

ORDINANCE NO. 2007- 4

AN ORDINANCE OF THE HILLTOWN TOWNSHIP BOARD OF SUPERVISORS AMENDING CHAPTER 160 OF THE CODE OF HILLTOWN TOWNSHIP BY ADDING A NEW ZONING DISTRICT ENTITLED "AQRC - AGE QUALIFIED RESIDENTIAL COMMUNITY DISTRICT"; PROVIDING USE, AREA AND DESIGN REGULATIONS, INDIVIDUAL LOT AREA AND BULK REQUIREMENTS AND GENERAL REQUIREMENTS GOVERNING THE AQRC - AGE QUALIFIED RESIDENTIAL COMMUNITY DISTRICT.

WHEREAS, the Board of Supervisors of Hilltown Township, Bucks County, Pennsylvania, has enacted Chapter 160 of the Code of Hilltown Township which contains, among other things, zoning provisions governing residential zoning districts in Hilltown Township; and

WHEREAS, the Board of Supervisors is empowered by the Pennsylvania Municipalities Planning Code to amend the Hilltown Township Zoning Ordinance from time to time as it deems desirable and necessary; and

WHEREAS, the Board of Supervisors desires to amend Chapter 160 of the Code of Hilltown Township to establish a new residential zoning district entitled "AQRC - Age Qualified Residential Community District"; and to provide use regulations, area and design regulations, individual lot area and bulk requirements and general requirements governing the development of active adult communities for persons 55 years of age and over; and

WHEREAS, the Board of Supervisors of Hilltown Township has determined that the establishment of the AQRC - Age Qualified Residential Community Zoning District is in the best interest of the health, safety, and welfare of the residents of Hilltown Township;

NOW, THEREFORE, be it, and it is hereby ORDAINED by the Board of Supervisors of Hilltown Township upon review by the Bucks County Planning Commission and the Hilltown Township Planning Commission the following Ordinance amendment:

1. Section 160-11, Definitions. The term "Impervious Surface Ratio" is revised to read as follows:

Impervious Surface Ratio: The impervious surface ratio is a measure of the intensity of the use of a piece of land. It is measured pursuant to Section 160.25 Site Capacity Calculations. Within a development site, land area and proposed impervious surface required for construction of new public streets or private streets constructed pursuant to an approved Age Qualified Residential Community plan shall not be included to determine the Impervious Surface Ratio of a site.

2. Section 160-13 (Classes of Districts) is hereby amended to add:

A.(9) AQRC District: Age Qualified Residential Community.

3. Section 160-16. Statements of purpose and intent for districts and special hazard areas is amended to add:

- (9) Age Qualified Residential Community. The Age Qualified Residential Community District is intended to provide for private residential community living and different housing options for older residents. The District requires both active and passive recreational facilities.
- 4. The official Zoning Map of Hilltown Township is amended to change the zoning classifications of Parcels 15-17-70, 15-17-74, 15-17-75-1, 15-17-77, and 15-29-52 from Rural Residential (RR) District to Age Qualified Residential Community (AQRC) District.
- 5. Section 160-23. Use Type Regulations is amended to add the following:
 - (9) B9 Age Qualified Residential Community
 - (a) Area and Design Regulations for tracts of land in an Age Qualified Residential Community:
 - [1] Minimum Base Site Area: One Hundred (100) acres.
 - [2] Maximum Density: Two and a half (2.5) dwelling units per acre based on net buildable site area.
 - [3] Maximum Building Coverage: Twenty-five (25) percent of the net buildable site area.
 - [4] Maximum Impervious Surface: Thirty-five (35) percent of the net buildable site area.
 - [5] Minimum Open Space - Forty Percent (40%).
 - [6] Buffer yard: A Type 1 buffer yard shall be provided along all property lines of the tract and shall meet the requirements of Sections 160-33 and 160-34 of this Ordinance. Buffer yards within an Age Qualified Residential Community shall be available for stormwater management purposes.
 - (b) This use may include the following dwelling types:
 - [1] Use B1. Single – Family Detached.
 - [2] Quadruplex. A quadruplex is a residential dwelling consisting of four units which are attached by their garages. All units have separate access.
 - (c) Area and Bulk requirements for Quadruplex Development:
 - [1] Minimum Lot Area per Quadruplex: 9,600 square feet.
 - [2] Minimum Building Setback: street cartway – Twenty (20) feet from the face of the curb and thirty (30) feet from the garage entrance.

