

ORDINANCE 2005- 3

**AN ORDINANCE OF THE TOWNSHIP OF HILLTOWN, BUCKS COUNTY, PENNSYLVANIA, AMENDING THE ZONING ORDINANCE BY CHANGING THE ZONING CLASSIFICATION OF PARCELS 15-28-21; 15-28-21-1; 15-28-21-2; 15-28-22; 15-28-23; AND 15-28-33 AND AMENDING THE TABLE OF PERFORMANCE STANDARDS.**

Pursuant to the authority contained in the Second Class Township Code, as amended, and the Pennsylvania Municipalities Planning Code, as amended, and following a duly convened public hearing on *September 26, 2005* and finding that the amendment stated below is in the best interests of the health, safety, and welfare of the residents of Hilltown Township, the Board of Supervisors of Hilltown Township hereby enacts and ordains this Ordinance amending the Hilltown Township Zoning Ordinance of 1995, as amended, and its Zoning Map as follows:

NOW, THEREFORE, be it, and it is hereby ORDAINED by the Board of Supervisors of Hilltown Township, Bucks County, Pennsylvania, and it is hereby ENACTED and ORDAINED by the authority of the same as follows:

SECTION I. The official Zoning Map of Hilltown Township is hereby amended to change the zoning classification of Parcels 15-28-21; 15-28-21-1; 15-28-21-2; 15-28-22; 15-28-23; and 15-28-33 (the "Property") from their Rural Residential ("RR") District to the County Residential II ("CR-2") District. The legal description of the Property hereby rezoned from RR to CR-2 is attached hereto, incorporated herein, and marked Exhibit "A."

SECTION II. The Table of Performance Standards – Bulk and Area is hereby amended for CR-2, Single-family to reference footnote 3 instead of footnote 2 for S.F. Cluster Opt. 1 and S.F. Cluster Opt. 2.

SECTION III. All of the provisions of the Hilltown Township Zoning Ordinance unaffected by this Ordinance are hereby declared to be in full force and effect. Any provision of the Hilltown Township Zoning Ordinance inconsistent with the provisions of this Ordinance are hereby declared to be repealed to the extent of the inconsistency.

SECTION IV. The provisions of this Ordinance are declared to be severable. If any provision of this Ordinance is declared by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance or the provisions of the Hilltown Township Zoning Ordinance of 1995, as amended.

**SIGNATURES ON NEXT PAGE**

ENACTED and ORDAINED this 26<sup>th</sup> day of September, 2005.

~~ATTEST:~~

HILLTOWN TOWNSHIP BOARD OF SUPERVISORS

N/A

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