

ORDINANCE NO. 99-5

AN ORDINANCE OF THE HILLTOWN TOWNSHIP BOARD OF SUPERVISORS AMENDING THE HILLTOWN TOWNSHIP ZONING ORDINANCE OF 1995, AS AMENDED, BY AMENDING THE DEFINITION OF NET DENSITY, INTENT AND PURPOSE OF THE RURAL RESIDENTIAL ZONING DISTRICT, SINGLE FAMILY DETACHED USE B1, SINGLE FAMILY DETACHED CLUSTER USE B3, SITE CAPACITY CALCULATIONS, AND TABLE OF PERFORMANCE STANDARDS – BULK AND AREA STANDARDS FOR RESIDENTIAL USES.

The Hilltown Township Board of Supervisors, upon review by the Bucks County Planning Commission and Hilltown Township, hereby enacts and ordains the following Ordinance:

Article I.

Section 201.57, **Density, Net**, is amended to read as follows:

57. **Density, Net:** This is the maximum density permitted on the buildable portion of the site, as determined by Section 501.

Article II.

Section 304.2.1, **Rural Residential**, is amended to read as follows:

2.1. Rural Residential:

The Rural Residential areas are based primarily upon the analysis and availability of a safe and adequate groundwater supply. Within these areas, the recommended residential density is one dwelling unit for every three acres of land area. If public water is provided by a Municipal Authority within these areas, then development on 50,000 square feet lots may be accommodated. If Municipal Authority public water and open space are provided in accordance with requirements of this Ordinance, a cluster option within 30,000 square feet lots is permitted.

Article III.

Section 406., **Use Type Regulations, Subsection B1. Single-family Detached**, is amended to read as follows:

B1. Single- family Detached:

Single-family detached dwelling, exclusive of mobile homes (B2), on individual lots with no required public or community open space. Section 502 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 (SF)	WIDTH @ BLDG. LINE (FT)	MAXIMUM HEIGHT (FT)	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

Note: Parking -Two (2) off-street parking spaces per dwelling unit.

Article IV.

Section 406. – **Use Type Regulations**, Subsection B3., **Single-family Detached Cluster**, is amended to read as follows:

B3. Single-family Detached Cluster:

Single-family detached dwellings on individual lots, designed around interconnected networks of permanently protected open space. Section 502 contains the density and minimum lot area for each Zoning District. Once net buildable site area is determined, other appropriate dimensional requirements are governed by the Tables below.

1. All single-family detached cluster dwelling units within the CR-1 and CR-2 Zoning Districts shall be serviced by both public water and public sewer provided by a Municipal Authority.
2. All single-family detached cluster dwelling units within the RR District shall be serviced by a public water distribution and supply system provided by a Municipal Authority and individual on-lot sewage disposal systems.

TABLE B3

	DISTRICT			
	CR-1	CR-2		RR
		OPTION 1	OPTION 2	
MIN. LOT AREA (SF)	10,000	30,000	20,000	30,000
MIN. LOT WIDTH (FT)	60	100	85	100
MAX. BLDG. HEIGHT (FT)	35	35	35	35
MINIMUM YARDS:				
FRONT (FT)	25	50	40	50
SIDE (FT)	20 ⁽¹⁾	20	20 ⁽¹⁾	20
REAR (FT)	40	50	40	50

⁽¹⁾ Represents the separation required for principal buildings, with no side yard less than 5 feet.
 Parking: Two (2) off-street spaces per dwelling unit.

Article V.

Section 501., **Site Capacity Calculations**, is amended to read as follows:

501. Site Capacity Calculations:

Each site is unique, it has physical features which are rarely duplicated precisely on another site. Portions of some sites may not be usable, and a minimum amount of buildable land should be retained for recreation. The purpose of this Section is to determine the appropriate intensity of use to which a specific tract may be put.

A. The following site capacity calculations shall be submitted with applications for Use B3, Single-family Detached Cluster; Use B4, Performance Subdivision, Use B6, Mobile Home Park, and Use B7, Retirement Village:

1. Certain portions of tracts may not be usable for the activities proposed for the site; these shall therefore be subtracted from the site area to determine Base Site Area.
 - 1.1 Site Area as determined by actual on-site survey _____Ac.
 - 1.2 Subtract land within the existing and ultimate right-of-way of existing streets, utility rights-of-way and easements. - _____Ac.
 - 1.3 Subtract land which is not contiguous; i.e., - _____Ac.

- (a) A separate parcel which does not abut or adjoin, nor share common boundaries with, the rest of the development; and/or
- (b) Land which is cut off from the main parcel (1) by an expressway, arterial, or major collector street as defined within Section 506.3 of the Subdivision Ordinance; or (2) so that it is isolated and unavailable for building purposes.

