

ORDINANCE 2004-01

**AN ORDINANCE OF THE TOWNSHIP OF HILLTOWN,
BUCKS COUNTY, PENNSYLVANIA, AMENDING THE
ZONING ORDINANCE BY CHANGING THE ZONING
CLASSIFICATION OF PARCELS 15-31-8 AND 15-31-9 TO
THE PLANNED COMMERCIAL-2 AND AMENDING
SECTION 406.E.E-1.**

Pursuant to the authority contained in the Second Class Township Code, as amended, and the Pennsylvania Municipalities Planning Code, as amended, and following a duly convened public hearing on January 8, 2004 and finding that the amendment stated below is in the best interests of the health, safety, and welfare of the residents of Hilltown Township, the Board of Supervisors of Hilltown Township hereby enacts and ordains this Ordinance amending the Hilltown Township Zoning Ordinance of 1995, as amended, and its Zoning Map as follows:

NOW, THEREFORE, be it, and it is hereby ORDAINED by the Board of Supervisors of Hilltown Township, Bucks County, Pennsylvania, and it is hereby ENACTED and ORDAINED by the authority of the same as follows:

SECTION I. The official Zoning Map of Hilltown Township is hereby amended to change the zoning classification of Parcels 15-31-8 and 15-31-9 (the "Property") from their Rural Residential ("RR") District to the Planned Commercial - 2 ("PC-2) District. The legal description of the Property hereby rezoned from RR to PC-2 is attached hereto, incorporated herein, and marked Exhibit "A."

SECTION II. Section 406.E.E1 of the Hilltown Township Zoning Ordinance of 1995, as amended, is hereby amended to add the following provision:

The Board of Supervisors may approve a Retail Store in the PC-2 District where the building size is in excess of 10,000 square feet but less than 15,000 square feet where the bulk, scale, and character of the building is compatible with the traditional building that is characteristic of the rural and historic nature of the community.

SECTION III. All of the provisions of the Hilltown Township Zoning Ordinance unaffected by this Ordinance are hereby declared to be in full force and effect. Any provision of the Hilltown Township Zoning Ordinance inconsistent with the provisions of this Ordinance are hereby declared to be repealed to the extent of the inconsistency.

SECTION IV. The provisions of this Ordinance are declared to be severable. If any provision of this Ordinance is declared by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this

Ordinance or the provisions of the Hilltown Township Zoning Ordinance of 1995, as amended.

ENACTED and ORDAINED this 8th day of January, 2004.

ATTEST:

HILLTOWN TOWNSHIP BOARD OF
SUPERVISORS








