

ORDINANCE NO. 78-1

AN ORDINANCE AMENDING THE HILLTOWN TOWNSHIP ZONING ORDINANCE OF JUNE 6, 1977, EFFECTIVE JUNE 11, 1977.

BE IT ORDAINED AND ENACTED, by the Board of Supervisors of Hilltown Township, Bucks County, Pennsylvania, and it is hereby Enacted and Ordained by authority of the same that the Hilltown Township Zoning Ordinance of June 6, 1977, effective June 11, 1977, is amended as follows:

SECTION 211 Building Setback Line is deleted as written on page 8 and is amended to read as follows:

Building Setback Line - "The Building Setback Line is a line parallel to the street line drawn the full width of the lot. This line is the closest point to the street that any building or use may be located. The line shall be at a distance from the street line equal to the front yard requirement for the specific zoning district."

SECTION 224A Frontage, is added to read as follows:

SECTION 224A Frontage

"Frontage is the minimum dimension a lot must have between the side lot lines measured along the street line. All lots created after the effective date of this Ordinance must have at least fifty (50) feet along the street line."

SECTION 230(g) Lot Width, found on page 12, is deleted as written and is amended to read as follows:

(g) Lot Width: "The minimum distance a lot must have between the side lot lines measured at the minimum required building setback line. In a case where there is only side lot line, lot width shall be measured between such lot line and the opposite rear lot line or street line."

SECTION 405 Use Regulations

The words "three (3) seats" are deleted in line one of the Parking standards and the words "four (4) seats" are inserted in their place on page 52.

SECTION 501 Site Capacity Calculations, subsection (3) on page 76, is amended by adding ".15" in the next to last line on

page 76 following the words, "multiply Total Unrestricted Land by".

SECTION 501 subsection (4), on page 77, is amended by deleting the first paragraph as written through to the word "follows" and is amended to read as follows:

"(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, or mobile home parks the number of allowable dwelling units is determined by multiplying the density by the net buildable site area. The calculations are as follows:"

SECTION 501(4)(a) is deleted as written as is amended to read as follows:

"(a) Single-family Cluster, Performance Subdivision or Mobile Home Park."

SECTION 502 is amended by adding footnote 5 to read as follows:

"5. This density figure is applied to the Base Site Area, Section 501(1)(e)."

SECTION 502 Table of Performance Standards, found on page 78, is amended by deleting the density of ".82" for Single-family Cluster and is amended to read "1.8."

SECTION 505 Environmental Performance Standards, on page 79, is amended by deleting the introductory paragraph as written and is further amended to read as follows:

"Any use permitted under Section 405 may be undertaken and maintained only if it conforms to all district regulations as well as the environmental protection standards of this Section. Site alterations, regrading, filling, or clearing of vegetation prior to the submission of the plans for development approval and/or a permit shall be a violation of this Ordinance. The presence of any of these features on the subject tract shall be identified on the development plan or permit application plan."

SECTION 505, subparagraph (k) is added to read:

"(k) The Permanent Removal of Topsoil:

The permanent removal of topsoil from any parcel of land shall be prohibited, except in Quarry Districts and as follows:

1. During actual construction on premises, that portion of the topsoil present which covers an area to be occupied by permanent structures or permanently located materials of an impervious nature or ponds and lakes may be considered excess, and may be removed by the owner.

2. During operations conducted upon premises, whether or not carried on in conjunction with on-site construction, excess topsoil remaining after restoring the topsoil to a depth appropriate to the type of ground cover and for plant material that will be planted in the area may be removed by the owner. The depth of topsoil must be approved by the Board of Supervisors.

(1) Permanent Removal of Sub-surface Solids: The permanent removal of sub-surface solids, whether soil, clay, or mineral in nature, for other than on-site construction or grading purposes shall be prohibited except in Quarry districts if otherwise qualified under the provisions of this Ordinance."

SECTION 527 Minimum Lot Width is amended by adding the word, "(a)" prior to the existing paragraph for Section 527 and by adding subparagraph (b) to read as follows:

"(b) Lane Lot: A parcel of land which does not have the required minimum lot width at the minimum front yard but has direct access to a public street through a narrow strip of land which is part of the same lot. The lot lines of the narrow portion of the lot (the lane) are parallel or nearly parallel.

This provision is intended for tracts of land with limited frontage that would limit the number of lots with the required lot width, but with sufficient area in the rear of the tract for an additional lot or two. Lane lots will not be approved in a subdivision where a street could reasonably be developed to serve the lots with each meeting the minimum lot width requirement.

(1) A lane lot may be used only for ten (10) acre single-family rural residence lots.

(2) Such exception to the lot width requirements may not be granted unless the lot to which the exception relates has a width of not less than fifty (50) feet at the street line of a public street and shall not narrow to a lesser dimension.

(3) Such exception to the lot width requirement may not be granted unless the same shall be necessary to prevent the inefficient use of the land.

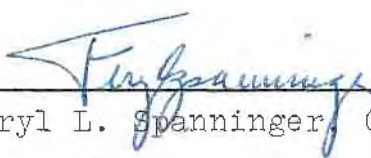
(4) The front yard setback for a lane lot shall be a distance equal to the front yard requirements for the district in which the lot is located and shall be

measured from the point where the lot first obtains
the minimum lot width measurement."

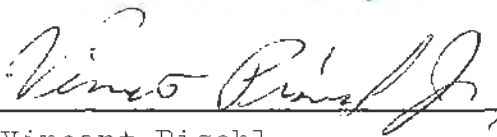
This Ordinance shall take effect and be enforced five days
after it is adopted by the Board of Supervisors.

ENACTED AND ORDAINED this day of , 1979.

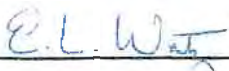
HILLTOWN TOWNSHIP SUPERVISORS



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