required and/or proposed as a part of an A2 Nursery use. The study shall include a discussion of existing water availability and potential water usage, and shall be submitted with the zoning application.

i. The water impact study shall be performed in accordance with the requirements of Section 140-22 of the Hilltown Township Subdivision & Land Development Ordinance.

ii. The applicant seeking approval of a permit for a new well to serve an A2 Nursery use shall be responsible for any adverse effect caused by the applicant's well(s) to any residential domestic water supply well existing prior to the issuance of a well drilling permit.

iii. Any permitted new wells shall contain a meter to monitor the ongoing record of water usage. Any increase in usage beyond the baseline level proposed and submitted as a part of the application permit for that well shall require review by the Zoning Officer.

Article IV -- Section 160-22 Table of Use Regulations, Use A2 is revised as follows:

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<th>CR-2</th>
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ENACTED AND ORDAINED as an Ordinance of the Township of Hilltown this 22nd day of February, 2010.

HILLTOWN TOWNSHIP
BOARD OF SUPERVISORS

[Signatures]

HT09 A2 Use Amendments