

ORDINANCE NO. 2007 - 4

AN ORDINANCE OF THE HILLTOWN TOWNSHIP
BOARD OF SUPERVISORS AMENDING CHAPTER
160, ZONING ORDINANCE, TO REVISE SECTION 160-
23 (16), I16 BED AND BREAKFAST.

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:

I. **Section 160-23.(16), I16 Bed and Breakfast** is revised to read as follows:

I16 Bed and Breakfast Use and occupancy of a building shall be permitted for accommodating transient guests subject to the following additional conditions and restrictions:

- (a) The bed and breakfast use shall be permitted only within existing structures that were constructed prior to 1910.
- (b) Not more than eight (8) guest rooms may be provided.
- (c) The minimum lot size for the use shall be three (3) acres within the RR Zoning District. Within the CR-2 and VC Zoning Districts the lot size shall conform to the district minimum (50,000 SF and 20,000 SF respectively) as required for a single family dwelling.
- (d) One (1) off-street parking space shall be provided for each guest room, plus one (1) space for each employee and two (2) spaces for the owners of the property. The off-street parking spaces shall be located either to the rear of the main dwelling, or screened from the roadway and abutting dwellings with a buffer pursuant to Section 160-33 of this Ordinance.
- (e) There shall be no use of show windows or display or advertising visible outside the premises except for a single non-illuminated sign with a maximum sign area of four (4) square feet and a maximum height of eight (8) feet.
- (f) External alterations, additions, or changes to the exterior structure shall be permitted if design and materials are consistent with the existing structure.
- (g) The use shall be carried on by the property owner who must reside on the premises.
- (h) There shall be no separate kitchen or cooking facilities in any guest room. Prepared food served on the premises shall be limited to breakfast only and shall be served only to guests of the establishment.
- (i) The maximum uninterrupted length of stay shall be fourteen (14) days.
- (j) The use of an amenities provided by the bed and breakfast such as swimming pool or tennis courts shall be restricted in use to the owners and guests.

- (k) Where on-lot sewage disposal facilities are utilized within the RR Zoning District, the sewage disposal system shall conform to the requirements of the Bucks County Department of Health. Within the CR-2 and VC Zoning Districts, the use must be served by sanitary sewer facilities provided by a municipal authority.

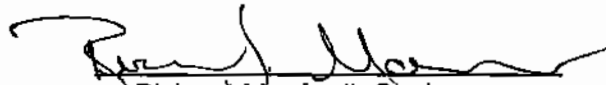
Article III Repealer

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.

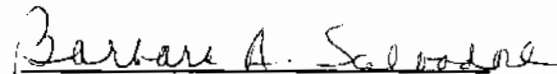
Article IV Severability

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 February, 2007. This Ordinance shall take effect immediately.


Richard Manfredi, Chairman


Jack McIlhinney, Vice Chairman


Barbara Salvadore, Member