

ORDINANCE NO. 279

East Norriton Township
Montgomery County, Pennsylvania

AN ORDINANCE AMENDING THE EAST NORRITON TOWNSHIP ZONING ORDINANCE BY AMENDING ARTICLE II, SECTION 205-5, "DEFINITIONS", TO DEFINE THE USE OF SENIOR CITIZENS CONTINUUM OF CARE, AMENDING ARTICLE III, SECTION 205-6, ADDING A NEW ZONING DISTRICT ENTITLED "SN - SENIOR CITIZENS COMMUNITY DISTRICT", AND ADDING ARTICLE XXV PROVIDING FOR THE SN - SENIOR CITIZENS COMMUNITY DISTRICT.

The Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, under and by virtue of authority granted by the Second Class Township Code and the Pennsylvania Municipalities Planning Code, does hereby enact and ordain:

Section 1. ARTICLE II, Section 205-5, "DEFINITIONS" is hereby amended to add the following definition:

Senior Citizens Continuum of Care. A full service facility providing services required for a senior citizen. The component facilities, uses and buildings may include the following:

- A. Central Facility. A facility or facilities utilized to provide services and functions for any combination of health care delivery components, mainly, congregate care, personal care, custodial care, intermediate care, and skilled nursing care. The building may be linked to any combination of the three health care components just described and typically include a mail room, security office, lounge, barber/beauty shop, administrative offices, crafts/hobby shop, gift shop, activities area, library, bank, travel agency, infirmary, kitchen, laundry, receiving, maintenance shop, dining rooms, doctors' offices (for residents only,

not for the general public), pharmacy, employee lounge, employee dining area, and employee locker rooms. The central facility functions may be separated and take place within separate buildings or placed under a single roof.

- B. Congregate Care Units/Cottages. Buildings of one (1) to three (3) stories, subject to the height requirements of the district. Individual units/cottages may not exceed twelve hundred (1200) square feet and are of an apartment-style which may include small kitchens or kitchenettes. Residents of the units may receive support services including meals, housekeeping, social and medical services.
- C. Custodial Care Units. Not to exceed four hundred fifty (450) square feet and occupancy by more than two (2) residents. These units may be located in a building not to exceed three (3) stories in height. Residents may receive up to one and one-half (1 1/2) hours of nursing assistance per day in addition to three (3) meals, maid service, transportation and social activities.
- D. Dependent Living Units. Residential dwelling units which provide housing, personal assistance, nursing and related medical or other health services for the elderly. These units shall only include custodial care units, intermediate care units and skilled care units.
- E. Independent Living Units. Residential dwelling units which provide housing and support services for the elderly, but which provide only limited medical support services.

These units shall only include congregate care units and independent units.

- F. Intermediate Care Units. A residential facility that provides nursing care and related medical or other personal health services on a regular basis to individuals who do not require a degree of care and treatment which a hospital or skilled nursing care unit is designed to provide, but who, because of their mental or physical disabilities require hospital or skilled nursing services within the context of a planned program of care and administrative management, supervised on a continuous 24-hour basis in an institutional setting. The term includes intermediate care facilities for the mentally retarded. Support areas must be incorporated into the architectural program, including administrative offices, physical therapy, occupational therapy, nursing stations, storage areas, lounges, dining areas, employee lockers and laundry rooms.
- G. Personal Care Units. A residential facility providing food, shelter, personal assistance or supervision for a period exceeding 24-hour consecutive hours and whose occupants require assistance or supervision in matters as dressing, bathing, diet, medication prescribed for self-administration, but who do not require hospitalization or care in a skilled nursing or intermediate care facility.
- H. Recreation Areas. Walking paths, park benches, landscaping, open space suitable for active recreation, and, where appropriate, more active recreation such as tennis courts,

shuffleboard courts, and swimming pools.

- I. Semi-dependent Living Units. Residential dwelling units which provide housing for the elderly, as well as personal assistance, food for the residents, but not hospitalization or skilled nursing care. These units shall only include personal care units.

- J. Skilled Nursing Care Unit. A residential dwelling in which nursing care and related medical or other health services are provided, for a period exceeding 24 hours whose occupants, because of age, illness, disease, injury, convalescence or physical or mental infirmity need the care.

Section 2. Article III, Section 205-6, is hereby amended by the addition of the SN - Senior Citizens Community District, the fourteenth zoning district.

Section 3. There is hereby added to the Zoning Ordinance Article XXV establishing the SN - Senior Citizens Community District, the provisions of which are as follows:

ARTICLE XXV
SN - SENIOR CITIZENS COMMUNITY DISTRICT

Section 205-151. Statement of Objectives. In order to promote the development of safe and affordable housing for elderly persons and to ensure that such housing provides accessibility to essential community facilities and services. To provide the elderly individual with the opportunity to transfer from an independent living situation to a semi-dependent or dependent care environment, if or when the need arises. To encourage a sense of community amongst residents of an elder residential complex the provision of facilities for social interaction, both indoors and outdoors. To encourage continued physical fitness amongst elderly residents through the provision of an

adequate amount and design of usable recreational open space.

