



**HILLTOWN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA
ORDINANCE NO. 2023-003**

**AN ORDINANCE PURSUANT TO THE SECOND CLASS TOWNSHIP
CODE AND THE PENNSYLVANIA MUNICIPALITIES PLANNING
CODE AMENDING THE HILLTOWN TOWNSHIP OFFICIAL ZONING
ORDINANCE AND ZONING MAP TO REZONE BUCKS COUNTY TAX
PARCEL NUMBERS 15-001-127 AND 15-001-131, TOTALING
20.05 ACRES, FROM CR-2 COUNTRY RESIDENTIAL 2 TO
MHP-MOBILE HOME PARKS**

WHEREAS, the Board of Supervisors have met the procedural requirements of 53 P.S. § 10101, et seq., of the Pennsylvania Municipalities Planning Code for the adoption of the proposed Ordinance, including holding a public hearing;

WHEREAS, the Second Class Township Code authorizes the Board of Supervisors to make and adopt Ordinances that are consistent with the Constitution and the laws of the Commonwealth that it deems necessary for the proper management and control of the Township and welfare of the Township and its citizens;

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors for Hilltown Township, and it is hereby ordained and enacted, by the authority of the same, to wit:

SECTION 1. CODE AND MAP AMENDMENTS.

Those certain tracts situate in Hilltown Township and identified by the Bucks County Tax Parcel Numbers 15-001-127 and 15-001-131, totaling 20.05 acres, are hereby rezoned from CR-2 Country Residential 2 to MHP-Mobile Home Parks and amends the Hilltown Township Official Zoning Map referenced in the Hilltown Township Zoning Ordinance, Section 160-14 to include Tax Parcel Numbers 15-001-127 and 15-001-131 in the MHP-Mobile Home Parks Zoning District.

SECTION 2. REPEALER.

All Ordinances or parts of Ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed.

SECTION 3. REVISIONS.

The Hilltown Township Board of Supervisors does hereby reserve the right, from time to time, to adopt modifications of, supplements to, or amendments of its Ordinance, including this provision.

SECTION 4. SEVERABILITY.

In the event that any section, sentence, clause, phrase or word of this Ordinance shall be declared illegal, invalid or unconstitutional by any Court of competent jurisdiction, such declaration shall not prevent, preclude or otherwise foreclose enforcement of any of the remaining portions of this Ordinance.

SECTION 5. EFFECTIVE DATE.

This amendment shall become effective five (5) days after date of adoption.

SECTION 6. FAILURE TO ENFORCE NOT A WAIVER.


The failure of Hilltown Township to enforce any provision of this Ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.

