

ORDINANCE NO. 2007 - 9

AN ORDINANCE OF THE HILLTOWN TOWNSHIP BOARD OF SUPERVISORS AMENDING CHAPTER 160, ZONING ORDINANCE, TO ADD SECTION 160-23I(19) ADDITIONAL USE OPPORTUNITIES FOR BARNs.

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:

- I. Section 160-23I(19), Additional Use Opportunities for Barns** is added to read as follows:

§ 160-23I(19) Additional Use Opportunities for Barns

- A. Purpose – In order to encourage the continued use and preservation of barns, and to facilitate their appropriate reuse, the following regulations are established.
- B. To be eligible for this use, the barn must have been constructed prior to 1920.
- C. Permitted Use Standards
 - (1) The proposed use shall have adequate water supply and sewage disposal facilities. If sewage disposal facilities are on lot, verification of approval to use the septic system for additional sewage flow (where applicable) must be received from the Bucks County Department of Health.
 - (2) Any conversion and use of the barn must be in compliance with all applicable PA Department of Labor and Industry and Americans with Disabilities Act requirements.
 - (3) Buffer yard and landscaping shall conform to Section 160-33.

D. Additional Use Opportunities

A barn eligible for additional use opportunities as outlined herein permitted is subject to conditional use approval by the Board of Supervisors.

Use	Permitted in the following Zoning Districts by conditional use
B1 Residence	RR, CR-1, CR-2, VC
I16 Bed and Breakfast	CR-1, CR-2, VC
D3 Office	CR-1, CR-2, RR, VC
I1 Home Occupation	Permitted in all districts; General Standards I1 (a) [1] and (a) [2] shall not apply to Home Occupations permitted in an eligible barn.

- E. Conditional Use Standards – In addition to the general standards for conditional uses, the following shall apply:
- (1) Applicant shall submit drawings illustrating how the barn will be used to accommodate the additional use.
 - (2) Use shall be designed to preserve distinguishing original qualities and the building setting.
 - (3) Removal of architectural features that are central to the building and history is discouraged.
 - (4) Additions shall be true to the period represented or compatible with the architecture of the structure.
 - (5) Deteriorated features shall be repaired using materials that match the originals in terms of design, color, texture, and appearance.
 - (6) Parking in the rear yard is encouraged.
 - (7) Lot must be sufficient size and dimension to accommodate the proposed use and meet all the area and dimensional requirements of the zoning ordinance for the proposed use and parking.
 - (8) Board of Supervisors must approve the architectural design.
 - (9) Uses must comply with all the other applicable use regulations of this Ordinance.


Article II Repealer

Any Ordinance or Ordinance provision of the municipality inconsistent with any of the provisions of this Ordinance is hereby repealed to the extent of the inconsistency only.

Article III Severability

Should any section or provision of this Ordinance be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of any of the remaining provisions of this Ordinance.

ENACTED and ORDAINED at a regular meeting of the Hilltown Township Board of Supervisors on the 25th day of June, 2007. This Ordinance shall take effect immediately.


Richard Manfredi, Chairman


Jack McIlhinney, Vice Chairman


Barbara Salvadore, Member