

ORDINANCE NO. 2009 - 3

AN ORDINANCE OF THE HILLTOWN TOWNSHIP BOARD OF SUPERVISORS AMENDING CHAPTER 160 OF THE CODE OF HILLTOWN TOWNSHIP TO ADD USE B1A CONSERVATION MANAGEMENT DESIGN USE PERMITTED WITHIN THE RURAL RESIDENTIAL ZONING DISTRICT.

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 160-22. Table of Use Regulations is revised to add Use B1A, Conservation Management Design within **B. Residential**.

**Township of Hilltown
Table of Use Regulations**

	RR	CR-1	CR-2	VC	LI	HI	PC-1	PC-2	MHP	Q	AQRC
B. Residential											
B1 Single-Family Detached	Y	Y	Y	Y	N	N	N	N	N	N	Y
B1A Conservation Management Design	Y	N	N	N	N	N	N	N	N	N	N
B2 Mobile Home	N	Y	N	Y	N	N	N	N	Y	N	N
B3 Single-Family Detached Cluster	CU	Y	Y	N	N	N	N	N	N	N	N
B4 Performance Subdivision	N	Y	N	Y	N	N	N	N	N	N	N
B5 Conversion	SE	SE	SE	CU	N	N	N	N	N	N	N
B6 Mobile Home Park	N	N	N	N	Y	N	Y	N	Y	N	N
B7 Retirement Village	N	Y	N	Y	N	N	Y	N	N	N	N
B8 Group Home	Y	Y	Y	N	N	N	N	N	N	N	N
B9 Age Qualified Residential Community	N	N	N	N	N	N	N	N	N	N	Y

ARTICLE II Section 160.23. Use Type Regulations, Subsection B. Residential, is revised to add B1A Conservation Management Design (CMD) as follows:

B1A Conservation Management Design (CMD). A subdivision in which the minimum lot area and dimensional requirements are reduced to permit increased flexibility of lot design and environmentally sensitive approach to development and stormwater management.

- (a) Applications for Use B1A wherein six(6) or more lots are proposed shall include submission of an Existing Resources and Site Analysis Plan ("ERSAP") containing information required pursuant to Section 140.23A. of the Subdivision Ordinance.
- (b) Site design shall incorporate use of nonstructural Stormwater Management Best Management Practices (BMPs) referenced in the Pennsylvania Stormwater Best Management Practices Manual, December 2006, as amended.
- (c) Minimum site area: Ten (10) acres.
- (d) Maximum density shall not exceed 1.0 dwelling unit per acre (DU/AC) determined by dividing the total number of dwelling units by the base site area (Gross Density).

(e) Minimum lot dimensional requirements:

Minimum lot area: 20,000 square feet
 Minimum lot width: 100 feet
 Minimum front yard: 50 feet
 Minimum side yard: 20 feet
 Minimum rear yard: 50 feet
 Maximum building height: 35 feet

- (f) A minimum of two (2) off street parking spaces shall be required per lot.
- (g) Lots within a Conservation Management Design subdivision shall be deed restricted from further subdivision by note on the record plan and recordation of a restrictive covenant.
- (h) Privately owned area within a Conservation Management Design subdivision containing environmentally sensitive features pursuant to Section 160-28 of this Ordinance shall be protected by recordation of a conservation easement in a manner acceptable to the Township.

ARTICLE III Section 160-26. Table of Performance Standards is revised to add the following within the Rural Residential (RR) Zoning District:

**Township of Hilltown
 Table of Performance Standards – Bulk and Area**

District	Use	Minimum open space ratio	Maximum density (DU/AC) (refer note ⁷ and ⁸)	Maximum impervious surface ratio ⁵	Minimum site area (square feet (sf) or acre (ac))	Minimum lot area	Maximum height (feet)
RR	Single-family	none	0.75 ⁷	0.12 ⁶	50,000 sf	50,000 sf ¹	35
	CMD	none ⁹	1.0 ⁷	0.12 ⁶	10 ac	20,000 sf ¹⁰	35
	S.F. cluster	0.55	1.45 ⁸	0.20	20 ac	30,000 sf ²	35
	Other uses	-	-	0.35	See Principal Uses Permitted		35
CR-1	Single-family	none	1.2 ⁷	0.14	30,000 sf	30,000 sf ³	35
	S.F. cluster	0.40	2.25 ⁸	0.20	5 ac	10,000 sf ³	35
	Perf. Subd.	0.50	5.0 ⁸	0.35	5 ac	^{3,4}	35
	Other uses	-	-	0.35	See Principal Uses Permitted		35
CR-2	Single-family	None	0.75 ⁷	0.14	50,000 sf	50,000 sf ¹	35
	S.F. cluster Opt. 1	0.55	1.65 ⁸	0.25	10 ac	30,000 sf ²	35
	S.F. cluster Opt. 2	0.65	2.15 ⁸	0.35	10 ac	20,000 sf ²	35
	Other uses	-	-	0.35	See Principal Uses Permitted		35
VC	Single-family	none	1.8 ⁷	0.26	20,000 sf	20,000 sf ³	35
	Single-family	none	0.75 ⁷	0.26	50,000 sf	50,000 sf	35
	Perf. Subd.	0.45	5.0 ⁸	0.35	5 ac	^{3,4}	35
	Other uses	-	-	0.65	50,000 sf	20,000 sf ³	35
MHP	Mobile home park	0.30	4.5 ⁸	0.27	20 ac	7,500 sf ³	35
PC-1	All uses	-	-	0.70	20,000 sf	20,000 sf ³	35
PC-2	All uses	-	-	0.70	50,000 sf	50,000 sf ³	35
LI & HI	All uses	-	-	0.60	2 ac	2 ac ³	35

Notes:

- 1 Each lot must be served with public water provided by a municipal authority. For lots not served with public water, there shall remain an additional 80,680 square feet of land that shall remain as deed restricted conservation land until such time as public water can serve the balance of the lot unless the proposed subdivision is a minor subdivision.
- 2 Each lot must be served by public water provided by a municipal authority and by individual on-lot sewage disposal systems.
- 3 Each lot must be served by public water and sewer provided by a municipal authority.
- 4 As required by §160-23B(4).
- 5 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.
- 6 Maximum impervious surface ratio is 0.12 for subdivision plan design and building/permit applications for the initial lot development. After issuance of a use and occupancy permit for the dwelling, the property owner is permitted a maximum impervious surface ratio of 0.15.
- 7 Density is determined by dividing the number of dwelling units by the Base Site Area (refer Section 160-25.B).
- 8 Density is determined by dividing the number of dwelling units by the Net Buildable Site Area (refer Section 160-25.A).
- 9 Environmentally sensitive lands to be preserved may be privately owned and included within individual lots exclusive of the minimum required lot area of 20,000 sf but shall be permanently protected via recordation of a conservation easement.
- 10 Each lot must be served by public water provided by a municipal authority.

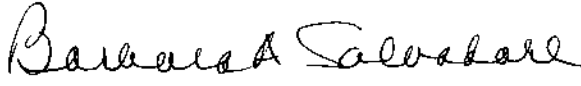
Article IV Repealer


Any Ordinance or Ordinance provision of the municipality inconsistent with any of the provisions of this Ordinance is hereby repealed to the extent of the inconsistency only.


Article V Severability

Should any section or provision of this Ordinance be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of any of the remaining provisions of this Ordinance.

ENACTED and ORDAINED at a regular meeting of the Hilltown Township Board of Supervisors on the 26th day of January, 2009. This Ordinance shall take effect immediately.


Chairman


Vice Chairman


Secretary/Treasurer Supervisor