



**Hilltown Township
Bucks Co. Pennsylvania
ORDINANCE NO. 2022-002**

AN ORDINANCE AMENDING CHAPTER 160 OF THE HILLTOWN TOWNSHIP CODE OF ORDINANCES TO AMEND REFERENCE TO THE COMPREHENSIVE PLAN; AMEND THE DEFINITION OF BILLBOARD SIGN; AMEND THE DEFINITION OF BUILDING SETBACK LINE; AMEND THE DEFINITION OF NATURAL DRAINAGEWAY; ADD A DEFINITION OF EFFICIENCY DWELLING UNIT; AMEND THE DEFINITION OF PRIVATE SEWAGE DISPOSAL; AMEND THE DEFINITION OF SOILS ON FLOODPLAIN; AMEND THE FLOOD HAZARD ZONE; AMEND PROVISIONS OF USES SUBJECT TO ADDITIONAL REGULATIONS; AMEND PROVISIONS OF A1 AGRICULTURAL USE; AMEND PROVISIONS OF A4 FORESTRY USE; AMEND PROVISIONS OF A6 KENNEL-COMERCIAL USE; AMEND PROVISIONS OF B4 PERFORMANCE SUBDIVISION USE; AMEND PROVISIONS OF B5 CONVERSION USE; AMEND BUFFERING PROVISIONS OF B6 MOBILE HOME PARK USE; AMEND PROVISIONS OF B10 TRADITIONAL NEIGHBORHOOD DEVELOPMENT USE; AMEND PROVISIONS OF C2 SCHOOL USE; AMEND BUFFERING PROVISIONS FOR H6 AUTO SALVAGE YARD, H7 JUNKYARD, AND H8 COMPOSTING FACILITY USES; AMEND PROVISIONS OF I4 NONRESIDENTIAL ACCESSORY BUILDING USE; AMEND PROVISIONS OF I7 OFFSTREET PARKING USE; AMEND SITE CAPACITY CALCULATIONS; AMEND PROVISIONS OF PRIVATE SEWAGE TREATMENT AND DISPOSAL; AMEND PROVISIONS FOR BUFFER YARDS; AMEND PROVISIONS FOR OUTDOOR LIGHTING; ADD REQUIREMENTS FOR LOT FRONTAGE; AMEND SIGNAGE PROVISIONS PERTAINING TO BILLBOARDS; AMEND PROVISIONS FOR APPEALS TO THE ZONING HEARING BOARD; AMEND PROVISIONS FOR PRIVATE PETITION FOR AMENDMENT; AMEND THE TABLE OF PERFORMANCE STANDARDS; AND AMEND THE TABLE OF USE REGULATIONS.

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

Article I: Section 160-3.F, Purpose is revised to read as follows:

Giving effect and enforcement to the policies and proposals of the Hilltown Township Comprehensive Plan Amendment, dated September 23, 2019, and duly adopted by the Board of Supervisors of Hilltown Township on September 23, 2019, and herein incorporated by reference the Statement of Community Goals and Objectives contained therein.

Article II: Section 160-11, Definitions is revised to add a definition for Efficiency Dwelling Units; and to amend the definitions of Billboard Sign, Building Setback Line, Natural Drainageway, Private Sewage Disposal, and Soils on Floodplain, as follows:

BILLBOARD SIGN - (See "SIGN", "A. BILLBOARD")

BUILDING SETBACK LINE - A line extending the full width of a lot which is parallel, or radial, to the ultimate street right-of-way at a perpendicular distance therefrom equal to the required front yard for the zone in which said lot is located. The location of this line determines the closest point to the street that any building may be located.

DRAINAGEWAY, NATURAL - Any natural waterway or watercourse, formed to carry over land stormwater and are typically referred to as swales, intermittent and/or ephemeral streams.

EFFICIENCY DWELLING UNIT - A dwelling unit for one individual or small family consisting of one room, exclusive of bathroom, hallway, closets, and the like, providing not less than 220 square feet of usable floor area.

SEWAGE DISPOSAL, PRIVATE –

- A. INDIVIDUAL ON-LOT - A system of piping, tanks, or other facilities serving a single lot and collecting and disposing of sewage, in whole or in part, into the soil or into any waters of the Commonwealth.
- B. COMMUNITY SYSTEM - A sewage disposal system for the collection of sanitary sewage from two or more lots or structures, and the treatment and/or disposal of the sewage on one or more lots or at any other site.

