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Definition and Conditional Use Considerations for Non-family-related Facilities

I. Definitions

Assisted Living Facility –

Existing: A residential building or group of buildings designed to provide multifamily dwelling units for elderly or physically or mentally disabled persons who are independently mobile and are not in need of the level of service provided by a personal-care home, but that provides on-site supervision and assistance available to the residents on an occasional, as-needed basis, and where at least one meal each day is provided in a common dining area, and that includes certain design features associated with the needs of the elderly that are not customary in the construction of conventional dwelling units, such as emergency call systems, common dining facilities, common laundry facilities, minimal housekeeping services, common leisure and recreational facilities, transportation services and similar supporting services for the convenience of the residents.

Potential: **Non-Family Facility, Type 1** – A living arrangement that may or may not be restricted by identified age(s) of residents who are primarily non-family members, whereas said arrangement, as licensed in accordance with by the Commonwealth of Pennsylvania Department of Health, provides dwelling units for residents of varying abilities of mobility and/or disability and provides residential building or group of buildings designed to provide multifamily dwelling units for relatively independently mobile elderly and/or physically or developmentally disabled persons on-site supervision and assistance available to said residents on an occasional, as-needed basis and that may include certain design features and/or therapy-centered programming associated with resident needs of the elderly that are not customary in the construction of conventional dwelling units, such as but not limited to emergency call systems, common dining facilities, common laundry facilities, minimal housekeeping services, cognitive support services and/or memory care, common leisure and recreational facilities, transportation services and similar supporting services for residents.

Cognitive Support Services –

Potential: Diagnosis, assessment and/or treatment of certain cognitive (thinking) and behavior difficulties such as those that can result from brain injury and/or dementia. Behavioral therapy can take many forms, but usually involves counseling or therapy for an individual with brain injury and his/her family.

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Hospital –

Existing: An institution, licensed by the Commonwealth, for the care of human patients suffering from physical or mental illnesses and that may or may not include facilities for major surgery and that may be publicly or privately operated.

Potential: A business or institution, licensed as such by the Commonwealth of Pennsylvania, having an organized medical staff and providing equipment and services primarily for inpatient care to persons who require definitive diagnosis or treatment, or both, for mental or physical injury, illness, pregnancy, or other disability. A hospital may also involve medical research and training for health care professionals.

Independent-living Facility -

Existing: A residential building or group of buildings designed to provide housing for elderly or senior citizens who are independently mobile and not in need of supervision but that includes certain design features associated with the needs of elderly or senior citizens not customary in the construction of conventional single-family and/or multifamily dwellings, such as emergency call systems, handicapped facilities, minimal housekeeping and laundry services, common leisure and recreational services, personal services (beauty or barber shop or cleaner's valet), transportation services and similar support services for the convenience of the residents.

Potential: **Non-Family Facility, Type 2** – A living arrangement that may or may not be restricted by identified age(s) of residents who are primarily non-family members, whereas said arrangement, as licensed in accordance with by the Commonwealth of Pennsylvania Department of Health, provides dwelling units for residents of independent mobility and not in need of supervision but ~~and provides residential building or group of buildings designed to provide multifamily dwelling units for relatively independently mobile elderly and/or physically or developmentally disabled persons~~ on-site supervision and assistance available to said residents on an occasional, as-needed basis and that may includes certain design features and/or therapy-centered programming associated with resident needs ~~of the elderly~~ that are not customary in the construction of conventional dwelling units, such as but not limited to emergency call systems, common dining facilities, common laundry facilities, minimal housekeeping services, cognitive support services and/or memory care, common leisure and recreational facilities, transportation services and similar supporting services for residents.

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Life-Care Community –

Existing: A development that provides a continuum of care for the elderly, including three or more of the following uses: independent-living facility, assisted-living facility, personal-care boarding home or nursing home, and that may or may not include conventional single-family dwellings and/or multifamily dwellings.

Potential: Delete this definition and the associated conditions

Memory Care –

Potential: A distinct form of long-term skilled nursing that specifically caters to patients with Alzheimer’s disease, dementia and other types of memory problems. Also called special care units (SCUs), memory care units usually provide 24-hour supervised care within a separate wing or floor of a residential facility.

Nursing Home –

Existing: An institution licensed by the Commonwealth for the care of human patients requiring skilled nursing or intermediate nursing care, but not including facilities for major surgery or care and treatment of drug or alcohol addiction.

Potential: A business or an institution, licensed by the Commonwealth of Pennsylvania, for the care of human patients requiring skilled or intermediate nursing care as defined in Chapter 201 Section 201.3 of the Pennsylvania Code Applicability, Definitions, Ownership, and General Operation of Long-Term Care Nursing Facilities but not including facilities for major surgery or care and treatment of drug or alcohol addiction.

[for reference only (PA Code Section 201.3) Skilled or Intermediate Nursing Care - Professionally supervised nursing care and related medical and other health services provided for a period exceeding 24 hours to an individual not in need of hospitalization, but whose needs are above the level of room and board and can only be met in a long-term care nursing facility on an inpatient basis because of age, illness, disease, injury, convalescence or physical or mental infirmity. The term includes the provision of inpatient services that are needed on a daily basis by the resident, ordered by and provided under the direction of a physician, and which require the skills of professional personnel, such as, registered nurses, licensed practical nurses, physical therapists, occupational therapists, speech pathologists or audiologists.]

