



**HILLTOWN TOWNSHIP**  
 13 West Creamery Road  
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## Required Setbacks for RESIDENTIAL Properties In Hilltown Township

### Principal Setbacks by Zoning District

| <u>Zoning District</u> | <u>Front</u> | <u>Sides</u> | <u>Rear</u> | <u>Max Impervious</u> |
|------------------------|--------------|--------------|-------------|-----------------------|
| Rural Residential      | 50'          | 25'          | 75'         | 15%                   |
| Country Residential 1  | 45'          | 20'          | 60'         | 20%                   |
| Country Residential 2  | 45'          | 20'          | 60'         | 15%                   |
| Village Center         | 35'          | 20'          | 50'         | 26%                   |

### Shed\* Setbacks by Zoning District

| <u>Zoning District</u> | <u>Sides</u> | <u>Rear</u> | <u>Front</u>                |
|------------------------|--------------|-------------|-----------------------------|
| Rural Residential      | 12'          | 12'         | not allowed in a front yard |
| Country Residential 1  | 2'           | 5'          | not allowed in a front yard |
| Country Residential 2  | 12'          | 12'         | not allowed in a front yard |
| Village Center         | 2'           | 5'          | not allowed in a front yard |

*\*A shed is defined as LESS THAN 250 square feet.*

*Any roofed structure greater than 250 sq.ft. must meet the principal setbacks above.*

### Other Setbacks

- Uncovered Decks and Patios**      May be within 10' of a side or rear line, may not be in a front yard.
- Above Ground Pool  
In Ground Pool**      10' required setback to the water and the pool equipment, includes the surrounding uncovered decking or patio ; pools may not be in a front yard.
- Fences and Walls**      1' off the property line, unless written permission is received from the adjacent property owner.
- Maximum fence height shall be 8' in the side and rear yards, and 4' in front yards; may not be placed in a 'clear sight triangle.'