SOILS ON FLOODPLAIN (ALLUVIAL SOILS) - Areas subject to periodic flooding listed in the Official Soil Survey provided by the United States Department of Agriculture, Natural Resource Conservation Service, Web Soil Survey (<http://websoilsurvey.nrcs.usda.gov/>), as soils having a flood frequency other than none.

Article III: Section 160-13.D(2), Flood hazard zones is revised to delete subsection (a).

Article VI: Section 160-19, Uses subject to additional regulations is revised to read as follows:

All permitted uses by right, condition or special exception shall be subject, in addition to use regulations, to such regulations of yard, lot size, lot width, building area, easements, provisions for off-street parking and loading, and to such other provisions as are specified herein. In particular, the laws of the commonwealth and the regulations of the Pennsylvania Department of Environmental Protection (PaDEP) and the Bucks County Department of Health regarding waste disposal shall be adhered to. Further, no Zoning Permit shall be issued until approval is obtained from the Bucks County Department of Health and/or the PaDEP for sewage disposal, unless the premises are served by public sewage facilities and then certification from the servicing authority shall be presented that a connection and allocation has been approved.

Article V: Section 160-23.A(1), A1 Agricultural Use, is revised to read as follows:

- (1) A1 Agricultural Use. Agricultural use includes tilling of the soil and raising of livestock, horses, fur-bearing animals (animals raised for the sale of their fur) or poultry. The keeping or raising of livestock, horses, fur-bearing animals or poultry shall be limited to lots of at least three acres in area. Lots of three acres, but less than four acres, shall be limited to two head of livestock or horses, or 50 fowl. Lots of four acres up to 10 acres shall allow two additional head of livestock or horses per acre, or 50 fowl per acre. Livestock shall be considered those animals commonly raised on farms in this area, such as: cows, sheep, goats and pigs. All buildings used for the keeping or raising of livestock, horses, fur-bearing animals or poultry shall be located not less than 100 feet from a side or rear property boundary. Not more than 9% of the total lot area shall be in impervious surfaces. Riding academies, livery or boarding stables and commercial dog kennels, are not included in this provision. All buildings associated with this use, i.e., barns, sheds, silos and the like, shall also be permitted. Where this use adjoins existing residential uses, buffering in accordance with this chapter shall be provided. Adequate provisions shall be made for the control of noise and odor and the confinement of the animals to the property.

Article VI: Section 160-23.A(4), A4, Forestry is revised to read as follows:

- (4) A-4 Forestry. Refer to definition in § 160-11. Note: All tree trunk diameters in this section shall be measured at 4.5 feet (dbh) above the ground level.
 - (a) Forestry is the management of forests and woodlands through developing, cultivating, harvesting, transporting, and selling trees for commercial purposes, beyond tree cutting that is necessary and approved as part of development of land or uses. These provisions are intended to ensure that forestry occurs in accordance with accepted silvicultural practices, as provided in 53 P.S. § 10107 of the Pennsylvania Municipalities Planning Code.
 - (b) Forestry is permitted by right, provided that a Zoning Permit shall be required for forestry. The following activities shall not require a Zoning Permit and are not required to comply with Subsection A(4)(c) or (d):

[1] Removal of diseased or dead trees.

[2] Removal of trees that are in such a condition or physical position as to constitute a danger to a structure or occupants of properties or a public right-of-way.

- [3] Removal of trees with a trunk diameter of less than six inches.
- [4] Removal of up to five trees with a trunk diameter greater than six inches on each acre of woodland per calendar year, provided such does not exceed 20 trees with a trunk diameter of six inches or more per lot per calendar year, and provided that such tree removal does not involve trees on slopes of greater than 25% or on areas within 60 feet from the center line of a perennial or intermittent stream and 25 feet from the center line of an ephemeral stream. The removal allowed by this Subsection A(4)(b)[4] shall be in addition to trees allowed to be removed under the other subsections of this § 160-23A(4)(b).
- [5] For removal of trees as part of a development, §§ 160-25, Site capacity calculations, and 160-28, Environmental performance standards, shall apply in place of this subsection.
- [6] Christmas tree farms in which trees are regularly replanted. This exception shall only apply to trees that were planted for harvest.
- [7] Tree nurseries in which live trees are removed for replanting on another site. This exception shall only apply to trees that were planted for harvest.

