

The paragraphs below are taken from Hilltown Township Zoning Ordinance For the complete Zoning Ordinance go to:

[Township of Hilltown, PA Zoning \(ecode360.com\)](http://Township of Hilltown, PA Zoning (ecode360.com))

SECTION 160-11 DEFINITIONS

Family/Group Home complies with Federal Law

FAMILY - “One person or two or more persons, related by blood, foster relationship, marriage or adoption, and in addition, any domestic servants or gratuitous guests thereof; or one or more persons who need not be so related, and, in addition, domestic servants or gratuitous guests thereof, who are living together in a single, nonprofit dwelling unit and maintaining common household with single cooking facilities; and including such other uses related to the occupancy thereof by persons who suffer from a "handicap" as that term is defined in Section 3602(h) of the Fair Housing Act [42 U.S.C. § 3602(h)] and who are protected as such from discrimination under the provisions of Section 3604 thereof (42 U.S.C. § 3604), and uses accessory thereto, and no other. The word "family" as used herein shall not include roomers, boarders or lodgers [except those protected as suffering from a "handicap" under the provisions of Sections 3602(h) and 3604 of the Fair Housing Act] or any use otherwise defined, described or regulated in the chapter.”

The following two sentences are from a former township zoning officer while employed by the Township and are not part of the Zoning Ordinance.

The definition, and federal law, essentially says the township cannot discriminate or prevent a Group Home as long as it is not operating as a non-profit facility, in other words, not a for-profit boarding house.

The current building codes also contain language that exempts these facilities from being treated differently from a Single Family dwelling; essentially they can have up to 10 people needing (or not needing) monitoring, and then up to 16 unrelated people in the same building, as long as they are all sharing a single kitchen.

HOME OCCUPATION

Any use carried out for remuneration conducted entirely within a dwelling unit by members of the family residing therein, which is clearly incidental and secondary to the residential use of the dwelling, does not change the residential appearance or character of the dwelling, and does not emit any sound, noise, or noxious odors discernible outside of the dwelling unit, and does not increase traffic or parking requirements.

USE TYPE REGULATIONS

160-23

16 I16 Bed-and-Breakfast Use and occupancy of a building shall be permitted for accommodating transient guests subject to the following additional conditions and restrictions:

[Amended 2-26-2007 by Ord. No. 2007-4]

(a)

The Bed-and-Breakfast Use shall be permitted only within existing structures that were constructed prior to 1910.

(b)

Not more than eight guest rooms may be provided.

(c)

The minimum lot size for the use shall be three acres within the RR Zoning District. Within the CR-2 and VC Zoning Districts, the lot size shall conform to the district minimum (50,000 square feet and 20,000 square feet, respectively) as required for a single-family dwelling.

(d)

One off-street parking space shall be provided for each guest room, plus one space for each employee and two spaces for the owners of the property. The off-street parking spaces shall be located either to the rear of the main dwelling or screened from the roadway and abutting dwellings with a buffer pursuant to § **160-33** of this chapter.

There shall be no use of show windows or display or advertising visible outside the premises except for a single nonilluminated sign with a maximum sign area of four square feet and a maximum height of eight feet.

(e) There shall be no use of show windows or display or advertising visible outside the premises except for a single nonilluminated sign with a maximum sign area of four square feet and a maximum height of eight feet.

(f)

External alterations, additions, or changes to the exterior structure shall be permitted if design and materials are consistent with the existing structure.

(g)

The use shall be carried on by the property owner who must reside on the premises.

(h)

There shall be no separate kitchen or cooking facilities in any guest room. Prepared food served on the premises shall be limited to breakfast only and shall be served only to guests of the establishment.

(i)

The maximum uninterrupted length of stay shall be 14 days.

(j)

The use of an amenities provided by the bed-and-breakfast such as swimming pool or tennis courts shall be restricted in use to the owners and guests.

(k)

Where on-lot sewage disposal facilities are utilized within the RR Zoning District, the sewage disposal system shall conform to the requirements of the Bucks County Department of Health. Within the CR-2 and VC Zoning Districts, the use must be served by sanitary sewer facilities provided by a municipal authority.