

ORDINANCE NO. 78-8

AN ORDINANCE AMENDING THE HILLTOWN TOWNSHIP ZONING ORDINANCE OF JUNE 6, 1977, EFFECTIVE, JUNE 11, 1977 BY ADDING A QUARRY DISTRICT TO THE CLASSES OF DISTRICTS PERMITTED WITHIN THE TOWNSHIP AND AMENDING MANUFACTURING USES WITHIN THE INDUSTRIAL DISTRICT.

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 to read as follows:

SECTION 301 is amended by adding the following:

(g) Q District Quarry.

SECTION 302 is amended by adding the following:

The Hilltown Township Zoning Map is amended to add a quarry district, described as follows:

District 1.

ALL THAT CERTAIN tract of land situate in Hilltown Township, Bucks County, Pennsylvania, bounded and described according to a survey by W. D. Ritchie, Jr., Registered Engineer, dated March 20, 1955, as follows, to wit:

BEGINNING at an iron spike in or near the center line of a public road, Skunk Hollow Road (Twp. Road #411), said place of beginning being located the following 2 courses and distances along the said road; (1) North 4 degrees no minutes East 127 feet to an iron pipe located at a curve in the said road; and (2) North 39 degrees 55 minutes East 115.50 feet to an iron pipe located at the intersection of the said road and an old dirt road extending from Township Road 413, a corner of land now or formerly of Charles Allebach; thence (1) along the said Skunk Hollow Road (Twp. Road 411) South 4 degrees West 111.73 feet to an iron spike a corner; thence (2) by the land of William B. Jones, Jr., of which the within described premises was a part, North 62 degrees 20 minutes West 238.69 feet, passing over an iron pipe 13.65 feet from the beginning of this line, to an iron pipe a corner; thence (3) by land of the same North 42 degrees 32 minutes East 118.6 feet to an iron pipe a corner; thence (4) by land of the same South 58 de-

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degrees 2 minutes East 163.87 feet passing over an iron pipe 18.28 feet from the terminus of this line, to the first mentioned spike and place of BEGINNING.

ALL THAT CERTAIN lot or piece of ground situate in the Township of Hilltown, Bucks County, Pennsylvania, and described to a certain plan thereof known as Final Plan of Jones Tract made by George R. Nevells, Registered Surveyor dated October 23, 1964, said Plan being recorded in the Office of the Recorder of Deeds for Bucks County at Doylestown in Plan Book 29, Page 33, as follows, to wit:

BEGINNING at a point in the bed of Skunk Hollow Road a corner of lands now or late of John B. Murphy; thence extending from said beginning along said lands North 47 degrees 36 minutes West 1646.05 feet to a point in line of other lands of Vernon B. Horn, et.ux.; thence along said lands the two following courses and distances to wit, viz:-(1) North 42 degrees 24 minutes East 893.48 feet to a point; (2) South 47 degrees 36 minutes East 817.70 feet to a point in line of lands of Chester Neppes now lands of Vernon B. Horn; thence along same South 65 degrees 3 minutes East 238.65 feet to a point in the bed of Skunk Hollow Road; thence along same the two following courses and distances, to wit: (1) South no degrees 20 minutes West 744.67 feet to a point and (2) South 28 degrees 33 minutes West 424.62 feet to the first mentioned point and place of beginning.

ALL THAT CERTAIN lot or piece of ground SITUATE in Hilltown Township, Bucks County, Pennsylvania and described according to a Certain Plan thereof, known As Final Plan of "Jones Tract" made by George R. Nevells, Registered Surveyor dated October 23rd, 1964, said Plan being recorded in the Office of the Recorder of Deeds for Bucks County at Doylestown in Plan Book 29 page 33, as follows, to wit:-

BEGINNING at a point on the title line in the bed of Skunk Hollow Road (Township Road #411) (thirty-three feet wide) a corner of lands now or late of Hanna Fischer; thence extending along the title line through the bed of Skunk Hollow Road the two following courses and distances (1) South thirty-seven degrees thirty-six minutes West one hundred two and forty-nine one-hundredths feet to a point an angle in said Road and (2) South one degree eighteen minutes West one hundred twenty-seven feet to a point a corner of lands now or late of Chester Neppes; thence extending along the aforesaid lands of Neppes the two following courses and distances (1) North sixty degrees forty-four minutes West crossing the Westerly side of Skunk Hollow Road one hundred sixty-three and eighty-seven one-hundredths feet to an iron pin and (2) South thirty-nine degrees fifty minutes West one hundred eighteen and sixty-five one-hundredths feet to an iron pin in line of lands now or late of Vernon B. Horn; thence extending along the aforesaid lands of Horn the two