(c) A Zoning Permit application for forestry shall be accompanied by a Forestry Plan prepared by a Forester, Forest Technician, or Forest Plan Preparer. The Zoning Officer shall consult with the Township Engineer or a Forester retained by the Township to determine the adequacy of the Forestry Plan. Each plan must contain the following components:

- [1] The criteria for selection of trees to be removed must be clearly stated and must conform to a plan for sustainable use of the forest resource. Such plan shall describe how the health and diversity of the forest will be protected and the potential for future timber harvests maintained.
- [2] The Forestry Plan shall address all applicable erosion and sedimentation control and stream crossing regulations under PADEP regulations, 25 Pa. Code Chapter 102, Erosion and Sediment Control, and Chapter 105, Dam Safety and Waterway Management.
- [3] Forestry activities located within or discharging to any exceptional value or high quality watershed as classified by PADEP shall comply with all requirements of 25 Pa. Code Chapters 92a and 93. The Forestry Plan shall specifically state how the applicant intends to comply with these regulations, and shall show the location of all perennial and intermittent watercourses.
- [4] The Forestry Plan shall address, at a minimum, the following:
 - [a] Design, construction, maintenance, and retirement of the access system, including haul roads, skid roads, skid trails, and landing.
 - [b] Design, construction, and maintenance of water control measures and structures such as culverts, broad-based dips, filter strips, and water bars.
 - [c] Design, construction, and maintenance of stream and wetland crossings.
 - [d] Property boundary for the tract on which the logging will occur and boundary of the proposed harvest area.
 - [e] A stand description for each stand located in the proposed harvest area, including number, species, and diameter of trees to be removed.
 - [f] Copies of all required permits shall be submitted as an appendix to the Forestry Plan.
- [5] Each Forestry Plan shall include a site map containing the following information:
 - [a] Site location and boundaries, including both the boundaries of the property on which the timber harvest will take place and the boundaries of the proposed harvest area within the property.
 - [b] Significant topographic features related to potential environmental problems.
 - [c] Location of all earth disturbance activities such as roads, landings, and water control measures and structures.

- [d] Location of the crossings of all water bodies, including, but not limited to, waters of the Commonwealth.
 - [e] General location of the proposed operation to Township and state roads, including any accesses to those roads.
- [6] Proof of current general liability and/or workers compensation insurance.
- [7] Proof of PennDOT Highway Occupancy Permit or Township Driveway Permit for temporary access, as applicable. The application shall only be approved if the applicant demonstrates to the satisfaction of the Township that the area street system is suitable in terms of structure, cartway width, geometry, safety, and capacity to accommodate the additional truck traffic.
- [8] A copy of any plan submitted to the Bucks County Conservation District concerning the proposed erosion control facilities, including any reports submitted therewith.
- (d) The following requirements shall apply to all forestry operations, in addition to the requirements for a Zoning Permit:
- [1] The landowner shall notify the Township at least five working days prior to the commencement of operations and upon completion of all work prescribed under the Forestry Plan.
 - [2] The Forestry Plan and all related permits shall be available at the forestry operation site.
 - [3] Before any permitted logging operation begins, all trees which are to be felled in connection therewith shall be clearly marked on the trunk and stump.
 - [4] General operational requirements: The following requirements shall govern all forestry operations:
 - [a] An applicant shall provide proof that buffer distances that are required pursuant to the Department of Environmental Protection's regulations and those recommended in the Penn State College of Agricultural Sciences publication titled Best Management Practices for Pennsylvania Forests are included in the forest and erosion and sedimentation control plans.
 - [b] All temporary stream crossings of a perennial or intermittent stream shall be made with a temporary bridge. Skidding of trees, and the operation of any vehicle and equipment through a perennial or intermittent stream, shall be prohibited.
 - [c] Felling or skidding on, or across, any public street is prohibited without written approval of the Township or Pennsylvania Department of Transportation, whichever is responsible for maintenance of street.
 - [d] No tops or slash shall be left within 25 feet of any public street.
 - [e] All tops and slash shall be lopped to a maximum height of six feet above the surface of the ground.
 - [f] No tops or slash shall be left on or across a property boundary without the consent of the adjoining landowner.
 - [g] Litter (trash) resulting from any forestry operation shall be cleaned up and removed from the site before it is vacated by the operator.
 - [h] Any soil, stones and/or debris carried onto a public street must be removed immediately.
 - [i] On slopes of greater than 25%, uneven-age management shall be practiced where the residual stand must contain 70 square feet of basal area per acre consisting of trees 10 inches or greater in diameter at breast height. No equipment, skidders, dozers, or tracked or tired machines or vehicles shall be permitted on slopes greater than 25%.
 - [j] When the harvest is completed, both dirt roads used by the trucks and skid roads used to drag the logs from the woods to the loading area must be graded approximately to the original contours and be seeded and mulched (hardwood or straw mulch) as necessary to establish stable ground cover.
 - [k] Temporary stone tire cleaning entrance (when required as part of an approved erosion and sedimentation control plan) must be removed, topsoil replaced, and area graded to approximate original contour, and be seeded and mulched to establish stable ground cover.

