

ORDINANCE NO. 381

AN ORDINANCE AMENDING THE CODE OF EAST NORRITON TOWNSHIP SPECIFICALLY CHAPTER 205, KNOWN AS THE EAST NORRITON TOWNSHIP ZONING ORDINANCE, BY AMENDING SECTION 205-5, DEFINITIONS, AND ADDING ARTICLE XXV, A NEW DISTRICT TO BE ENTITLED R-R - RETIREMENT RESIDENTIAL DISTRICT

BE IT ENACTED and ORDAINED, and it is hereby ENACTED and ORDAINED by the BOARD OF SUPERVISORS of EAST NORRITON TOWNSHIP as follows:

Section 1. Section 205-5, Definitions, shall be amended as follows:

1. The definition "Senior Citizens Continuum of Care" including subsections A through J are repealed.
2. The following definitions shall be added in alphabetical order:

OLDER PERSONS - For the purposes of the Zoning Ordinance shall mean persons fifty-five (55) years of age or older.

Section 2. Article XXV. R-R Retirement Residential District.

A new district shall be created which will be entitled R-R Retirement Residential District.

Section 205-151. Declaration of Intent.

The Retirement Residential District is intended to address the housing needs of older persons who do not require the intensive needs of a nursing home but desire the security, safety and special design of a residential environment which can provide protective care and independent living.

Section 205-152. Permitted Uses.

The following uses shall be permitted and a building may be erected, altered or used and a lot or premises may be used for any of the following purposes:

- A. Retirement residential community consisting of one or a group of retirement residential structures which shall contain independent residential retirement units for older persons.

B. Accessory uses to retirement residential communities will be specifically restricted to serve only residents of the retirement residential community and their invited guests and shall be limited to the following:

(1) Auditoriums, activity rooms, craft rooms, library, lounges, and similar facilities for members of the retirement residential community and invited guests.

(2) Office and retail facilities designed to serve only the members of the retirement residential community, such as but not limited to, doctors' office, pharmacy, a fitness center, gift shop, coffee shop, post office, bank, travel agent, beauty shop, and barbershop.

(3) Guard station and/or mechanical entrance gate.

(4) Off-street automobile parking or parking garage and off-street delivery and loading facilities as may be required for the use of occupants, staff and visitors to the facility.

C. Uses permitted by special exception.

Any uses permitted in the RP Residential and Professional Zoning District are permitted when authorized by special exception, subject to the provisions in the Zoning Code applicable to the RP Zoning District; however, no individual lot or use area shall exceed two (2) acres.

#### Section 205-153. Development Requirements.

A. A Master Plan shall be required for the entire tract and shall include a unified architectural theme.

B. Phasing - If constructed in phases, each phase shall be planned so that the regulations shall be fully complied with at the completion of any stage.

C. Minimum district size equals ten (10) acres.

#### Section 205-154. Area and Bulk Requirements.

A. The maximum number of dwelling units shall be ten (10) dwelling units per gross acre of lot area.

(1) Lot area devoted to uses permitted in Section 152 (C) above shall not be utilized in the calculation of number of dwelling units.

B. Building area.

Building area shall not exceed thirty-five percent (35%) of the lot area.

C. Impervious surface ratio including building area will not exceed sixty-eight Percent (68%) of the lot area.

D. Minimum building set backs from streets and property lines shall be as follows:

(1) When adjacent to a residential district:

(a) In the case of buildings less than two (2) stories, a set back equal to the building height but in no event less than twenty-five (25) feet.

(b) In the case of two (2) or two and one-half (2 ½) story buildings, a set back of not less than fifty (50) feet.

(2) When adjacent to a zoning district other than residential, all buildings shall be set back a distance equal to the height of the building but not less than twenty-five (25) feet.

(3) When adjacent to an improved public street, all buildings shall be set back a distance not less than fifty (50) feet from the ultimate right-of-way line, twenty-five (25) feet of which must be a "buffer area."