- [3] Minimum Building Setback from site boundary: Three hundred (300) feet from existing street line and one hundred (100) feet from property line. When adjacent uses are nonresidential, the setback from the street line may be reduced to one hundred (100) feet.
 - [4] Minimum Distance Between Quadruplex Buildings: Thirty (30) feet.
 - [5] Maximum Number of Dwelling Units Per Quadruplex Building: Four (4).
 - [6] Minimum Quadruplex Unit Parcel Width: Forty (40) feet.
 - [7] Minimum Quadruplex Unit Parcel Depth: Sixty (60) feet.
 - [8] Each Quadruplex unit parcel shall have a minimum area of 2,400 square feet.
 - [9] There shall be a minimum twenty (20) feet distance between a parking lot and any dwelling unit, and a minimum twenty (20) feet between a parking lot and any interior cartway.
 - [10] Parking: Two and one-half (2.5) off-street parking spaces per dwelling unit. Spaces within a garage may count toward this minimum requirement, provided conversion of the garage into habitable or storage areas that preclude the parking of vehicles is prohibited in the Declaration recorded against the property.
- (d) Area and bulk requirements for single family detached dwellings within an Age Qualified Residential Community shall meet the bulk and area requirements of Section 160-23 (B1) of this Ordinance for the RR District.
- (e) Permitted Accessory Uses:
- [1] Outdoor recreation facilities, including but not limited to, tennis courts, swimming pools, walking paths, golf putting/chipping area, and shuffleboard courts.
 - [2] Clubhouse/community center consisting of auditorium, activity rooms, kitchen areas, craft rooms, fitness, lounges or similar facilities limited to use by members of the community and invited guests.
 - [3] Guard house and/or entrance gates.
 - [4] Administrative offices used for the management of the community.
 - [5] Greenhouse. (Commercial sale of plants and produce from a greenhouse permitted as an accessory use to an AQRC use is prohibited).

(f) General Requirements:

- [1] All buildings within an age qualified district shall be served by public sanitary sewer service and public water supply as approved by Hilltown Township; and built pursuant to specifications of the Hilltown Township Water and Sewer Authority.
- [2] Open space shall be restricted from further subdivision and development by the Declaration establishing the age restriction and duly recorded in the Office of the Recorder of Deeds of Bucks County. Required open space shall be owned and maintained by a homeowners association or dedicated to the Township at the discretion of the Board of Supervisors.
- [3] Streets within the community may be gated and private and shall be owned and maintained by a homeowners or condominium association. All streets shall be constructed to Township standards for public residential streets as constructed within the Subdivision and Land Development Ordinance, except that all such streets within the proposed development shall be owned and maintained by a homeowners association. Streets shall have a minimum cartway width of 26 feet and be designed to accommodate emergency vehicles. The Board of Supervisors may impose parking restrictions on one side of the streets within the community and may ban parking on both sides of the streets if a street centerline radius is approved which does not meet requirements of the Subdivision and Land Development Ordinance for street alignment for local streets. A utility easement area shall be provided along all streets to provide suitable area for the location of utility lines.
- [4] A pedestrian circulation system shall consist of sidewalks on one side of internal streets provided as an integral part of the proposed development.
- [5] Occupancy of units shall be in accordance with the Federal Fair Housing Act and Pennsylvania State Human Relations Act.
- [6] Declaration of Age Qualification: Subsequent to the approval of the Plan for the first phase of the development, but prior to the recording of the plan, the Developer shall record a Declaration against the property being developed, in a form acceptable to the Township Solicitor, binding the property and owners to the minimum of one (1) permanent occupant being age 55 years and older, which will be applicable to the project and in accordance with both Federal and State Law. The Declaration shall be presented to the Township prior to final plan approval and the Township must be satisfied with the legal arrangements to ensure adherence to the age restriction. All other homeowner's documents shall be prepared as well in a form acceptable to the Township.