[1] Snags shall not be cut down unless the snag is a potential hazard to improvements (e.g., dwelling, outbuilding, etc.) on the property.

[5] No tops or slash shall be left within a drainage swale.

[6] The use of clear-cutting must be fully justified by a Forestry Plan prepared by a qualified professional, and shall comply with § 160-23A4(c)[1]. Detailed information concerning increased stormwater runoff, erosion control, and a plan to ensure regeneration shall be provided. A full set of stormwater calculations shall be submitted to show that post-development peak runoff will not exceed pre-development peak runoff.

[7] The forestry plan shall provide for replanting where necessary to continue proper forest management.

[8] Pursuant to 67 Pa. Code Chapter 189, the Township may require the landowner or operator to furnish a bond to guarantee the repair of roads.

(e) Enforcement.

[1] Inspections. The Township Zoning Officer or other Township-designated employee or consultant may go upon the site of any forestry/logging operation before, during, or after active forestry to:

[a] Review the Forestry Plan or any other required documents for compliance with this chapter; and

[b] Inspect the operation for compliance with the Forestry Plan and other on-site requirements of this chapter.

[2] Violation notices; suspensions. Upon finding that a forestry/logging operation is in violation of any provisions of this chapter, the Township Zoning Officer shall issue the operator and landowner a written notice of violation describing each violation and specifying a date by which corrective action must be taken. The Township Zoning Officer may order the immediate suspension of any operation upon finding that: 1) corrective action has not been taken by the date specified in a notice of violation; 2) the operation is proceeding without a Forestry Plan; or 3) the operation is causing an environmental risk. Suspension orders shall be in writing, shall be issued to the operator and landowner, and shall remain in effect until, as determined by the Township Zoning Officer, the operation is brought into compliance with this chapter, or other applicable statutes or regulations. The landowner or the operator may appeal an order or decision of the Zoning Officer in accordance with the provisions of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10101 et seq.

[3] Penalties. Any landowner or operator who violates any provision of this chapter or who fails to comply with a notice of violation or suspension order issued under Subsection A(4)(e)[2] shall be subject to a fine of not less than \$500, nor more than \$1,000, plus costs and attorneys' fees in accordance with the Pennsylvania Municipalities Planning Code. Each day of continued violation of any provision of this chapter shall constitute a separate offense.

[4] Any operator who knowingly and willfully removes trees not designated for removal in the approved Forestry Plan or removes trees outside of the areas designated for removal by the Forestry Plan shall be subject to a civil penalty in the amount of \$1,000 per tree removed in violation of the provisions of the Forestry Plan and this chapter.

Article VII: Section 160-23.A(6)(h), Kennel-Commercial is revised to read as follows:

(h) Dwelling units shall meet the requirements of use type A8 Farmstead.

Article VIII: Section 160-23.B(4), Performance Subdivision is revised such that the first paragraph is revised to read as follows:

(4) B4 Performance Subdivision. A performance subdivision shall include a mixture of types of residential dwelling units to promote sound land planning and to provide for a variety of housing choices and clustered development to preserve environmental features of a site and open space, provided the following regulations are met:

Article IX: Section 160-23.B(5)(f), Conversion is revised to read as follows:

(f) The bulk, scale, height, building footprint and/or floor area of the building shall not be increased to accommodate a greater number of dwelling units.

Article X: Section 160-23.B(6)(e), Mobile Home Park is revised to read as follows:

- (e) There shall be a minimum buffer of 100 feet adjacent to all surrounding properties and public street that does not contain any structures, parking, or storage of materials. Buffer yard shall be landscaped in accordance with Type 1 buffer yard requirements of Section 160-23, Buffer Yards, herein.

