

ORDINANCE NO. 2007 - 11

AN ORDINANCE OF THE HILLTOWN
TOWNSHIP BOARD OF SUPERVISORS
AMENDING CHAPTER 160, ZONING
ORDINANCE, TO ADD SECTION 160-23.I. (18),
TRADES BUSINESS.

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 160-23.I.(18), Trades Business is added as follows:

I.18 Trades Business

Trades businesses involve the use of a residence as a base of operations for the business, but not including the conduct of any phase of the trade on the property. The residence must be the owner's primary residence, and he/she must reside on the property. Trades included in this home occupation use are electrician, plumber, carpenter, mason, painter, and roofer. Other uses of a similar nature may be permitted subject to conditional use approval of the Board of Supervisors.

- (A) The minimum site area shall be three (3) acres and must be located in the RR or CR-2 district.
- (B) Barns and outbuildings may be used for a trade business.
- (C) The amount of floor area devoted to this home occupation shall not be more than 25% of the ground floor area of the principal residential structure or 600 square feet, whichever is less. At least 850 square feet of the gross floor area must remain in residential use. Additionally, this use may occupy 2,000 square feet of an existing barn or outbuilding.
- (D) In no way shall the appearance of the residential structure be altered or the occupation within the residence be conducted in a manner which would cause the premises to differ from its residential character by the use of colors, materials, construction, lighting, show windows or advertising visible outside of the premises to attract customers or clients, other than those signs permitted in this chapter.
- (E) No more than five employees other than members of the immediate family currently residing at the residence may be employed.
- (F) One sign is permitted per home occupation providing that it is no larger than four square feet bearing only the name, occupation (words only), and office hours of the practitioner. In addition, it shall not be illuminated or placed in a window.
- (G) A maximum of five trades business vehicles shall be permitted. All trades business vehicles shall be parked on-lot in a garage or an enclosed structure.
- (H) All trades business vehicles, equipment and materials must be stored within a building. There shall be no outside storage of materials or equipment of any kind. Refuse shall be stored in containers with lids screened from view of adjoining properties and public streets.

- (I) No wholesale or retail sales shall be conducted on the property.
- (J) No trades business operation or activity shall be conducted before the hour of 6:30 AM or after the hour of 7:00 PM (either on eastern standard or daylight saving time system), or on any Sunday or holiday.
- (K) No on-street parking of any kind may be associated with this use. In addition to the off-street parking spaces required for the residential use concerned, a trades business use shall provide one (1) off-street parking space for each employee with a maximum of five off-street parking spaces related to the trade business.
- (L) Off-street parking spaces are not permitted in the front yards. A 10 feet wide driveway providing access to parking areas in the side or rear of the property may be located in the front yard. All off-street parking areas must be located at least 10 feet from any property line. All off-street parking areas which contain more than three spaces must comply with the buffer and screening requirements of this Ordinance.

Article II. §160-22 Table of Use Regulations, is revised to add Use I17, Trades Business as follows:

	RR	CR-1	CR-2	VC	LI	HI	PC-1	PC-2	MHP	Q
I 18 Trades Business	C	N	C	N	N	N	N	N	N	N

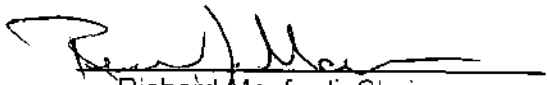
Article III Repealer

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.

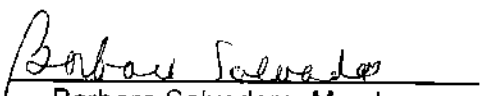
Article IV Severability

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 into an Ordinance this 25th day of June, 2007, by the Board of Supervisors of Hilltown Township in a lawful session duly assembled.


Richard Manfredi, Chairman


Jack McIlhinney, Vice Chairman


Barbara Salvadore, Member