

ORDINANCE NO. 2004 - 5

AN ORDINANCE OF THE HILLTOWN TOWNSHIP BOARD OF SUPERVISORS TO AMEND THE CODE OF ORDINANCES OF HILLTOWN TOWNSHIP, PART II, (GENERAL LEGISLATION-CHAPTER 160-ZONING); TO REVISE THE DEFINITION OF IMPERVIOUS SURFACE RATIO; AMENDING THE SITE CAPACITY CALCULATIONS RELATIVE TO CALCULATION OF IMPERVIOUS SURFACE IN SECTION 160-25.A(4)(b); AND AMEND SECTION 160-25.B(2); AND AMEND SECTION 160-26, THE TABLE OF PERFORMANCE STANDARDS

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 1**

Section 160-11. Definitions. The term "Impervious Surface Ratio" is revised to read as follows:

**Impervious Surface Ratio:** The impervious surface ratio is a measure of the intensity of the use of a piece of land. It is measured pursuant to Section 160-25. Site Capacity Calculations. Within a development site, land area and proposed impervious surface required for construction of new public streets pursuant to Subdivision Ordinance regulations shall not be included to determine the Impervious Surface Ratio of a site.

**ARTICLE 2**

Section 160-25.A(4)(b) is revised to read as follows:

- b. Calculate the Impervious Surface Ratio:  
(Impervious surface required by Township Ordinance within proposed public street right-of-way is not included)
- |  |             |
|--|-------------|
| Buildings  | _____ Ac.   |
| Driveways  | _____ Ac.   |
| Sidewalks  | _____ Ac.   |
| Patios   | _____ Ac.   |
| Parking Lots   | _____ Ac.   |
| Other  | _____ Ac.   |
| Equals Total Impervious Surface  | = _____ Ac. |
| Divide by Net Buildable Site Area less all<br>land area required for proposed public streets | / _____ Ac. |
| Equals Impervious Surface Ratio  | = _____ Ac. |
| Maximum Allowable Impervious Surface Ratio<br>(Table of Performance Standards – Footnote 31) | _____ Ac.   |

**ARTICLE 3**

Section 160-25.B(2) is revised to read as follows:

- (2). Calculate the Impervious Surface Ratio:  
 (Impervious surface required by Township Ordinance within proposed public street right-of-way is not included)
- |  |         |     |
|--|---------|-----|
| Buildings  | _____   | Ac. |
| Driveways  | _____   | Ac. |
| Sidewalks  | _____   | Ac. |
| Patios   | _____   | Ac. |
| Parking Lots   | _____   | Ac. |
| Other  | _____   | Ac. |
| Equals Total Impervious Surface  | = _____ | Ac. |
| Divide by Net Buildable Site Area less all land area required for proposed public streets    | / _____ | Ac. |
| Equals Impervious Surface Ratio  | = _____ | Ac. |
| Maximum Allowable Impervious Surface Ratio<br>(Table of Performance Standards – Footnote 32) | _____   | Ac. |

**ARTICLE 4**


Section 160-26. Table of Performance Standards: Bulk and Area is revised to add the following footnote to the fifth column "Maximum Impervious Surface Ratio":

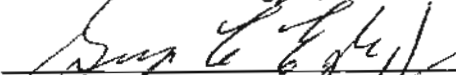
- (5) No new lot may be created within any zoning district which exceeds the maximum impervious surface ratio due to existing and/or proposed impervious surface.

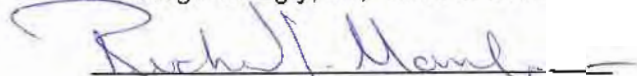
**ARTICLE 5** Effective Date: This Ordinance shall take effect five (5) days after enactment.

ENACTED AND ORDAINED this 28<sup>th</sup> day of June, 2004 by the Board of Supervisors of Hilltown Township.

HILLTOWN TOWNSHIP  
BOARD OF SUPERVISORS

  
\_\_\_\_\_  
Kenneth B. Bennington, Chairman

  
\_\_\_\_\_  
George C. Egly, Jr., Vice Chairman

  
\_\_\_\_\_  
Richard J. Manfredi, Supervisor