- [7] The Township Police Department shall be given the right to enforce the provisions of the Pennsylvania Motor Vehicle Code on streets throughout the development.
 - [8] All structures shall be designed to protect and preserve the character of the area. A variety of architectural features and building materials are required to give each building or group of buildings a distinct character, unless otherwise approved by the Hilltown Township Board of Supervisors. New structures shall follow complimentary designs. The proposed architectural styles, building scale, design, materials of the buildings and structures with proposed building elevations and pictures (including dimensions of building height and width and faced treatment) shall be submitted for approval to the Board of Supervisors before any building permits can issue.
- (g) Recreational Facilities shall be required as follows:
- [1] Recreation facilities shall include both passive and active. Examples of active types shall be tennis courts, swimming pool, horseshoes, bocce ball courts, lawn games, etc. Passive types would include picnic groves, walking trails, nature areas, etc.
 - [2] Multi-purpose trails shall be constructed through the open space area. Trails shall have a minimum width of six (6) feet and be constructed with asphalt or other surface approved by the Township. Benches and trash receptacles shall be provided along the trails in appropriate areas designated by the Township.
 - [3] Proposed recreation facilities are subject to review and approval by the Township.
- (h) Clubhouse/Community Center:
- [1] A clubhouse/community center shall be required and include the following facilities:
 - [a] Meeting hall/multi-purpose room.
 - [b] Classrooms/small meeting rooms.
 - [c] Indoor pool or other accessory recreational facilities.
 - [d] Restroom facilities.
 - [e] Administrative offices for the management and maintenance of the community.
 - [2] The clubhouse/community center may also include the following: library, laundry room, exercise room, kitchen and pantry, or similar facilities.

[3] The clubhouse/community center shall have a minimum floor area of 2,100 square feet plus 33 square feet per dwelling unit within the Age Qualified Residential Community.

[4] Off-Street Parking Spaces for the clubhouse/community center shall be provided based upon 7.5 spaces per 1,000 square feet.

(i) Development Requirements.

The general plan for age qualified residential district shall include evidence and facts showing that it has considered and made provisions for, and development shall be executed in accordance with, the following essential conditions:

[1] The proposed development shall be substantially in accordance with the Comprehensive Plan of the community and shall consider the surrounding land features of the area, including but not limited to residences, schools, parks, other reservation of open spaces, locations, width and grade of streets and location and arrangement of parking spaces, local and regional business areas and shopping centers, densities proposed for surrounding areas and such other features as shall contribute to the harmonious development of the area with due regard to the character of the neighborhood and its peculiar suitability for this type of use.

[2] The proposed development shall be constructed in accordance with an overall plan and shall be designed as a unified architectural unit with appropriate landscaping.

[a] If the development of the age qualified district is to be carried out in stages, each stage shall be so planned that the foregoing requirements and the intent of this article shall be fully complied with at the completion of any stage, the initial stage of development shall comprise a total floor area of not less than 25% of the total area intended to be developed.

[b] The area shall be adaptable to community development, being located in relation to major thoroughfares, streets, railroads, public transportation, shopping or other facilities and, as far as possible, shall have within or through it no major thoroughfare or other physical features which will tend to destroy the neighborhood or community cohesiveness.

[c] Areas for loading and unloading of delivery trucks and other vehicles and for the servicing of refuse collection, fuel, and other service shall be provided and shall be adequate in size and shall be so arranged that they may be used without blockage or interference with the use of a vehicular or pedestrian access way or automobile parking facilities.