Article XI: Section 160-23.B(10)(c)[1], Traditional Neighborhood Development is revised to read as follows:

- [1] Prior to the submission of a Conditional Use Application or Preliminary Land Development Plans for a Traditional Neighborhood Development, an applicant has the right to request a confirmed appointment with the Board of Supervisors at a public meeting to present and discuss conceptual plans.

Article XII: Section 160-23.B(10)(e)[3], Traditional Neighborhood Development is revised to read as follows:

- [3] The following uses shall be permitted as a part of a Traditional Neighborhood Development, provided that all detailed design standards of Subsection B10(f), (g) and (h) and any other use requirements outlined in Article IV are met:
 - [a] B1 Single-Family Detached.
 - [b] B4.4.3 Village House.
 - [c] B4.4.4 Twin House.
 - [d] C1 Place of Worship.
 - [e] C2 School.
 - [f] C4 Library.
 - [g] C7 Private Recreational Facility.
 - [h] C9 Private Club.
 - [i] C11 Day Nursery.
 - [j] C15 Funeral Home.
 - [k] D1 Medical Office.
 - [l] D3 Offices.
 - [m] E1 Retail Store.
 - [n] E3 Personal Services.
 - [o] E4 Financial Establishment.
 - [p] E5 Eating Place.
 - [q] E7 Repair Shop.
 - [r] E17 Commercial Conversion.
 - [s] F4 Municipal Use.

Article XIII: Section 160-23.B(10)(g)[8][c], Traditional Neighborhood Development is revised to read as follows:

- [c] Unless otherwise required by the United States Postal Service, postal deliveries shall be to individual mail slots or boxes at the individual dwelling units and shall not be grouped into multi-box community receptacles.

Article XIV: Section 160-23.B(10)(h)[2], Traditional Neighborhood Development is revised to read as follows:

- [2] The minimum site area for a Traditional Neighborhood Development shall be 5 acres.

Article XV: Section 160-23.C(2), School is revised such that the first paragraph is revised to read as follows:

- (2) C2 School. Religious, sectarian and nonsectarian, denominational private school, or public school which is not conducted as a private gainful business. Minimum lot size is 10 acres with access to major collector or arterial status streets as classified in Chapter 140, Subdivision and Land Development, Section 140-29. Outdoor play areas shall be sufficiently screened and insulated so as to protect the neighborhood from inappropriate noise and other disturbances as provided in Section 160-36 of this chapter.

Article XVI: Section 160-23.H(6)(e), Auto Salvage Yard is revised to read as follows:

- (e) There shall be a fifty feet wide buffer yard abutting all sides of the property that does not contain any structures, parking, or storage of materials. Buffer yard shall be landscaped in accordance with Type 1 buffer yard requirements of Section 160-33, Buffer Yards, herein.

Article XVII: Section 160-23.H(7)(d), Junkyard is revised to read as follows:

- (d) There shall be a fifty feet wide buffer yard abutting all sides of the property that does not contain any structures, parking, or storage of materials. Buffer yard shall be landscaped in accordance with Type 1 buffer yard requirements of Section 160-33, Buffer Yards, herein.

Article XVIII: Section 160-23.H(8)(c), Composting Facility is revised to read as follows:

- (c) There shall be a fifty feet wide buffer yard abutting all sides of the property that does not contain any structures, parking, or storage of materials. Buffer yard shall be landscaped in accordance with Type 1 buffer yard requirements of Section 160-33, Buffer Yards, herein.

Article XIX: Section 160-23.I(4), Nonresidential Accessory Structure is revised such that the first paragraph is revised to read as follows:

- (2) I4 Nonresidential Accessory Building. Accessory building, or structure, or uses customarily incidental to nonresidential uses permitted in VC, PC-1, PC-2, HI, LI, and Q Districts in connection with such uses, except outside storage and uses permitted under use type I5 herein. Nonresidential accessory buildings shall meet the minimum setbacks for the principal nonresidential building and use within said district.

Article XX: Section 160-23.I(7), Off-Street Parking is revised to read as follows:

- (7) Off-Street Parking. Off-street parking is subject to the provisions and requirements of Section 160-46 of this Chapter.