E. Minimum space between buildings shall be twenty-five (25) feet.

F. Unit occupancy.

(1) For retirement residential dwellings no more than three (3) persons shall occupy a dwelling and at least one (1) of whom shall be fifty-five (55) years of age or older.

(2) For all dwellings, principal occupants if unrelated by blood or marriage shall be fifty-five (55) years of age or older.

G. Height of building. No building shall exceed a height of thirty-five (35) feet nor shall it be more than two and one-half (2 ½) stories.

H. The footprint of a building shall not be longer than six (6) units nor wider than two (2) units.

#### Section 205-155. Off-Street Parking Requirements.

- A. There shall be a minimum of two (2) parking spaces for each independent retirement residential dwelling unit.
- B. Attached garages and driveways may be used in the calculations for off-street parking spaces.
- C. When submitting a land development plan, applicant shall provide for the maximum parking that may be expected for the retirement residential community. This shall include the sum of applicable parking requirements outlined in this section.
- D. Overflow parking shall be provided at the rate of one (1) space for every two (2) units and shall be provided in approved areas accessible by all residents and visitors. One half of the required overflow parking may be held in reserve and not constructed unless required by the operator of the facility or directed by the township.
- E. No parking or loading shall be permitted closer than twenty-five (25) feet from any R-R District boundary line adjacent to a residential district, twenty-five (25) feet from the ultimate right-of-way line of an existing street, and ten (10) feet from any R-R District boundary line adjacent to a zoning district other than residential.
- F. It shall be illegal to park any commercial vehicles with a manufacturer's specified payload of two thousand (2,000) pounds or greater.

#### Section 205-156. General Regulations.

- A. Utilities. All buildings and units within the retirement residential community shall be served by both public water and public sanitary sewer. All utility lines such as electric, telephone and cable, shall be installed underground.
- B. Signs. Identification signs and directional signs shall be permitted pursuant to Section 205-110.D or E, as may be applicable, of this Chapter. Traffic directional signs and signs indicating direction to delivery and loading areas are permitted and shall not exceed four (4) square feet each.
- C. Lighting Fixtures. External illumination of any retirement residential community as well as the parking lots, driveways, walkways and entrances thereto shall be arranged so as to protect the adjacent highways and neighboring properties, whether or not contiguous thereto, from unreasonable direct glare or hazardous visual interference. No free standing light fixture shall exceed a height of sixteen (16) feet.
- D. Landscape Plan. The developer of a retirement residential community shall provide a separate landscape plan for the perimeters of the tract, as well as any green or open space portions of the tract.

E. Buffer Area. A permanent landscape buffer of no less than twenty-five (25) feet in width when adjacent to an existing street right-of-way line or a residential zoning district shall be provided along the perimeter boundaries of a retirement residential community, excluding access points only in accordance with the Township Subdivision and Land Development Ordinance.

F. Declaration of Age Restriction. At the time of subdivision and land development, as a prerequisite to any final plan approved, the developer shall record a declaration against the entire tract, in a form acceptable to the Township Solicitor, binding all properties and owners to the restriction which shall require the owner of an individual dwelling unit within the Retirement Residential District shall be age fifty-five (55) or older.

G. In the R-R Zoning District, a one and one-half (1 ½) story building is defined as a building with two (2) floors of living space above ground and a height less than twenty-five (25) feet. A two and one-half (2 ½) story building shall have three (3) floors of living space above ground with a height less than thirty-five (35) feet. The top floor of a one and one-half (1 ½) or two and one-half (2 ½) story building shall have substantially less living space than the floor located immediately beneath the top floor.

Section 3. 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 4. All ordinances or parts of ordinances inconsistent herewith or in conflict with any of the terms here of are, to the extent of said inconsistencies or conflicts, hereby specifically repealed.

ORDAINED AND ENACTED BY THE BOARD OF SUPERVISORS OF EAST NORRITON TOWNSHIP THIS 14<sup>th</sup> day of April, 1997.

ATTEST:

BOARD OF SUPERVISORS  
OF EAST NORRITON TOWNSHIP



*[Handwritten signature]*

By: *[Handwritten signature]*  
Chairman