- [d] Provisions shall be made for safe and efficient ingress and egress to and from public streets serving the development without undue congestion to or interference with normal traffic flow.
- [e] Lighting. The source of any exterior spot lighting or flood lights of buildings or grounds shall not be visible from off the site. Lighting facilities for the residential area, clubhouse/community center, streets, and parking areas shall be arranged in a manner which will protect the highway and neighboring properties from glare. Lighting facilities will be required where deemed necessary by the Township for the safety and convenience of the residents of the Age Qualified Residential Community. Lighting shall conform to requirements of Section 160-41.D, General Requirements, and Section 160-41.E, Requirements for outdoor area and roadway lighting installations, of this Ordinance.
- [f] Screening. All recreational, service and parking areas shall be effectively screened from abutting lots or street right of way by a strip of planting not less than twenty (20) feet in width, such planted to consist of not less than fifty percent (50%) of evergreen material scattered throughout the planting strip. At a minimum, plant material and number shall conform to Section 160-33.D.(4) – Type 4 buffer planting requirements. This required screening is in addition to perimeter (boundary) buffer requirements of Section 160-33.D.(1). All required perimeter buffering (plantings and berms where applicable) shall be installed in the initial phase of construction to minimize impacts to adjacent residents during construction when practical as determined by the Board of Supervisors.
- [g] Areas for the deposit, retention and disposal of waste material shall be screened from view.
- [h] The developer shall be required to preserve or incorporate natural features, such as woods, floodplains, streams and open space areas.
- [i] Accessory buildings or structures.
 - [1] No accessory buildings, structures or uses, except parking, may be located within areas between the front of a dwelling unit and street lines, within the perimeter of setbacks, or within quadruplex lots. All accessory structures shall be shown on the land development plan.
 - [2] Except for one cable television antennae, no accessory buildings, structures or uses may exceed sixteen (16) feet in height.

[j] Unit Occupancy

- [1] The owner or permanent occupant of an Age Qualified Residential Community dwelling shall be fifty-five (55) years of age or older. No persons under the age of nineteen (19) shall occupy a dwelling or unit more than ninety (90) days (cumulative) in a calendar year.
- [2] An under-aged resident who shall survive the death of an age qualified spouse shall be permitted to continue to occupy the dwelling, provided, however, that the continued occupancy does not violate the Federal Fair Housing Act.
- [3] Members of a household shall not be required to move out of a dwelling if they qualified for residency at the time of their initial occupancy and no longer meet the requirements of residency because a resident age 55 or older dies, divorced, is placed in a nursing or other similar assisted care facility, or experiences a similar circumstance.

[k] Community Services

An Age Qualified Residential Community must provide community services. In lieu thereof, a financial contribution or in kind donation shall be made to Hilltown Township in an amount or in kind donation deemed appropriate by the Hilltown Township Board of Supervisors.

6. Section 160.25. Site Capacity Calculations, Subsection A is revised to add Use B9, Age Qualified Residential Community.

7. Section 160-25 Site Capacity Calculations, Subsection A(4)(b), is revised to read as follows:

b. Calculate the Impervious Surface Ratio:
(Impervious surface required by Township Ordinance within proposed public street right-of-way or private street constructed pursuant to an approved Age Qualified Residential Community plan is not included.)

Buildings	_____	Ac.
Driveways	_____	Ac.
Sidewalks	_____	Ac.
Patios	_____	Ac.
Parking Lots	_____	Ac.
Other	_____	Ac.
Equals Total Impervious Surface	= _____	Ac.
Divide by Net Buildable Site Area less all land area required for proposed public street right-of-way or private street constructed pursuant to an approved Age Qualified Residential Community		

Plan
 Equals Impervious Surface Ratio
 Maximum Allowable Impervious Surface Ratio
 (Table of Performance Standards – Footnote 31)

/ _____ Ac.
 / _____ Ac.
 _____ Ac.

