

ORDINANCE NO. 75- 2

AN ORDINANCE OF THE TOWNSHIP OF HILLTOWN, COUNTY OF BUCKS, STATE OF PENNSYLVANIA, AMENDING THE 1959 ZONING ORDINANCE, FURTHER REVISED AS OF NOVEMBER, 1970, OF THE SAID TOWNSHIP, BY CHANGING SECTION 301 (13) TO ALLOW DOG KENNELS ONLY BY SPECIAL EXCEPTION ON PROPERTIES HAVING MORE THAN TEN ACRES AT A DISTANCE OF THREE HUNDRED FEET (300 FT.) FROM BOUNDARIES AND THREE HUNDRED FIFTY FEET (350 FT.) FROM OTHER DWELLINGS. SECTION 901 IS ALSO CHANGED TO INCLUDE DOG KENNELS AS A PERMITTED USE.

BE IT ORDAINED AND ENACTED, By the Board of Supervisors of Hilltown Township, Bucks County, Pennsylvania, and it is hereby ENACTED AND ORDAINED, by authority of the same:

SECTION 1. The Zoning Ordinance of the Township of Hilltown, Bucks County, Pennsylvania, as enacted and adopted October 30, 1959, and as further revised November, 1970, be and is hereby further amended as follows:

(a) Substitute for the present Section 301 (13) the following, to become the new Section 301 (13):

"Dog kennels as defined herein, provided that no activity or operation of any such use shall be conducted without authorization as a special exception by the Zoning Hearing Board, and provided further that no dog kennel use as defined herein shall be conducted on a lot having less than ten (10) acres in total area, and no such use shall be conducted within a distance of three hundred feet (300 ft.) from any boundary line, and three hundred fifty feet (350 ft.) from any building other than the owners'. No building used in such connection shall be maintained or established within the aforesaid distances, and all such buildings

are to be located to the rear of the main structure or dwellings. A permanent evergreen planting which shall serve as a visual and auditory screen must be provided on both sides and to the rear of the dog kennel so that no unscreened portion of the dog kennel faces any adjoining residential property. Said living screen shall be designed to reach a maximum height of six feet (6 ft.) above grade."

(b) Add to the present Section 901, the following, which shall be designated as Section 901 (13):

"Dog kennels as defined herein, provided that no activity or operation of any such use shall be conducted without authorization as a special exception by the Zoning Hearing Board, and provided further that no dog kennel use as defined herein shall be conducted on a lot having less than ten (10) acres in total area, and no such use shall be conducted within a distance of three hundred feet (300 ft.) from any boundary line, and three hundred fifty feet (350 ft.) from any building other than the owners'. No building used in such connection shall be maintained or established within the aforesaid distances, and all such buildings are to be located to the rear of the main structure or dwellings. A permanent evergreen planting which shall serve as a visual and auditory screen must be provided on both sides and to the rear of the dog kennel so that no unscreened portion of the dog kennel

faces any adjoining residential property. Said living screen shall be designed to reach a maximum height of six feet (6 ft.) above grade."

(c) Dog kennels, as defined herein, shall not be a permitted usage in the R-30 Residential Districts, M-F Residential Districts, C-N Neighborhood Commercial Districts, C-H Highway Commercial Districts, or the C-S Shopping Districts.

SECTION 2. All provisions of the Zoning Ordinance not consistent with the amendment shall likewise be amended consistend herewith.

SECTION 3. This Ordinance shall become effective five (5) days after acceptance of the same.

ORDAINED AND ENACTED as an Ordinance of the Township of Hilltown, Bucks County, Pennsylvania, this *28* day of *April*, A.D., 1975.

HILLTOWN TOWNSHIP BOARD OF SUPERVISORS

Charles Dale Hartshorne
C. Dale Hartshorne, Chairman

Paul Frankenfield
Paul Frankenfield, Vice-Chairman

Feryl Spaninger
Feryl Spaninger

ATTEST:

Dorothy Gutekunst
Dorothy Gutekunst, Secretary