

ORDINANCE NO. 98-12

AN ORDINANCE OF THE TOWNSHIP OF HILLTOWN, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE ZONING ORDINANCE OF HILLTOWN TOWNSHIP, AS AMENDED, (THE "ZONING ORDINANCE") BY AMENDING PERMITTED USES IN THE LI AND PC-1 TO INCLUDE MOBILE HOME PARKS AND AMENDING THE AREA AND BULK STANDARDS FOR B6, MOBILE HOME PARK AND B4, PERFORMANCE SUBDIVISION TO PERMIT THEIR USE ON TRACTS OF 10 ACRES OR GREATER.

The Board of Supervisors of Hilltown Township, Bucks County, does hereby enact and ordain as follows:

SECTION 1. Section 405.B. is amended by permitting Mobile Home Parks as a permitted use within the PC-1 and LI zoning districts.

B. Residential

	RR	CR-1	CR-2	VC	LI	HI	PC-1	PC-2	MHP	Q	Page
B6 Mobile Home Park	N	N	N	N	Y	N	Y	N	Y	N	56

SECTION 2. Section 502 is amended by modifying the Minimum Site Area requirements for Performance Subdivision and Mobile Home Park uses as contained in Table 502

District	Use	Min. Open Space Ratio	Maximum Density	Maximum Impervious Surface Ratio	Minimum Site Area	Minimum Lot Size
CR-1	Perf. Subdivision				10 Acres	
MHP	Mobile Home Park				10 Acres	
PC-1	Mobile Home Park	30%	4.5	.27	10 Acres	7,500
LI	Mobile Home Park	30%	4.5	.27	10 Acres	7,500

SECTION 3. Invalidity

If any part of this Amendment to the Zoning Ordinance of Hilltown Township shall be held to be invalid or unconstitutional, the remaining provisions of this Amendment shall remain in full force and effect.

SECTION 4. Effective Date

This ordinance shall take effect five days after enactment.

ENACTED AND ORDAINED this 28th day of October, 1998.

BOARD OF SUPERVISORS
HILLTOWN TOWNSHIP

Mr. H. Bennett

Chairman

Kevin B. ...

Vice Chairman

Charles Trone

Member

ATTEST:

Lynnda Serino
Secretary

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PROPOSED ORDINANCE NO. 98- 11

AN ORDINANCE OF THE TOWNSHIP OF HILLTOWN, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE ZONING MAP OF THE HILLTOWN TOWNSHIP ZONING ORDINANCE OF 1995, AS AMENDED (THE "ZONING ORDINANCE") BY RECLASSIFYING CERTAIN BUCKS COUNTY TAX PARCEL NUMBERS CURRENTLY INDICATED AS BEING INCLUDED WITHIN A CR-2 COUNTRY RESIDENTIAL ZONING DISTRICT SHALL BE CHANGED TO CR-1 COUNTRY RESIDENTIAL CLASSIFICATION AND RECLASSIFYING CERTAIN BUCKS COUNTY TAX PARCEL NUMBERS CURRENTLY INDICATED AS BEING INCLUDED WITHIN A RR RURAL RESIDENTIAL ZONING DISTRICT SHALL BE CHANGED TO PC-1 PLANNED COMMERCIAL CLASSIFICATION AND AMENDING SECTION 406C13(2)

SECTION 1. The Hilltown Township Zoning Ordinance of 1995, as amended, and its zoning map and classification, is hereby amended and changed to reclassify the following Bucks County Tax Parcel Numbers from CR-2 Country Residential to CR-1 Country Residential: 15-001-001, 15-001-002, 15-001-002-1, 15-001-014-001, 15-001-015, 15-001-16, 15-001-017, 15-001-018, 15-001-019, 15-001-019-001, 15-001-020, 15-001-020-1, 15-001-021, 15-001-022, 15-001-022-001, 15-001-022-2, 15-001-022-003, 15-001-032-001, 15-001-032-002, 15-001-032-003, 15-001-032-005, 15-001-032-006, 15-001-032-007, 15-001-032-008, 15-001-032-009, 15-001-032-010, 15-001-032-011, 15-001-032-012, 15-001-032-013, 15-001-032-014, 15-001-032-015, 15-001-032-016, 15-001-032-001, 15-004-018, 15-004-019, 15-004-020, 15-004-024, 15-004-025, 15-004-026, 15-004-027, 15-004-028, 15-004-029, 15-004-030, 15-004-031, 15-004-032, 15-004-033, 15-004-034, 15-001-004-001, 15-001-023-001, 15-032-004, 15-001-034-001 and 15-001-047.

SECTION 2. The Hilltown Township Zoning Ordinance of 1995, as amended, and its zoning map and classification, is hereby amended and changed to reclassify the following Bucks County Tax Parcel Numbers from RR-Rural Residential to PC-1 Planned Commercial: 15-032-003 and 15-032-004.

SECTION 3. Section 406C13(2), Nursing Home, is hereby amended as follows:

2. A lot area of not less than five (5) acres shall be required within the PC-1 District.

SECTION 4. If any part of this Amendment to the Zoning Ordinance of Hilltown Township shall be held to be invalid or unconstitutional, the remaining provisions of this Amendment shall remain in full force and effect.

SECTION 5. This Ordinance shall take effect five (5) days after enactment.

SO ENACTED AND ORDAINED this 28th day of October, 1998.

HILLTOWN TOWNSHIP
BOARD OF SUPERVISORS

Wm H Bennett
James Smith
Charles Stone