8. Section 160-26. Table of Performance Standards: Bulk and Area within Appendix A is revised to add the AQRC District as follows:

Table of Performance Standards – Bulk and Area							
District	Use	Minimum open space ratio	Maximum density (DU/AC)	Maximum impervious surface ratio	Minimum site area (acres)	Minimum lot size (square feet)	Maximum height (feet)
AQRC	AQR Community	0.40	2.5	0.35	100	9,600 ⁽³⁾	35
	Single Family Detached	----	0.75	0.12	1.5	50,000 ⁽¹⁾	35
	Other uses	----	----	0.35	See principal uses permitted		35

9. Section 160-36. Noise, Subsection F.(1), General sound standard is revised to add AQRC District standards as follows:

dBA Rating Limit

<u>Land Use Category</u>	<u>From 7:00 AM to 10:00 PM</u>	<u>From 10:00 PM to 7:00 AM</u>
Age Qualified Residential Community	60	50

10. Section 160-46. Parking Standards, Subsection A.(1) is revised to add the following:

<u>Housing Type</u>	<u>Per Dwelling Unit</u>
Single family within Age Qualified Residential Community	0.5
Quadruplex	0.5

11. Section 160-79. Signs permitted in CR-1, CR-2, RR, and MHP Districts is revised to Signs permitted in CR-1, CR-2, RR, MHP, and AQRC Districts. The first sentence of Section 160-79 and 160-79.A is revised to include the AQRC District.

12. Section 160-82. Permit requirements for signs, Subsection A is revised to include the AQRC District:

13. Section 160-22. Table of Use Regulations is revised as follows:

The Table of Use Regulations is included within Appendix A of this Ordinance.

14. Table of Use Regulations (Appendix A) is revised to add Use B9, Age Qualified Residential Community as follows:

ZONING
Township of Hilltown
Table of Use Regulations

	RR	CR-1	CR-2	VC	LI	HI	PC-1	PC-2	MHP	Q	AQRC
A. Agricultural Uses											
A1 Agricultural	Y	Y	Y	N	Y	Y	N	N	N	Y	Y
A2 Nursery	Y	Y	Y	Y	Y	Y	N	N	N	Y	CU
A3 Intensive Agriculture	Y	N	Y	N	Y	Y	N	N	N	Y	N
A4 Forestry	CU	CU	CU	CU	CU	CU	N	N	N	CU	CU
A5 Riding Academy	Y	N	Y	N	N	N	N	N	N	N	N