Article XXI: Section 160-25 A(2), Site Capacity Calculations is revised to read as follows:

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

Article XXII: Section 160-25 A(4)(a), Site Capacity Calculations is revised to read as follows:

- (a) Conservation management design, single-family detached 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 of Performance Standards)	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 (§ 160-26)	x	DU/Ac.
Equals allowable number of dwelling units (Fractions of 0.5 or more shall be rounded up to the nearest whole number. Fractions less than 0.5 shall be rounded down	=	DU

to the nearest whole number.)		
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Article XXIII: Section 160-25 B(3), Site Capacity Calculations is revised to read as follows:

(3) Calculate maximum number of dwelling units:

Take base site area		Ac.
Multiply by maximum density (§ 160-26)	x	DU/Ac.
Equals allowable number of dwelling units (Fractions of 0.5 or more shall be rounded up to the nearest whole number. Fractions less than 0.5 shall be rounded down to the nearest whole number.)	=	DU

Article XXIV: Section 160-26. Table of Performance Standards is revised to read as follows:

Township of Hilltown

Table of Performance Standards – Bulk and Area*

1	2	3	4	5	6	7	8	9
District	Use	Minimum open space ratio	Maximum density (DU/AC) (refer note ⁶ and ⁷)	Development Plan Maximum impervious surface ratio ⁴	Minimum site area (square feet (sf) or acre (ac))	Minimum lot area	Individual Lot Maximum Impervious surface ratio ⁴	Maximum height (feet)
RR	Single-family	none	0.75 ⁶	0.12 ⁵	50,000 sf	50,000 sf ¹	0.15	35
	CMD	0.65	1.75 ⁷	0.25	10 ac	20,000 sf ^{2,8}	0.25	35
	S.F. cluster	0.55	1.45 ⁷	0.20	20 ac	30,000 sf ²	0.20	35
	Other uses	-	-	0.35	See Principal Uses Permitted			35
CR-1	Single-family	none	1.2 ⁶	0.14 ⁵	30,000 sf	30,000 sf ²	0.20	35
	S.F. cluster	0.40	2.25 ⁷	0.20 ⁵	5 ac	10,000 sf ²	0.42	35
	Perf. Subd.	0.50	5.0 ⁷	0.35 ⁵	5 ac	- ^{2,3}	0.55	35
	Other uses	-	-	0.35	See Principal Uses Permitted			35
CR-2	Single-family	None	0.75 ⁶	0.12 ⁵	50,000 sf	50,000 sf ¹	0.15	35
	S.F. cluster Opt. 1	0.55	1.65 ⁷	0.25	10 ac	30,000 sf ³	0.25	35
	S.F. cluster Opt. 2	0.65	2.15 ⁷	0.35	10 ac	20,000 sf ³	0.35	35
	CMD	0.70	2.20 ⁷	0.40	20 ac	10,000 sf ^{2,8}	0.40	35
	Other uses	-	-	0.35	See Principal Uses Permitted			35
VC	Single-family	None	1.8 ⁶	0.26	20,000 sf	20,000 sf ²	0.26	35
	Single-family	None	0.75 ⁶	0.12 ⁵	50,000 sf	50,000 sf	0.15	35
	Traditional Neighborhood Development	0.20	6.0	0.70	5 ac	**		35
	Other uses	-	-	0.65	50,000 sf	20,000 sf ⁹		35
AQRC	AQR Community	0.40	2.5 ⁷	0.35	100 ac	9,600 ft. ²		35
	Single Family Detached	-	0.75 ⁶	0.12 ⁵	1.5 ac	50,000 ft. ¹	0.15	35
	Other uses	-	-	0.35	See Principal Uses Permitted			35
	Mobile home park	0.30	4.5 ⁷	0.27	20 ac	7,500 sf ²	0.27	35
PC-1	All uses	-	-	0.70	20,000 sf	20,000 sf ²	0.70	35
PC-2	All uses	-	-	0.70	50,000 sf	50,000 sf ²	0.70	35
LI & HI	All uses	-	-	0.60	2 ac	2 ac ²	0.60	35

*Unless a more restrictive requirement is indicated in ZO Section 160-23.

**In accordance with requirements of Section 160-23.B10.

Notes:

- Each lot must be served with public water provided by a municipal authority. For lots not served with public water, the minimum lot area is three (3) acres unless the proposed subdivision is a minor subdivision.
- Each lot must be served by public water and sewer provided by a municipal authority.