- 1.4 Subtract land which in a previously approved subdivision, was reserved for resource reasons such as flooding, or for recreation. - ____Ac.
 - 1.5 Subtract land used or zoned for another use, to include but not necessarily limited to, commercial or industrial uses in a residential development, or land in a different Zoning District than that of the primary use. - ____Ac.
- EQUALS BASE SITE AREA = ____Ac.

2. RESOURCE PROTECTION LAND: All land within the base site area shall be mapped and measured for the purpose of determining the amount of open space needed to protect it:

	OPEN SPACE RATIO	LAND IN RESOURCE	PROTECTION LAND RESOURCE (AC.X OPEN SPACE RATIO)
FLOODPLAINS	1.00	____AC	____AC
FLOODPLAIN SOILS	1.00	____AC	____AC
LAKES OR PONDS	1.00	____AC	____AC
WETLANDS	1.00	____AC	____AC
STEEP SLOPE (25% OR MORE)	.85	____AC	____AC
WOODLAND ⁽¹⁾	.80	____AC	____AC
POND SHORE	.80	____AC	____AC
LAKE SHORE	.70	____AC	____AC
STEEP SLOPE (15-25%)	.70	____AC	____AC
STEEP SLOPE (8-15%)	.60	____AC	____AC

⁽¹⁾ Woodland protection standards are reduced to 40% within the CR-1, PC-1, PC-2, LI and HI Districts.

TOTAL LAND WITH RESOURCE RESTRICTIONS = ____Ac.

TOTAL RESOURCE PROTECTION LAND = ____Ac.

3. USABLE MUNICIPAL USE OR OPEN SPACE LAND: While some of the open space or municipal use land required by the Zoning District may be resource protection land, the intent is to provide for municipal use areas which can be used to the benefit of the Township residents, or usable common open space which shall be as near to each unit as possible. Thus, there is a need for specific guidelines insuring that a minimum amount of land not restricted by Sections 1 or 2 above is retained for this purpose. Therefore:

Take	Base Site Area	____Ac.
Subtract	Total land with resource restrictions	- ____Ac.
Equals	Total unrestricted land	= ____Ac.
Multiply	Total unrestricted land by	x <u>.15</u>
Equals	Minimum Usable Municipal Use Area or Open Space Land	= ____Ac.

4. DETERMINATION OF SITE CAPACITY: Individual site capacity is found by calculating net buildable site area. Lots may be located only on net buildable site area. In single-family cluster, performance subdivisions, mobile home parks, and retirement villages; the number of allowable dwelling units is determined by multiplying the density by the net buildable site area. The calculations are as follows:

4.1. Single-family Cluster, Performance Subdivision, Mobile Home Park, or Retirement Village:

Take	Resource Protection Land	_____ Ac.
Add	Minimum Municipal Use Area or Open Space Land	+ _____ Ac.
Equals	Total Open Space	= _____ Ac.
Take	Base Site Area	_____ Ac.
Multiply by	Open Space Ratio (Table 502)	x _____
Equals	Minimum Required Open Space	= _____ Ac.
Take	Base Site Area	_____ Ac.
Subtract	Total Open Space or Minimum Required Open Space, whichever is greater	- _____ Ac.
Equals	Net Buildable Site Area	= _____ Ac.
Multiply by	Maximum Density (Section 502)	x _____
Equals	Allowable Number of Dwelling Units	= _____ DU

4.2 Calculate the Impervious Surface Ratio:

Impervious Surfaces:		
	Streets	_____ Ac.
	Buildings	_____ Ac.
	Driveways	_____ Ac.
	Sidewalks	_____ Ac.
	Patios	_____ Ac.
	Parking Lots	_____ Ac.
	Other	_____ Ac.
Equals	Total Impervious Surface	= _____ Ac.
Divide by	Net Buildable Site Area	/ _____ Ac.
Equals	Impervious Surface Ratio	= _____ Ac.
	Maximum Allowable Impervious Surface Ratio (Table 502)	_____ Ac.

B. The following site capacity calculations shall be submitted with applications for agricultural, commercial, institutional, industrial, and all other residential uses not included in paragraph 501.A. (residential uses not requiring open space):

1. Certain portions of tracts may not be usable for the activities proposed for the site. These areas shall therefore be subtracted from the site area to determine Base Site Area.
 - 1.1 Site Area as determined by actual on-site survey _____ Ac.
 - 1.2 Subtract land within the existing and ultimate right-of-way of existing streets, utility rights-of-way and easements. - _____ Ac.
 - 1.3 Subtract land which is not contiguous; i.e., - _____ Ac.
 - (a) A separate parcel which does not abut or adjoin, nor share common boundaries with, the rest of the development; and/or
 - (b) Land which is cut off from the main parcel (1) by an expressway, arterial, or major collector street as defined within Section 506.3 of the Subdivision Ordinance, or (2) so that it is isolated and unavailable for building purposes.
 - 1.4 Subtract land which in a previously approved subdivision, was reserved for resource reasons such as flooding, or for recreation. - _____ Ac.
 - 1.5 Subtract land used or zoned for another use, to include but not necessarily limited to, commercial or industrial uses in a residential development, or land in a different Zoning District than that of the primary use. - _____ Ac.