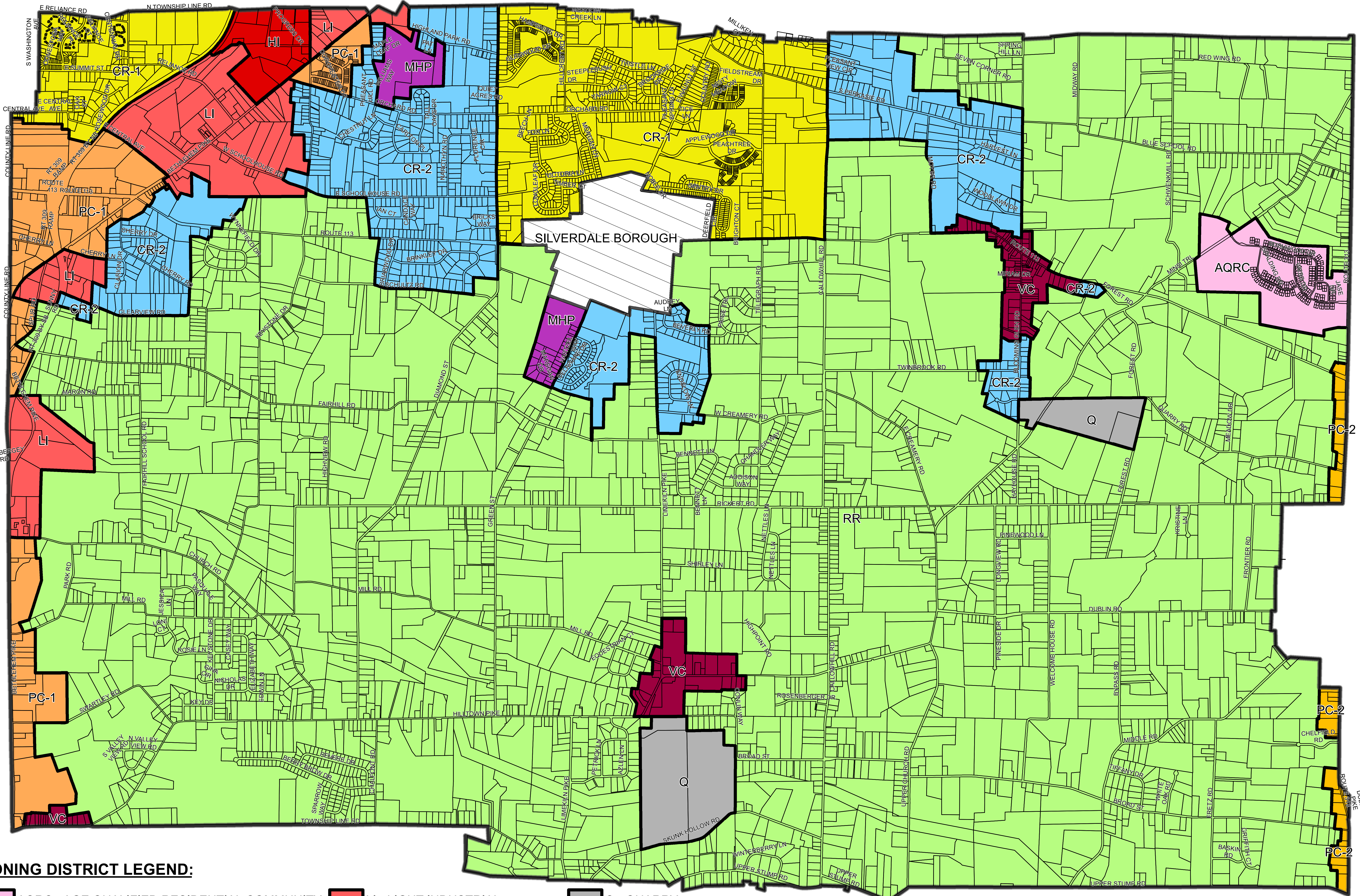
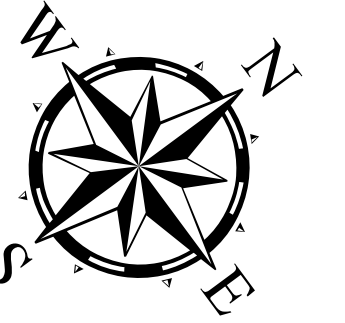
ORDAINED AND ENACTED by the Board of Supervisors for Hilltown Township, Bucks County, Pennsylvania, this 11TH day of DECEMBER, 2023.

HILLTOWN TOWNSHIP
BOARD OF SUPERVISORS


James C. Groff, Chairman

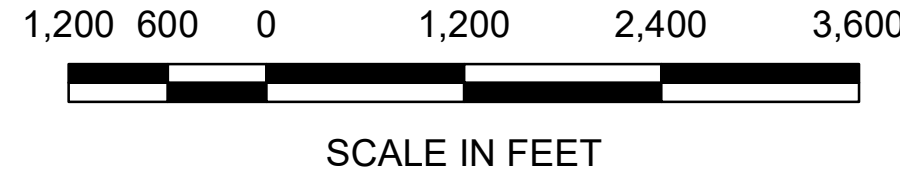
Attest:


Lorraine E. Leslie,
Township Manager/Secretary



ZONING DISTRICT LEGEND:

- | | | |
|--|-----------------------------|------------------------|
| AQRC - AGE QUALIFIED RESIDENTIAL COMMUNITY | LI - LIGHT INDUSTRIAL | Q - QUARRY |
| CR-1 - COUNTRY RESIDENTIAL 1 | MHP - MOBILE HOME PARK | RR - RURAL RESIDENTIAL |
| CR-2 - COUNTRY RESIDENTIAL 2 | PC-1 - PLANNED COMMERCIAL 1 | VC - VILLAGE CENTER |
| HI - HEAVY INDUSTRIAL | PC-2 - PLANNED COMMERCIAL 2 | |



Source: Hilltown Township, Pennsylvania Spatial Data Access, BCPC, Census Data

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|---|---------------|-------------------------------------|--------------------|
| 1-5-2024 | | UPDATED BASE MAPPING & MHP DISTRICT | |
| REVISION | | DESCRIPTION | |
| HILLTOWN TOWNSHIP ZONING MAP | | | |
| WYNN ASSOCIATES, INC. MUNICIPAL ENGINEERING SERVICES | | | |
| 211 West Broad Street Quakertown, PA 18951 | | (215) 536-7336 | |
| DWN BY AJP | CHK BY TAF | DATE JANUARY 2024 | SCALE: 1:14,000 |
| JOB NUMBER 03-000 | | DRAWING NO. 1 | |
| | | OF 1 | |