



**HILLTOWN TOWNSHIP**  
13 West Creamery Road  
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## **Required Setbacks for RESIDENTIAL Properties In Hilltown Township**

### **Principal Setbacks by Zoning District**

<b><u>Zoning District</u></b>	<b><u>Front</u></b>	<b><u>Sides</u></b>	<b><u>Rear</u></b>	<b><u>Max Impervious</u></b>
Rural Residential	50'	25'	75'	15%
Country Residential 1	45'	20'	60'	20%
Country Residential 2	45'	20'	60'	15%
Village Center	35'	20'	50'	26%

### **Shed\* Setbacks by Zoning District**

<b><u>Zoning District</u></b>	<b><u>Sides</u></b>	<b><u>Rear</u></b>	<b><u>Front</u></b>
Rural Residential	12'	12'	not allowed in a front yard
Country Residential 1	2'	5'	not allowed in a front yard
Country Residential 2	12'	12'	not allowed in a front yard
Village Center	2'	5'	not allowed in a front yard

***\*A shed is defined as LESS THAN 250 square feet.***

***Any roofed structure greater than 250 sq.ft. must meet the principal setbacks above.***

### **Other Setbacks**

<b>Uncovered Decks and Patios</b>	May be within 10' of a side or rear line, may not be in a front yard.
<b>Above Ground Pool In Ground Pool</b>	10' required setback to the water and the pool equipment, includes the surrounding uncovered decking or patio ; pools may not be in a front yard.
<b>Fences and Walls</b>	1' off the property line, unless written permission is received from the adjacent property owner.  Maximum fence height shall be 8' in the side and rear yards, and 4' in front yards; <u>may not</u> be placed in a 'clear sight triangle.'