Section 205-152. Regulations to Apply. In a SN - Senior Citizens Community District, the following regulations shall apply.

Section 205-153. Permitted Uses. Buildings may be erected, altered or used, and a lot or premises may be used for a senior citizens continuum of care facility containing any combination of the following uses:

A. Living Units

1. independent living units;
2. semi-dependent living units;
3. dependent living units; and
4. accessory use customarily incidental to any of the above uses for exclusive use of residents.

B. Other Uses

1. central facility;
2. medical offices;
3. ancillary support services;
4. recreation areas; and
5. accessory use customarily incidental to any of the above uses.

Section 205-154. Development Requirements.

- A. Every SN - Senior Citizens Community District use shall have a housing type mix based upon a minimum twenty-five (25) percent for any combination of semi-dependent and dependent living units.

- B. Every SN - Senior Citizens Community District use shall contain all three of the living unit types.
- C. A developer of an SN - Senior Citizens Community District use may erect or use a portion of the development for a medical office building provided, however, that the total floor area of the medical office building shall be no greater than fifteen (15) percent of the total square footage of Senior Citizens Continuum of Care buildings.
- D. Every SN - Senior Citizens Community District use shall also include:
 - 1. central facility; and
 - 2. ancillary recreation areas.

Section 205-155. Lot Area, Density, Building Coverage and Related Standards.

- A. Density. The maximum number of dwelling units shall be 20 per acre. For the purposes of this article, each independent and semi-dependent living unit shall constitute a dwelling unit, and each dependent living unit shall constitute three-tenths (0.3) of a dwelling unit.
- B. Lot Area. There shall be a minimum lot area of ten (10) acres.
- C. Building Area. No more than thirty-five (35) percent of the lot area shall be occupied by buildings.
- D. Building Setback From Streets. There shall be a setback from the ultimate right-of-way of fifty (50) feet.
- E. Side Yard. Side yard shall be twenty-five (25) feet with a bermed landscape buffer to provide a full

screening buffer where the yard abuts a residentially zoned district.

- F. Rear Yard. Rear yard shall be fifty (50) feet including a twenty-five (25) foot landscape buffer.
- G. Height Regulation. The maximum height of any building or structure shall be thirty-five (35) feet or three (3) stories.
- H. Parking.
 - 1. Independent units - One and one-half (1.5) parking spaces per unit.
 - 2. Skilled nursing and personal care units - One-half (0.5) parking space per bed.
 - 3. Congregate care units - One-half (0.5) parking space per unit.
 - 4. Custodial care units - One-half (0.5) parking space per unit.
 - 5. Professional office building - One (1.0) parking space for every two hundred (200) square feet of ground floor area, plus one (1) parking space for every four hundred (400) square feet of floor area above ground floor.
 - 6. Service, employee, public, and resident parking are to be in separately designated areas.
- I. Signs. In addition to the requirements of Article XVII of this Ordinance, signs shall clearly designate directions to the different component facilities. There shall be no exterior advertising signs for accessory or ancillary uses.

- J. Open Space. At least thirty (30) percent of the lot area shall be devoted to permanent open space, unoccupied by buildings, structures, or parking. If less than forty (40) percent of the lot area is open space, at least ten (10) percent of the open space shall be active recreation areas, such as tennis courts, shuffleboard courts, walking paths, etc. If forty (40) percent or more of the lot area is open space, a minimum of five (5) percent of this open space shall be active recreation areas.
- K. Development Requirements. The development of this use shall be subject to the provisions of Section 205-19 of this Ordinance.
- L. Mortgage Financing Subdivision. A lot, tract or parcel of land devoted to this use may be subdivided for mortgage financing purposes, provided that appropriate and necessary cross-easements are created to ensure the independent viability of each of the subdivided portions in the event of foreclosure. The application shall be submitted as a final subdivision application in accordance with the provisions of the Township Subdivision and Land Development Ordinance of 1972, as amended.

Section 4. All ordinances, or parts thereof, inconsistent with this ordinance are hereby repealed.

Section 5. The provisions of this Ordinance are severable, and if any of its provisions shall be held to be illegal, invalid, or unconstitutional by any court or administrative or governmental agency of competent jurisdiction, the decision of any such court, administrative or governmental agency shall not affect or impair any of the remaining provisions of this Ordinance.

Section 6. This Ordinance shall become effective
July 29, 1989.

ENACTED AND ORDAINED by the Board of Supervisors of East
Norriton Township, Montgomery County, Pennsylvania, this 24th
day of July, 1989.

BOARD OF SUPERVISORS
EAST NORRITON TOWNSHIP

By: John W. Dulka
Chairman

Attest: William J. Roswald
Secretary