A6 Kennel – Commercial	SE	N	SE	N	N	N	N	N	N	N	N
A7 Agricultural Retail	Y	N	Y	N	Y	Y	N	N	N	Y	N
A8 Farm Unit	CU	N	CU	N	N	N	N	N	N	N	N
B. Residential											
B1 Single-Family Detached	Y	Y	Y	Y	N	N	N	N	N	N	Y
B2 Mobile Home	N	Y	N	Y	N	N	N	N	Y	N	N
B3 Single-Family Detached Conservation Design	Y	Y	Y	N	N	N	N	N	N	N	N
B4 Performance Subdivision	N	Y	N	Y	N	N	N	N	N	N	N
B5 Conversion	SE	SE	SE	CU	N	N	N	N	N	N	N
B6 Mobile Home Park	N	N	N	N	Y	N	Y	N	Y	N	N
B7 Retirement Village	N	Y	N	Y	N	N	Y	N	N	N	N
B8 Group Home	Y	Y	Y	N	N	N	N	N	N	N	N
B9 Age Qualified Residential Community	N	N	N	N	N	N	N	N	N	N	Y
C. Institutional											
C1 Place of Worship	Y	Y	Y	Y	N	N	N	N	N	N	N
C2 School	Y	Y	Y	Y	N	N	N	N	N	N	N
C3 Commercial School	N	N	N	SE	Y	Y	Y	Y	N	N	N
C4 Library	Y	Y	Y	Y	N	N	Y	Y	N	N	N
C5 Recreational Facility	CU	CU	CU	CU	N	N	CU	CU	N	N	CU
C6 Rifle Range	SE	N	N	N	N	N	N	N	N	N	N
C7 Private Recreational Facility	Y	N	Y	Y	Y	N	Y	Y	N	N	CU
C8 Golf Course	Y	N	Y	N	Y	N	Y	Y	N	N	N
C9 Private Club	N	N	N	Y	Y	N	Y	Y	N	N	N
C10 Community Center	Y	Y	Y	N	N	N	Y	Y	N	N	N
C11 Day Nursery	SE	SE	SE	Y	N	N	Y	Y	N	N	N
C12 Hospital	Y	Y	Y	N	N	N	Y	Y	N	N	N
C13 Nursing Home	Y	Y	Y	Y	N	N	Y	N	N	N	N
C14 Cemetery	SE	SE	SE	N	N	N	N	N	N	N	N
C15 Funeral Home	N	N	N	Y	N	N	Y	Y	N	N	N
D. Office											
D1 Medical Office	N	N	N	Y	Y	N	Y	Y	N	N	CU
D2 Veterinary Office	Y	N	Y	N	Y	N	Y	Y	N	N	N
D3 Offices	N	N	N	Y	Y	Y	Y	Y	N	N	N
E. Retail & Consumer Services Uses											
E1 Retail Store	N	N	N	Y	N	N	Y	Y	N	N	N
E2 Large Retail Store	N	N	N	N	N	N	Y	N	N	N	N
E3 Personal Services	N	N	N	Y	N	N	Y	Y	N	N	CU
E4 Financial Establishment	N	N	N	Y	Y	N	Y	Y	N	N	N
E5 Eating Place	N	N	N	Y	Y	N	Y	Y	N	N	N
E6 Fast Food Restaurant	N	N	N	N	Y	N	Y	Y	N	N	N
E7 Repair Shop	N	N	N	Y	N	N	Y	Y	N	N	N
E8 Motel-Hotel	N	N	N	Y	Y	N	Y	N	N	N	N
E9 Entertainment	N	N	N	N	Y	N	Y	Y	N	N	N
E10 Gasoline Service Station	N	N	N	SE	Y	Y	Y	Y	N	N	N
E11 Automobile Sales	N	N	N	N	Y	N	Y	Y	N	N	N
E12 Automobile Repair or Car Washing Facility	N	N	N	N	Y	Y	Y	Y	N	N	N