following courses and distances (1) North forty-seven degrees thirty-six minutes West eight hundred seventeen and seventy one-hundredths feet to a point and (2) South forty-two degrees twenty-four minutes West eight hundred ninety-three and forty-eight one-hundredths feet to a point in line of lands now or late of John B. Murphy; thence extending North forty-seven degrees thirty-six minutes West along the aforesaid lands of Murphy one thousand two hundred eighty-four and twenty one-hundredths feet to a point a corner of Lot Number 1 on said Plan; thence extending North forty-one degrees six minutes East along Lots Numbers 1 to 7 inclusive crossing the head of a ten feet wide Drainage Easement as shown on said Plan nine hundred sixty-three and fifty-one one-hundredths feet to a point in line of lands now or late of Richard D. Ritenour; thence extending along the aforesaid lands of Ritenour the two following courses and distances (1) South forty-seven degrees fifteen minutes East three hundred eighty-one and forty-eight one-hundredths feet to an iron pin and (2) North forty-five degrees forty-five minutes East crossing the Southeasterly side of Township Road #413 the distance of three hundred forty feet to a point on the title line in the bed of same; thence extending South forty-seven degrees fifteen minutes East along the title line through the bed of Township Road #413 the distance of three hundred eighty-eight and ninety-three one-hundredths feet to an iron pin on the Southeasterly side of said Road at a bend in same; thence extending South forty-five degrees thirty-one minutes East along lands now or late of LeRoy Charles Payne also along the aforesaid lands of Hanna Fischer recrossing the Northwesterly side of Skunk Hollow Road one thousand three hundred ninety-six and eighty-seven one-hundredths feet to the first mentioned point and place of beginning.

CONTAINING in area 42.9762 acres.

BEING Lot Number 9, as shown on the above-mentioned Plan.

BEING part of the same premises which William B. Jones and Jean Lord Jones, his wife, by Deed dated March 2nd, 1961 and recorded in Bucks County, in Deed Book 1587 page 288 conveyed unto Jean Lord Jones.

District 2.

ALL THAT CERTAIN message and tract of land SITUATE in the Township of Hilltown, Bucks County and State of Pennsylvania, bounded and described as follows:

BEGINNING at a stone for a corner in a public road leading to the Dublin Road; thence along the same and lands of Joseph Hendricks and Isaac H. Moyer, North forty and one-half degrees East two hundred and two and eight one-hundredths perches to a stone a corner in another public road; thence along the same and by lands of said Joseph Hendricks and George R. Landis, South

thirty-three degrees East eighty-five and four-tenths perches to a stone a corner in a line of said George R. Landis's land; thence along the same and by land of Newtow Rowland, South fifty-seven degrees West, one hundred fifty-nine and seventy-two one-hundredths perches to a corner in the Old Bethlehem Road; thence along the same South fifteen and one-half degrees East, fifteen and fifty-four one-hundredths perches to a stone for a corner in a line of Francis Gerhab's land; thence along the same South fifty-seven degrees West, twenty-two and fifty-four one-hundredths perches to a stone for a corner in a public road; leading from Blooming Glen to the Old Bethlehem Road; thence along the same and land of John S. Moyer, North forty-six degrees West, forty-three and eight one-hundredths perches to the place of BEGINNING, CONTAINING 70 acres 86.6 perches, more or less.

EXCEPTING THEREOUT AND THEREFROM the premises conveyed by Norman R. Yoder and Florence Yoder, his wife, and Wilmer R. Yoder and Florence Yoder, his wife, and Katie E. Keeler and Oswin M. Keeler, her husband, to Stanley B. Beidler and Ethel M. Beidler, dated the 6th day of October, 1941 as in Deed Book 708, page 342, as follows, to wit:

ALL THAT CERTAIN lot or tract of farm land SITUATE along Bucks Road in Hilltown Township, Bucks County, Pennsylvania, according to a recent survey and plan dated September 13, 1941, as prepared by Stanley F. Moyer, Registered Surveyor, Souderton, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the center line of Bucks Road leading South from a public road leading from Yoders Stone Quarry to Dublin; said pin being five hundred fifty-eight and eight-tenths feet South of the intersection of the first mentioned public roads; thence along the center line of Bucks Road and lands of Rufus Hoger and Samuel M. Landis South thirty-three degrees East the distance of eight hundred fifty and twenty-nine one-hundredths feet to an iron pin a corner of lands of Samuel M. Landis; thence along the latter South Sixty degrees West the distance of six hundred sixty and ninety-one one-hundredths feet to an iron pin a corner of lands of grantors; thence along the latter of which this was a part the next two courses and distances North twenty-nine degrees ten minutes West the distance of eight hundred forty-nine and twenty-one one-hundredths feet to a stone; thence North sixty degrees East the distance of six hundred four and six one-hundredths feet to the point of BEGINNING, CONTAINING 12.329 acres of land, more or less.

ALSO EXCEPTING THEREOUT AND THEREFROM the premises conveyed by Norman R. Yoder and Florence Yoder, his wife, Wilmer R. Yoder and Florence Yoder, his wife Katie E. Keeler and Oswin M. Keeler, her husband, to



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Willis Bishop and Mildred Bishop, his wife, dated the 17th day of November, 1947 as in Deed Book 846, page 494, as follows, to wit:

ALL THAT CERTAIN tract of land, SITUATE in the Township of Hilltown, County of Bucks, and State of Pennsylvania, bounded and described according to a survey thereof made on October 21, 1947, by Stanley F. Moyer, Registered Surveyor of Souderton, Pennsylvania, as follows, to wit:

BEGINNING at an iron pin, a corner of lands of Matthais R. Rausch and Grantor in the middle of the Hilltown Road; thence along the middle of the same, North forty-seven degrees, fifteen minutes West, the distance of one hundred forty-six feet to an iron pin, a corner; thence along other land of Grantor of which this was a part the next two courses and distances (1) North forty-four degrees twenty-nine minutes East, the distance of two hundred forty-seven and twenty-nine one-hundredths feet to an iron pin; thence South twenty-eight degrees twenty-six minutes East, the distance of one hundred ninety-five and seventy-eight one-hundredths feet to an iron pin in line of lands of Matthais Rausch; thence along the same, South fifty-seven degrees West the distance of one hundred ninety feet to the place of BEGINNING, CONTAINING .84 acre of land, more or less.

COUNTY PARCEL NUMBER 15-29-40,37.

BEING the same premises which Norman R. Yoder and Florence Yoder, his wife, Wilmer R. Yoder and Florence Yoder, his wife, and Oswin Keeler and Katie E. Keeler, his wife, by Deed dated April 1, 1963 and recorded in the Office of the Recorder of Deeds for Bucks County at Doylestown, Pennsylvania, in Deed Book No. 1705, page 98, granted and conveyed unto Yoder Quarry, Inc., Grantors herein, in fee.

SECTION 304 is amended by adding Subsection (e) as follows:

Quarry: The purpose of this district is to provide for the extractive operations for sand, clay, shale, gravel, stone, or similar operations including borrow pits (excavations for removing material or filling operations). Concrete plants, concrete batch plants, asphalt plants, asphalt batch plants, and other manufacturing or industrial uses are prohibited in the Quarry District.

SECTION 404 is amended by adding the following:

|                      |                               | <u>Q</u>  |                                   |   |            | <u>Q</u> |
|----------------------|-------------------------------|-----------|-----------------------------------|---|------------|----------|
| A. Agricultural Uses |                               |           | B. Residential                    |   |            |          |
| A1                   | Agricultural                  | Y         | B1                                | Single-family Detached                    |            | N        |
| A2                   | Nursery                       | Y         | B2                                | Mobile Home                               |            | N        |
| A3                   | Intensive Agriculture         | Y         | B3                                | Single-family Detached Cluster            |            | N        |
| A4                   | Forestry                      | Y         | B4                                | Performance Subdivision                   |            | N        |
| A5                   | Riding Academy                | N         | B5                                | Conversion                                |            | N        |
| A6                   | Kennel                        | N         | B6                                | Mobile Home Park                          |            | N        |
| A7                   | Agricultural Retail           | N         | B7                                | Retirement Village                        |            | N        |
| A8                   | Farm Unit                     | Y         |                                   |   |            |          |
| C. Institutional     |                               |           | D. Office                         |   |            |          |
| C1                   | Place of Worship              | N         | D1                                | Medical Offices                           |            | N        |
| C2                   | School                        | N         | D2                                | Veterinary Office                         |            | N        |
| C3                   | Commercial School             | N         | D3                                | Offices                                   |            | N        |
| C4                   | Library                       | N         |                                   |   |            |          |
| C5                   | Recreational Facility         | N         | E. Retail & Consumer Service Uses |   |            |          |
| C6                   | Rifle Range                   | N         | E1                                | Retail                                    |            | N        |
| C7                   | Private Recreational Facility | N         | E2                                | Large Retail Stores                       |            | N        |
| C8                   | Golf Course                   | N         | E3                                | Service Business                          |            | N        |
| C9                   | Private Club                  | N         | E4                                | Financial Establishment                   |            | N        |
| C10                  | Community Center              | N         | E5                                | Eating Place                              |            | N        |
| C11                  | Day Nursery                   | N         | E6                                | Eating Place - Drive-in                   |            | N        |
| C12                  | Hospital                      | N         | E7                                | Repair Shop                               |            | N        |
| C13                  | Nursing Home                  | N         | E8                                | Motel - Hotel                             |            | N        |
| C14                  | Cemetery                      | N         | E9                                | Entertainment                             |            | N        |
| C15                  | Funeral Home                  | N         | E10                               | Service Station                           |            | N        |
| F. Utilities         |                               |           | E11                               | Automobile Sales                          |            | N        |
| F1                   | Utilities                     | N         | E12                               | Automobile Repair or Car Washing Facility |            | N        |
| F2                   | Emergency Service             | N         | E13                               | Truck Sales                               |            | N        |
| F3                   | Terminal                      | N         | E14                               | Automobile Accessories                    |            | N        |
|                      |                               |           | E15                               | Speciality Shopping Center                |            | N        |
|                      |                               |           | E16                               | Shopping Center                           |            | N        |
|                      |                               |           | E17                               | Conversion                                |            | N        |
|                      |                               |           | E18                               | Tavern                                    |            | N        |
|                      |                               |           | E19                               | Convenience Shopping                      |            | N        |
| G. Industrial        |                               |           | H. Accessory Uses                 |   |            |          |
| G1                   | Manufacturing                 | N         | H1                                | Home Occupation                           |            | N        |
| G2                   | Research                      | N         | H2                                | Accessory Office                          |            | N        |
| G3                   | Wholesale                     | N         | H3                                | Residential Accessory Building            |            | N        |
| G4                   | Printing                      | N         | H4                                | Boarding                                  |            | N        |
| G5                   | Contracting                   | N         | H5                                | Accessory Building                        |            | N        |
| G6                   | Truck Terminal                | N         | H6                                | Outside Storage or Display                |            | N        |
| G7                   | Crafts                        | N         | H7                                | Temporary Structure                       |            | N        |
| G8                   | Planing Mill                  | N         | H8                                | Off-Street Parking                        |            | N        |
| G9                   | Lumber Yoard                  | N         | H9                                | Signs                                     |            | N        |
| G10                  | Fuel Storage & Distribution   | N         | H10                               | Junk Yards                                |            | N        |
| G11                  | Warehousing                   | N         |                                   |   |            |          |
| I. Quarry Uses       |                               |           |                                   |   |            |          |
| <u>CR</u>            | <u>RR</u>                     | <u>VC</u> | <u>PI</u>                         | <u>PC</u>                                 | <u>MHP</u> | <u>Q</u> |
| No                   | No                            | No        | No                                | No  | No         | Yes      |

SECTION 405 is amended to add the following:

I. Quarry Uses. Extractive operations for sand, clay, shale, gravel, stone, or similar operations including borrow pits (excavations for removing material for filling operations). Concrete plants, concrete batch plants, asphalt plants, asphalt batch and other manufacturing or industrial uses are prohibited in the Quarry District. The Quarry Performance Standards as set forth in Article V, Sec. 516 of the Hilltown Township Zoning Ordinance of June 6, 1977, effective June 11, 1977 are in full effect in the Quarry District, as are all of the Performance Standards set forth in Article V of this same ordinance.

SECTION 405(g)(1). Manufacturing is amended to read as follows:

Manufacturing. Manufacturing, including the production, processing, cleaning, testing, and distribution of materials, goods, food stuffs and products, including asphalt and concrete.

Parking. Three (3) off-street parking spaces for every four (4) employees on the largest shift, plus one (1) space for each company vehicle normally stored on the premises.