- ³ As required by §160-23B (4).
- ⁴ No new lot may be created within any zoning district which exceeds the maximum impervious surface ratio due to existing and/or proposed impervious surface.
- ⁵ Maximum impervious surface ratio for subdivision plan design. After issuance of a use and occupancy permit for the dwelling, the property owner is permitted a maximum impervious surface ratio included in Column 8 of this table.
- ⁶ Density is determined by dividing the number of dwelling units by the Base Site Area (refer Section 160-25.B).
- ⁷ Density is determined by dividing the number of dwelling units by the Net Buildable Site Area (refer Section 160-25.A).
- ⁸ Environmentally sensitive lands to be preserved may be privately owned and included within individual lots exclusive of the minimum required lot area, but shall be permanently protected via recordation of a conservation easement.
- ⁹ Each lot must be served by public sewer provided by a municipal authority.

Article XXV: Section 160-29, Sewage treatment and disposal, private is revised to read as follows:

All proposed private sewage disposal systems shall conform with the Township’s Sewage Facilities Plan, as amended; Chapter 124, Article III, Sewage Management, as amended; and the applicable Rules and Regulations of the Bucks County Department of Health and the Pennsylvania Department of Environmental Protection.

Article XXVI: Section 160-33.A(2), Buffer yards is revised to read as follows:

- (2) No structures, buildings, storage of materials, or parking shall be permitted in the buffer yard area. Access driveways may cross buffer areas only as necessary to provide access to the lot, unless alternative access can be provided outside the buffer yard area. Trails and sidewalks may be located within a required buffer yard when authorized by the Board of Supervisors, provided that any required berms, fence and/or landscape plantings are not diminished. Stormwater management basins and grading required for basin berms/slopes constructed as part of a stormwater management plan shall not be permitted in a required buffer yard unless specifically approved by the Board of Supervisors.

Article XXVII: Section 160-33.B, Buffer yards is revised to read as follows:

Required Locations	Type of Buffer				
	1	2	3	4	5
Nonresidential/residential separation and corner lot buffers	X				
Single-family/multifamily separation buffers	X				
Reverse frontage buffers		X			
Agricultural preservation buffers			X		
Visual screen for storage and maintenance activities				X	
Parking lot buffers					X

Article XXVIII: Section 160-33.C, Buffer yards is revised to read as follows:

C. Types of buffers:

- (1) Nonresidential/residential separation buffers. Type 1 buffer yards shall be provided wherever a nonresidential use abuts a residential use or a residentially zoned district.
- (2) Corner lot buffers. Type 1 buffer yards shall be provided on corner lots, to screen the building (on the side nearest to the adjoining road) from the road parallel to the side of the building. Corner lot buffers are not required if the placement of the building on the lot results in no side of the building being parallel to either road.
- (3) Single-family/multifamily separation buffers. Type 1 buffer yards shall be provided wherever a multifamily residential development, townhouse/attached development or a mobile home park abuts a single-family residential use or district.
- (4) Reverse frontage buffers. Type 2 buffer yards shall be provided where a rear or side yard of any residential or nonresidential use abuts an arterial or collector road, or any existing perimeter street not part of a new development.

- (5) Agriculture preservation buffer. Type 3 buffer yards shall be required where residential or nonresidential uses abut land in agricultural use, including A1 Agricultural Use, A2 Nursery, A3 Intensive Agriculture, A5 Riding Academy, A6 Kennel-Commercial, A7 Agricultural Retail, and A8 Farmstead.
- (6) Visual screen for storage and maintenance activities. Type 4 buffer yards shall be required around the perimeter of all outdoor storage and maintenance activities, which shall include fence and plantings sufficient to provide a visual screen.
- (7) Parking lot periphery for commercial, industrial and office uses. Type 5 buffer yards, consisting of a landscaped area 15 feet in width, shall be required around the perimeter of all parking lots used for commercial, office or industrial activities. Where a larger buffer is required by other sections of this chapter, the larger buffer shall be provided.

Article XXXIX: Section 160-33.D(4)(a), **Buffer yards** is revised to read as follows:

- (a) Buffer shall consist of a solid fence, with evergreen plantings (along the exterior face of the fence) to be planted around storage areas to provide security and a complete visual screen.

Article XXX: Section 160-33.D(4)(b), **Buffer yards** is revised to read as follows:

- (b) A buffer yard wide enough to accommodate a fence and plantings abutting the fence is required, but in no case shall the buffer yard be less than 15 feet wide.