EQUALS BASE SITE AREA = _____ Ac.

2. Calculate the Impervious Surface Ratio:

Impervious Surfaces:

- Streets _____ Ac.
- Buildings _____ Ac.
- Driveways _____ Ac.
- Sidewalks _____ Ac.
- Patios _____ Ac.
- Parking Lots _____ Ac.
- Other _____ Ac.

Equals Total Impervious Surface = _____ Ac.
 Divide by Base Site Area / _____ Ac.
 Equals Impervious Surface Ratio = _____ Ac.
 Maximum Allowable Impervious Surface Ratio (Table 502) _____ Ac.

3. Calculate Maximum Number of Dwelling Units:

Take Base Site Area _____ Ac.
 Multiply Maximum Density (Section 502) x _____
 Equals Allowable Number of Dwelling Units = _____ DU

Article VI.

Table 502: Performance Standards – Bulk and Area, is amended to read as follows:

TABLE 502: PERFORMANCE STANDARDS – BULK AND AREA

DIST.	USE	MIN. OPEN SPACE RATIO	MAX. DENSITY DU/AC	MAX. IMPERVIOUS SURFACE RATIO	MIN. SITE AREA (SF)	MIN. LOT SIZE (SF)	MAX. HEIGHT (FT)
RR	Single-family	0%	.75	.09	50,000	50,000 ⁽¹⁾	35
	S.F. Cluster	55%	1 : 4.5	.20	20 AC	30,000 ⁽²⁾	35
	Other Uses	–	–	.35	SEE PRINCIPLE USES PERMITTED		35
CR-1	Single-family	–	1.2	.14	30,000	30,000 ⁽³⁾	35
	S.F. Cluster	40%	2.25	.20	5 AC	10,000 ⁽³⁾	35
	Perf. Subd.	50%	5.0	.35	5 AC	– ^{(3) (4)}	35
	Other Uses	–	–	.35	SEE PRINCIPLE USES PERMITTED		35
CR-2	Single-family	–	.75	.14	50,000	50,000 ⁽¹⁾	35
	S.F. Cluster Opt. 1	55%	1.65	.25	10 AC	30,000 ⁽²⁾	35
	S.F. Cluster Opt. 2	65%	2.15	.35	10 AC	20,000 ⁽²⁾	35
	Other Uses	–	–	.35	SEE PRINCIPLE USES PERMITTED		35
VC	Single-family	–	1.8	.26	20,000	20,000 ⁽³⁾	35
	Single-family	–	.75	.26	50,000	50,000	35
	Perf. Subd.	45%	5.0	.35	5 AC	– ^{(3) (4)}	35
	Other Uses	–	–	.65	50,000	20,000 ⁽³⁾	35
MHP	Mobile Home Park	30%	4.5	.27	20 AC	7,500 ⁽³⁾	35
PC-1	All Uses	–	–	.70	20,000	20,000 ⁽³⁾	35
PC-2	All Uses	–	–	.70	50,000	50,000 ⁽³⁾	35
LI & HI	All Uses	–	–	.6	2 AC	2 AC ⁽³⁾	35

⁽¹⁾ Each lot must be served with public water provided by a Municipal Authority. For lots not served with public water, there shall remain an additional 80,680 square feet of land that shall remain as deed restricted conservation land until such time as public water can serve the balance of the lot unless the proposed subdivision is a minor subdivision.

⁽²⁾ Each lot must be served by public water provided by a Municipal Authority and by individual on-lot sewage disposal systems.

⁽³⁾ Each lot must be served by public water and sewer provided by a Municipal Authority.

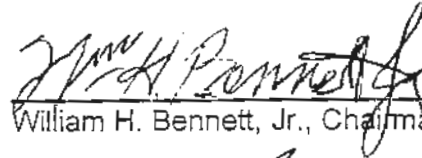
⁽⁴⁾ As required by Section 406.B4.

Article VII. Should any section or any provision of this Ordinance be declared by any court of competent jurisdiction to be invalid, illegal, or unconstitutional, such decision shall have no effect on the validity of this Ordinance as a whole, or any part thereof.


Article VIII. Any Ordinance or Resolution or part of any Ordinance or Resolution inconsistent with the provisions of this Ordinance shall be repealed to the extent of such inconsistency.

SO ORDAINED this 7th day of June A.D., 1999.

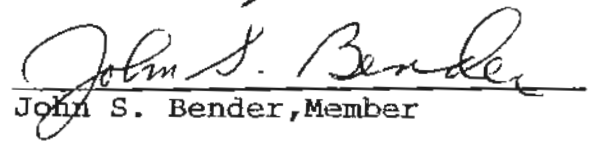
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