

ORDINANCE # 97

AN ORDINANCE OF THE TOWNSHIP OF WESTFALL, PIKE COUNTY AMENDING ORDINANCE #76-1 KNOWN AS THE "WESTFALL TOWNSHIP ZONING ORDINANCE OF 1990" TO AMEND §2.2 THEREOF TO ADD A DEFINITION OF 'INDEPENDENT LIVING RETIREMENT CENTERS', TO AMEND §4.7(b) THEREOF TO INCLUDE 'INDEPENDENT LIVING RETIREMENT CENTERS' AS A CONDITIONAL USE IN THE C-1 NEIGHBORHOOD COMMERCIAL DISTRICT, TO AMEND §4.8(b) THEREOF TO INCLUDE 'INDEPENDENT LIVING RETIREMENT CENTERS' AS A CONDITIONAL USE IN THE C-2 GENERAL COMMERCIAL DISTRICT AND TO AMEND §5.2(c) THEREOF TO ADD A SUBSECTION CONCERNING 'INDEPENDENT RETIREMENT LIVING CENTERS'.

Be it ordained by the Board of Supervisors of Westfall Township, Pike County, Pennsylvania as follows:

SECTION I:    **AMENDMENT:** Ordinance #76-1, adopted the 27th day of December 1990, being the "Westfall Township Zoning Ordinance of 1990" is hereby amended as follows:

**ARTICLE II Section 2.2** DEFINITIONS is hereby amended to add the following definition:

Independent Living Retirement Center. A type of apartment type residential living accommodation comprised of multiple individual residential accommodations, each such living accommodation to be occupied by one family and to be used for residential use or purposes only. Each such residential accommodation shall include a kitchen equipped at a minimum with a sink, storage facilities, a stove or

range and a refrigerator, a bathroom equipped with a toilet, a bathtub equipped with a shower, or a shower, and a sink. Residential accommodations shall contain not more than a living area, dining room, kitchen, bathroom, two bedrooms, and a porch, deck, patio or similar facility. Occupancy of independent living retirement centers shall be restricted to persons sixty-two (62) years of age or older, provided that incidental overnight visitation shall be permitted by persons not sixty-two (62) years of age or older for not more than thirty (30) days per calendar year. Independent Living Retirement Centers shall contain a common room or rooms suitable and of sufficient size for the social and/or recreational use of the residents.

**ARTICLE 4 Section 4.7(b)** Conditional Uses is hereby amended to add under the heading of "Residential":

3) Independent Living Retirement Center

**Section 4.8(b)** Conditional Uses is hereby amended to add under the heading of "Residential":

4) Independent Living Retirement Center

**ARTICLE 5 Section 5.2(c)** Specific Requirements and Standards is hereby amended to add the following:

15. Independent Living Retirement Center.

Independent Living Retirement centers may be permitted as conditional uses within the C-1 and

C-2 zones. The minimum size parcel requirement for development for this use shall be two (2) acres, or six thousand (6,000) square feet for each residential accommodation within the structure or structures, whichever is greater. If more than one (1) story, Independent Living Retirement Centers shall be elevator equipped. Not less than one-half ( $\frac{1}{2}$ ) and not more than two (2) parking spaces for each residential accommodation are required. In addition, not less than one-fourth ( $\frac{1}{4}$ ) and not more than one (1) parking space for each residential accommodation is required, to be restricted for use by visitors. The specific number of parking spaces to be required shall be determined by the Township as a condition of approval, considering the represented parking needs of the applicant. One (1) parking space shall further be provided for each employee on each shift. Minimum lot width shall be two hundred (200) feet. Minimum front and rear yard set backs shall be fifty (50) feet. Minimum side yard set backs shall be thirty (30) feet for each side. Maximum building height shall be thirty-five (35) feet. Maximum

percentage of total lot coverage shall be fifty (50%) percent. Maximum percentage of building coverage on the lot shall be thirty (30%) percent. Sewage must be disposed of off-site through a public utility or municipal sewage facility.

Adequate emergency health care services shall be arranged with available emergency health care service providers. All applicable state and federal requirements and regulations shall be met. Copies of all required state or federal licenses, including construction, operation and occupancy licenses and/or permits, and any and all renewals thereof shall be provided to the Township within fifteen (15) days of their issuance.

**SECTION 2: REPEALER** - Any Ordinance or part of Ordinance conflicting with this Ordinance be, and the same is hereby repealed insofar as the same is inconsistent with this Ordinance.

**SECTION 3: EFFECTIVE DATE** - This Ordinance shall become effective five (5) days after the date of its Adoption by the Board of Supervisors.

This Ordinance is duly ordained and enacted into Law this

29th day of March, 2000 at a duly and legally convened meeting of the Board of Supervisors of the Township of Westfall, after public hearing thereon having been held on the 29th day of March, 2000.

WESTFALL TOWNSHIP BOARD OF SUPERVISORS

By: Mark A. Meyer  
Chairman

Keith L. Patton  
Supervisor

Kenneth A. Thiele  
Supervisor

James H. Kivi  
Supervisor

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Supervisor

ATTEST: Lisa Green  
Township Secretary