Article XXXI: Section 160-33.H, **Buffer yards** is revised to read as follows:

- H. Buffer yards required between different uses within a site may be reduced or eliminated at the discretion of the Board of Supervisors, where required buffer yards are deemed to adversely affect the mix of uses or activities.

Article XXXII: Section 160-41, **Nonresidential Lighting**, is revised to retitle this section as follows:

160-41. Outdoor Lighting.

Article XXXIII: Section 160-41.B, **Nonresidential Lighting**, is revised such that the first paragraph is revised to read as follows:

- B. Applicability.

Article XXXIV: Section 160-41.D, **Nonresidential Lighting**, is revised such that the first paragraph is revised to read as follows:

- D. General regulations for all retail and consumer services, institutional, office, and industrial uses.

Article XXXV: Section 160-51, **Minimum Lot Width**, is revised to retitle this section: "Section 160-51, Minimum Lot Width and Lot Frontage"; and is revised to add a new subsection D, as follows:

- D. All lots created after the adoption of this Ordinance shall have frontage on a public street (or a street proposed to be dedicated to the Township as part of a subdivision or land development), unless the Board of Supervisors approve creation of a lot on a private street built to Township specifications. All lots shall have a minimum frontage of 50 feet (as measured along the streetline), unless use requirements specify a required lot width of less than 50 feet, in which case the minimum required lot frontage shall be equivalent to the minimum required lot width.

Article XXXVI: Section 160-99.D, **Persons entitled to initiate action before Zoning Hearing Board; jurisdiction**, is revised to read as follows:

- D. Appeals from a determination by a Municipal Engineer, Zoning Officer, or the appointed Floodplain Administrator with reference to the administration of any floodplain or flood hazard ordinance or such provisions within a land use ordinance.

Article XXXVII: Section 160-109.G(6)(a), **Private petition for amendment**, is revised to read as follows:

- (a). Prior to hearing and acting on the zoning change request, the petition and impact statement shall be reviewed by the Township Planning Commission and the Bucks County Planning Commission. The Township may also retain, at the petitioner's expense, consultants to review issues addressed in the impact statement.

Article XXXVIII: Section 160-22, Table of Use Regulations, is revised to amend requirements for B4 Performance Subdivision, C13 Nursing Home, E25 Medical Marijuana Dispensary Facility, G10 Medical Marijuana Growing/Processing Facility, and I18 Trades Business, as follows:

	RR	CR-1	CR-2	VC	LI	HI	PC-1	PC-2	MHP	Q	AQRC
B4 Performance Subdivision	N	Y	N	N	N	N	N	N	N	N	N

	RR	CR-1	CR-2	VC	LI	HI	PC-1	PC-2	MHP	Q	AQRC
C13 Nursing Home	N	Y	Y	Y	N	N	Y	N	N	N	N

	RR	CR-1	CR-2	VC	LI	HI	PC-1	PC-2	MHP	Q	AQRC
E25 Medical Marijuana Dispensary Facility	N	N	N	N	N	N	Y	N	N	N	N

	RR	CR-1	CR-2	VC	LI	HI	PC-1	PC-2	MHP	Q	AQRC
G10 Medical Marijuana Growing/Processing Facility	N	N	N	N	Y	Y	N	N	N	N	N

	RR	CR-1	CR-2	VC	LI	HI	PC-1	PC-2	MHP	Q	AQRC
I18 Trades Business	CU	N	CU	N	N	N	N	N	N	N	N

Article XXXIX: Repealer

All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed.

Article XL: Severability

If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is hereby declared as the intent of the Board of Supervisors of Hilltown Township, that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section, or part thereof not been included therein.

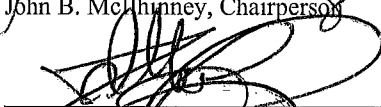
Article XLI: Effective Date

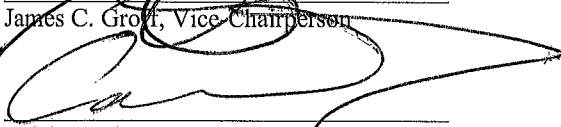
This Ordinance shall be effective five (5) days after enactment.

SO ENACTED AND ORDAINED this 24th day of October 2022.

**HILLTOWN TOWNSHIP
BOARD OF SUPERVISORS**


John B. McHinnery, Chairperson


James C. Grott, Vice-Chairperson


Caleb Torrice, Supervisor

Attested: 
Lorraine Leslie
Township Manager/Secretary/Treasurer