

ORDINANCE 85-6

AN ORDINANCE AMENDING THE HILLTOWN TOWNSHIP ZONING ORDINANCE NO. 83-1, SAID ORDINANCE BEING ENACTED AND ORDAINED ON JANUARY 24, 1983; SPECIFICALLY AMENDING SAID ORDINANCE RELATIVE TO USE B7, RETIREMENT VILLAGE AND USE C13 NURSING HOME.

BE IT ORDAINED AND ENACTED by the Board of Supervisors of Hilltown Township, Bucks County, Pennsylvania, that the above mentioned Amending Ordinance will be adopted as stated below:

1. **Section 404 Table of Use Regulations:** Line B7 and C13 shall be revised to read as follows:

B7 Retirement Village	<u>CR</u>	<u>RR</u>	<u>VC</u>	<u>PI</u>	<u>PC-1</u>	<u>PC-2</u>	<u>MHP</u>	<u>Q</u>	<u>Page</u>
	Y	N	Y	N	Y	N	N	N	43
C13 Nursing Home	Y	Y	Y	N	Y	N	N	N	50

2. **Section 405 Use Regulations:** B7 Retirement Village, shall be revised to read as follows:

Use B7 - Retirement Village

Retirement village is a residential use provision that has been included to encourage the development of communities for people of retirement age. A variety of housing types are permitted to give the developer flexibility in choosing the types he feels are most appropriate. In addition to any other applicable provision of this Ordinance, the following standards must be met in order to qualify for this use:

- a) Any housing type in Uses B3 and B4 are permitted subject to the specific standards for the individual types. All units within a development under this use shall be limited to no more than two bedrooms per dwelling unit.
- b) Public sewer and water facilities must be available to and service the site.
- c) The open space ratio for the district may be reduced by 10%.
- d) Individual homeowners/tenants must be at least 55 years of age, with no children at home under the age of 18.

- e) A community center for the residents of the development must be provided that includes the following facilities:
 - 1) Meeting hall/multi-purpose room.
 - 2) Classrooms/small meeting rooms.
 - 3) Equipped craft shop.
 - 4) Rest room facilities.
 - 5) May include: library, laundry room, exercise room, kitchen and pantry on similar facilities.
- f) A minimum of 5% of the housing units shall be constructed to accommodate the physically handicapped.
- g) Prior to final approval of the plans, the Township must be satisfied with and agree to the legal arrangements and contracts to insure the age restrictions will be adhered to.
- h) Within the PC-1 District, the maximum density for Use B3 shall be 2.25 dwelling units per acre and for Use B4 shall be 8.25 dwelling units per acre. Minimum open space required shall be 40%.
- i) Minimum off-street parking requirements:
 - 1) Use B3 - Two (2) off-street spaces per dwelling.
 - 2) Use B4 - 1.0 off-street spaces per dwelling unit. Off-street parking requirements for Use B-4 may be reduced 25% upon approval of the Board of Supervisors and execution of a written agreement between the Township and Owner that, after one (1) year following the issuance of the last occupancy permit, the owner shall provide the additional parking spaces, at owner's expense, if deemed necessary by the Board of Supervisors. Design of the retirement village shall provide for the required number of parking spaces and clearly designate those which shall be installed under the "Reduction of Parking Facilities" Agreement, if required by the Board.
- j) A lot area of not less than twenty (20) acres is required within the PC-1 District for this use.

3. Section 405 Use Regulations: C13 Nursing Home, add to existing provisions:

(b) A lot area of not less than twenty (20) acres shall be required within the PC-1 District.

This Amending Ordinance shall take effect and be in full force and effect five (5) days after it is adopted by the Board of Supervisors of Hilltown Township.

ORDAINED AND ENACTED into Ordinance this 26 day of August, 1985.

HILLTOWN TOWNSHIP BOARD OF SUPERVISORS

Vincent Pischl, Jr., Chairman

Mary L. Lockard
Mary L. Lockard, Vice Chairman

Robert H. Grunmeier
Robert H. Grunmeier, Supervisor

ATTEST:

Gloria G. Neiman
Gloria G. Neiman, Secretary