



# 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'	14%
Country Residential 2	45'	20'	60'	14%
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 5' 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, the surrounding uncovered decking or patio may be within 5'; 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 side and rear yards, and 4' in front yards; may not be placed in a 'clear sight triangle.'