



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

Principal Setbacks by Zoning District with B1 Use

<u>Zoning District</u>	<u>Front</u>	<u>Sides</u>	<u>Rear</u>	<u>Max Impervious</u>
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

<u>Zoning District</u>	<u>Sides</u>	<u>Rear</u>	<u>Front</u>
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

- Uncovered Decks and Patios** May be within 10' of a side or rear line, may not be in a front yard.
- Above Ground Pool
 In Ground Pool** 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.
- Fences and Walls** 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; may not be placed in a 'clear sight triangle.'