



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 side and rear yards, and 4' in front yards; may not be placed in a 'clear sight triangle.'