

ORDINANCE NO. 2002-6

AN ORDINANCE OF THE HILLTOWN TOWNSHIP BOARD OF SUPERVISORS AMENDING THE HILLTOWN TOWNSHIP ZONING ORDINANCE OF 1995, AS AMENDED, TO INCREASE ALLOWABLE IMPERVIOUS SURFACE FOR USE A1, AGRICULTURAL AND A3, INTENSIVE AGRICULTURE; AND TO ADD A NEW ACCESSORY USE I17, RESIDENTIAL AGRICULTURAL.

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 406, A1, Agricultural Use, is revised to require "not more than nine (9) percent of the total area shall be in impervious surfaces".

Article 2. Section 406, A3, Intensive Agriculture, is revised to read as follows:
"1. In no event shall the impervious surface ratio exceed nine (9) percent within the Rural Residential and Country Residential-2 Zoning Districts."

Article 3. Section 406, I17, Residential Agricultural Use is added as follows:

I17: Residential Agricultural Use

Residential Agricultural Use involves farming as an accessory use occurring on the same lot as a single family dwelling; and includes tilling of the soil and raising of livestock, horses, fur-bearing animals (animals raised for the sale of their fur) or poultry. The keeping or raising of livestock, horses, fur-bearing animals or poultry shall be limited to lots of at least three (3) acres and shall be limited to two (2) head of livestock or horses, or fifty (50) fowl. Lots of four (4) acres up to twenty five (25) acres shall allow two (2) additional head of livestock or horses per acre, or fifty (50) fowl per acre. Maximum lot size is twenty five (25) acres. Livestock shall be considered those animals commonly raised on farms in this area, such as cows, sheep, goats, and pigs. Any building used for the keeping or raising of livestock, horses, fur-bearing animals, or poultry shall be situated not less than fifty (50) feet from any street line or residential property line, or one hundred (100) feet from any existing neighboring dwelling. Not more than nine (9) percent of the total lot area shall be in impervious surfaces. Riding academies, livery or boarding stables and commercial dog kennels are not included in this provision. All buildings associated with this use, i.e. barns, sheds, silos and the like shall also be permitted. In addition, buildings with a first floor area of up to 1,250 square feet shall be exempt from land development procedures. Adequate provisions shall be made for the control of noise and odor and the confinement of the animals to the property. This agricultural use is to be used in conjunction with the single-family dwelling only and does not conflict with use A1 Agricultural Use.

Article 4. Section 405, Table of Use Regulations, is revised to add Use I17, Residential Agricultural Use as follows:

	RR	CR-1	CR-2	VC	LI	HI	PC-1	PC-2	MHP	Q
I17 Residential Agricultural Use	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

Article 5. Should any section or any provision of this Ordinance be declared by any court of competent jurisdiction to be invalid, illegal, or unconstitutional, such decision shall have no effect on the validity of this Ordinance as a whole, or any part thereof.

Article 6. Any Ordinance or Resolution or part of any Ordinance or Resolution inconsistent with the provisions of this Ordinance shall be repealed to the extent of such inconsistency.

Article 7. Effective Date.

This Ordinance shall be effective on July 27, 2002

July, 2002 by the Board of Supervisors of Hilltown Township in a lawful session duly assembled.

John S. Bender
John Bender, Chairperson

Kenneth Bennington
Kenneth Bennington, Vice Chairperson

Betty Snyder
Betty Snyder, Member

ATTEST:

Gregory Lippincott
Gregory Lippincott, Township Manager