**Township of Hilltown
Table of Use Regulations**

(cont'd)

E13 Truck and Farm	N	N	N	N	Y	Y	Y	Y	N	N	N
E14 Automotive Accessories	N	N	N	N	Y	N	Y	Y	N	N	N
E16 Shopping Center	N	N	N	N	N	N	Y	N	N	N	N
E17 Commercial Conversion	N	N	N	Y	N	N	N	N	N	N	N
E18 Tavern	N	N	N	SE	N	N	Y	Y	N	N	N
E19 Indoor Athletic Club	N	N	N	N	Y	N	Y	Y	N	N	N
E20 Mini-Storage	N	N	N	N	Y	N	Y	Y	N	N	N
E21 Adult Store	N	N	N	N	N	N	SE	N	N	N	N
E22 Theater	N	N	N	N	N	N	CU	N	N	N	N
E23 Public Entertainment Facility	N	N	N	N	N	N	SE	N	N	N	N
E24 Outdoor Theater	N	N	N	N	N	N	N	Y	N	N	N
F. Utilities/Community Facilities											
F1 Utilities	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU
F2 Emergency Services	CU	CU	CU	CU	Y	N	Y	Y	N	N	CU
F3 Bus Station	N	N	N	SE	SE	SE	SE	SE	N	N	N
F4 Municipal Use	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
F5 Airport and Airfield	Y	N	N	N	SE	SE	N	N	N	N	N
F6 Communication Towers and Cellular Telecommunications Facilities	CU	CU	CU	CU	CU	CU	CU	N	N	CU	CU
G. Light Industrial											
G1 Truck Terminal	N	N	N	N	Y	N	N	N	N	N	N
G2 Research	N	N	N	N	Y	N	N	N	N	N	N
G3 Wholesale	N	N	N	N	Y	N	N	N	N	N	N
G4 Printing	N	N	N	N	Y	N	Y	Y	N	N	N
G5 Contracting	N	N	N	N	Y	N	N	N	N	N	N
G6 Fuel Storage & Distribution	N	N	N	N	N	SE	N	N	N	N	N
G7 Warehousing	N	N	N	N	Y	CU	N	N	N	N	N
G8 Crafts-Commercial/Industrial	N	N	N	N	Y	N	Y	Y	N	N	N
G9 Truck Business	N	N	N	N	Y	N	N	N	N	N	N
H. Heavy Industrial											
H1 Manufacturing	N	N	N	N	Y	Y	N	N	N	N	N
H2 Planing Mill	N	N	N	N	N	Y	N	N	N	N	N
H3 Lumber Yard	N	N	N	N	Y	Y	Y	N	N	N	N
H4 Quarry	N	N	N	N	N	N	N	N	N	Y	N
H5 Resource Recovery Facility	N	N	N	N	N	CU	N	N	N	N	N
H6 Auto Salvage	N	N	N	N	N	CU	N	N	N	N	N
H7 Junkyard	N	N	N	N	N	CU	N	N	N	N	N
H8 Composting Facility	N	N	N	N	Y	Y	N	N	N	N	N
H9 Outdoor Storage	N	N	N	N	Y	CU	N	N	N	N	N
I. Accessory Uses											
I1 Home Occupation	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N
I2 Resident Accessory Structure	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	CU
I3 Residential Boarding	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N
I4 Nonresidential Accessory Building	N	N	N	Y	Y	Y	Y	Y	N	Y	N
I5 Outside Storage or Display	N	N	N	N	Y	CU	Y	Y	N	Y	N
I6 Temporary Structure	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	CU
I7 Off-Street Parking	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
I8 Signs	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
I9 Kennel-Noncommercial ¹	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
I10 Recreational Vehicles	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
I11 Noncommercial Pool	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
I12 Wind Energy Conversion System	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N
I13 Radio & Television Tower	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	CU
I14 Commercial Accessory Office	N	N	N	Y	Y	Y	Y	Y	Y	N	N
I15 Accessory Retail Use	N	N	N	CU	CU	CU	CU	CU	N	N	N
I16 Bed-and-Breakfast	Y	N	Y	Y	N	N	N	N	N	N	N
I17 Residential Agricultural Use	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N

Notes:

¹Accessory to a single-family dwelling only.

**Township of Hilltown
Table of Use Regulations
(cont'd)**

15. Repealer

All provisions of the Hilltown Township Zoning Ordinance unaffected by this Ordinance are declared to be in full force and effect. If any provision of the Hilltown Township Zoning Ordinance is inconsistent with the provisions of this Ordinance relating to this use, the provision of this Ordinance shall govern, and the Hilltown Township Zoning Ordinance provision is hereby repealed to the extent of the inconsistency.

16. Severability

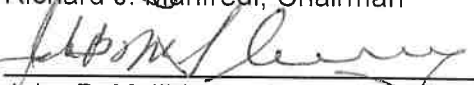
The provisions of this Ordinance are declared to be severable. If any provision of this Ordinance is declared by a Court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance or on the provisions of the Hilltown Township Zoning Ordinance.

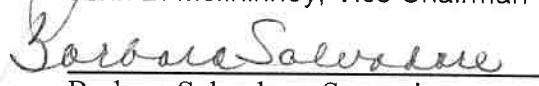
This Ordinance shall take effect five (5) days after its legal enactment.

ORDAINED 25th AND ENACTED June into an Ordinance this
_____ day of _____, 2007,
by the Hilltown Township Board of Supervisors.

HILLTOWN TOWNSHIP
BOARD OF SUPERVISORS


Richard J. Manfredi, Chairman


John B. McIlhinney, Vice Chairman


Barbara Salvadore, Supervisor