

ZONING

160 Attachment 3

Township of Hilltown

Table of Performance Standards - Bulk and Area*
[Amended 4-26-2010 by Ord. No. 2010-2; 8-22-2016 by Ord. No. 2016-002; 5-22-2017 by Ord. No. 2017-003;
8-26-2019 by Ord. No. 2019-002; 10-24-2022 by Ord. No. 2022-002]

1	2	3	4	5	6	7	8	9
District	Use	Minimum Open Space Ratio	Maximum Density (DU/AC) (Refer Note ⁶ and ⁷)	Development Plan Maximum Impervious Surface Ratio ⁴	Minimum Site Area [square feet (sf) or acre (ac)]	Minimum Lot Area	Individual Lot Maximum Impervious Surface Ratio ⁴	Maximum Height (feet)
RR	Single-family	None	0.75 ⁶	0.12 ⁵	50,000 sf	50,000 sf ¹	0.15	35
	CMD	0.65	1.75 ⁷	0.25	10 ac	20,000 sf ^{2,8}	0.25	35
	S.F. cluster	0.55	1.45 ⁷	0.20	20 ac	30,000 sf ²	0.20	35
	Other uses	-	-	0.35	See Principal Uses Permitted			35
CR-1	Single-family	None	1.2 ⁶	0.14 ⁵	30,000 sf	30,000 sf ²	0.20	35
	S.F. cluster	0.40	2.25 ⁷	0.20 ⁵	5 ac	10,000 sf ²	0.42	35
	Perf. Subd.	0.50	5.0 ⁷	0.35 ⁵	5 ac	- ^{2,3}	0.55	35
	Other uses	-	-	0.35	See Principal Uses Permitted		35	
CR-2	Single-family	None	0.75 ⁶	0.12 ⁵	50,000 sf	50,000 sf ¹	0.15	35
	S.F. cluster Opt. 1	0.55	1.65 ⁷	0.25	10 ac	30,000 sf ³	0.25	35
	S.F. cluster Opt. 2	0.65	2.15 ⁷	0.35	10 ac	20,000 sf ³	0.35	35
	CMD	0.70	2.20 ⁷	0.40	20 ac	10,000 sf ^{2,8}	0.40	35
	Other uses	-	-	0.35	See Principal Uses Permitted		35	
VC	Single-family	None	1.8 ⁶	0.26	20,000 sf	20,000 sf ²	0.26	35
	Single-family	None	0.75 ⁶	0.12 ⁵	50,000 sf	50,000 sf	0.15	35
	Traditional Neighborhood Development	0.20	6.0	0.70	5 ac	**		35
	Other uses	-	-	0.65	50,000 sf	20,000 sf ⁹		35

HILLTOWN CODE

1	2	3	4	5	6	7	8	9
District	Use	Minimum Open Space Ratio	Maximum Density (DU/AC) (Refer Note ⁶ and ⁷)	Development Plan Maximum Impervious Surface Ratio ⁴	Minimum Site Area [square feet (sf) or acre (ac)]	Minimum Lot Area	Individual Lot Maximum Impervious Surface Ratio ⁴	Maximum Height (feet)
AQRC	AQR Community	0.40	2.5 ⁷	0.35	100 ac	9,600 ft. ²		35
	Single-family detached	—	0.75 ⁶	0.12 ⁵	1.5 ac	50,000 ft. ¹	0.15	35
	Other uses	-	-	0.35	See Principal Uses Permitted		35	
MHP	Mobile home park	0.30	4.5 ⁷	0.27	20 ac	7,500 sf ²	0.27	35
PC-1	All uses	-	-	0.70	20,000 sf	20,000 sf ²	0.70	35
PC-2	All uses	-	-	0.70	50,000 sf	50,000 sf ²	0.70	35
LI & HI	All uses	-	-	0.60	2 ac	2 ac ²	0.60	35

* Unless a more restrictive requirement is indicated in ZO § 160-23.

** In accordance with requirements of § 160-23B(10).

NOTES:

¹ Each lot must be served with public water provided by a municipal authority. For lots not served with public water, the minimum lot area is three acres unless the proposed subdivision is a minor subdivision.

² Each lot must be served by public water and sewer provided by a municipal authority.

³ As required by § 160-23B(4).

⁴ No new lot may be created within any zoning district which exceeds the maximum impervious surface ratio due to existing and/or proposed impervious surface.

⁵ Maximum impervious surface ratio for subdivision plan design. After issuance of a use and occupancy permit for the dwelling, the property owner is permitted a maximum impervious surface ratio included in Column 8 of this table.

⁶ Density is determined by dividing the number of dwelling units by the base site area (refer § 160-25B).

⁷ Density is determined by dividing the number of dwelling units by the net buildable site area (refer § 160-25A).

⁸ Environmentally sensitive lands to be preserved may be privately owned and included within individual lots exclusive of the minimum required lot area, but shall be permanently protected via recordation of a conservation easement.

⁹ Each lot must be served by public sewer provided by a municipal authority.