ORDAINED AND ENACTED as an Ordinance of the Township of Hilltown, Bucks County, Pennsylvania, this 13 day of November, A.D., 1978.

HILLTOWN TOWNSHIP SUPERVISORS

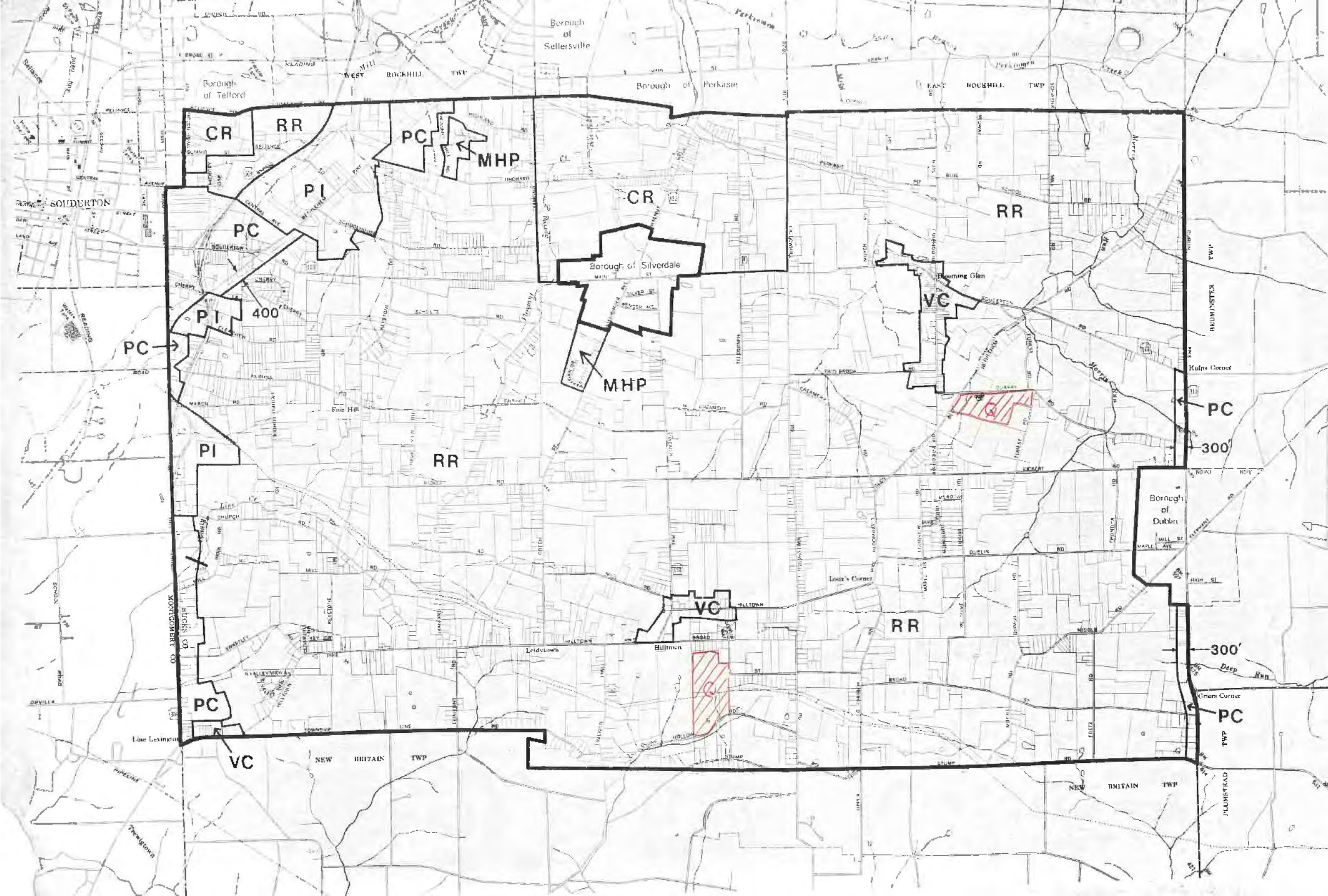
*Feryl L. Spanninger*  
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Feryl L. Spanninger, Chairman

*Vincent Pischl*  
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Vincent Pischl

*Edward L. Wentz*  
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Edward L. Wentz

CHARLES S. WILSON & ASSOC.  
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RR R  
 CR C  
 VC V  
 PC P  
 PI P  
 MHP M