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Personal-Care Boarding Homes –

Existing: A dwelling or institution, licensed by the Commonwealth, where room and board is provided to more than three permanent residents who are not relatives of the operator and who are mobile or semi-mobile and require specialized services, for a period exceeding twenty-four (24) consecutive hours, in such matters as bathing, dressing, diet and medication prescribed for self-administration.

Potential: Unless otherwise defined in Pennsylvania Code Chapter 2600 Personal Care Homes, as amended, a premise in which food, shelter and personal assistance or supervision are provided for a period exceeding twenty-four (24) hours, for four or more adults who are not relatives of the operator, who do not require the services in or of a licensed long-term care facility, but who do require assistance or supervision in activities of daily living or instrumental activities of daily living. The term includes a premise that has held or presently holds itself out as a personal care home and provides food and shelter to four or more adults who need personal care services, but who are not receiving the services.

Group-Care Facility and Transitional Dwelling – No revisions proposed to definitions or conditions

II. Conditions

1. **Non-Family Facility, Type 1 and or 2**, subject to:
 - A. The minimum site required shall be five (5) acres.
 - B. The maximum dwelling unit density of a facility licensed by the Commonwealth of Pennsylvania Department of Health shall be ~~12~~ 20 dwelling units per acre. The maximum dwelling unit density of a facility that is not licensed by the Commonwealth of Pennsylvania Department of Health shall be 12 dwelling units per acre. ~~sleeping arrangements that do not meet the definition of dwelling unit are located in the facility, the calculation of said sleeping arrangements shall be based on beds. The maximum density of beds within the facility shall be 20 beds per acre.~~ When any unit or sleeping arrangement (bed) in a facility does not meet the Township's definition of dwelling unit, the density of beds shall not exceed the density herein prescribed for dwelling units in accordance of those facilities with and without licensing by the Commonwealth of Pennsylvania.
 - G. ~~An assisted-living facility shall include the following supporting uses~~
Common leisure and/or recreational areas.

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~~(1) Common dining area.~~

D. In addition, an assisted-living facility may include one or more of the following supporting uses, subject to approval by the Township:

(1) Postal station for use of the residents and staff only.

(2) Banking facility for use of the residents and staff only.

~~A.(3)~~ A.(3) Pharmacy and/or medical offices for use of the residents only.

~~B.(4)~~ B.(4) Personal services for the use of the residents only, including beauty shop, barbershop, common laundry facilities and dry cleaning valet.

~~C.(5)~~ C.(5) Ice cream parlor and/or florist/gift shop for the use of residents and their invited guests only.

~~D.(6)~~ D.(6) Elderly day-care center licensed by the Commonwealth.

~~(3)(7)~~ (3)(7) Taxi, van or similar transportation services for the residents.

E. Buffer Area s, as defined by § 1402, Subsection 1, of this chapter, shall be provided along all property lines adjacent to property in an A-1, A-2, R-1-V, R-2 or R-3 District.

F. Parking shall be provided in accordance a minimum of 0.5 spaces per dwelling unit bed.

~~2. Life-care community, subject to:~~

~~A. The minimum site required for a life-care community shall be 20 acres.~~

~~B. The site proposed for a life-care community, as defined herein, shall have frontage on and direct vehicular access to a street classified by this chapter as an arterial or collector street. Access to local Township streets shall not be permitted, except that a secondary controlled "emergency only" access may be provided from a local Township street, if approved by the Township.~~

~~C. A life-care community shall include one or more of the following dwelling types:~~

~~(1) Single family dwellings.~~

~~(2) Two family dwellings.~~

~~(3) Triplexes; quadruplexes.~~

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- ~~(4) Townhouse buildings containing no more than eight dwelling units per building.~~
- ~~(5) Garden apartment buildings.~~
- D. ~~In addition to the foregoing dwelling types, a life-care community shall include the following supporting uses:~~
 - ~~(1) Common leisure and/or recreational areas.~~
 - ~~(2) Common dining area.~~
 - ~~(3) Nursing home and/or personal care home, licensed by the Commonwealth, assisted-living facility and/or independent living facility.~~
- E. ~~In addition, a life-care community may include one or more of the following supporting uses, subject to approval by the Township:~~
 - ~~(1) Postal station for use of the residents and staff only.~~
 - ~~(2) Banking facility for use of the residents only.~~
 - ~~(3) Pharmacy and/or medical offices for use of the residents only.~~
 - ~~(4) Personal services for the use of the residents only, including beauty shop, barbershop, common laundry facilities and dry cleaning valet.~~
 - ~~(5) Ice cream parlor and/or florist/gift shop for the use of residents and their invited guests only.~~
 - ~~(6) Elderly day care center licensed by the Commonwealth.~~
 - ~~(7) Taxi, van or similar transportation services for the residents.~~
- F. ~~The maximum dwelling unit density permitted in a life-care community shall be 12 dwelling units per acre. The calculation of dwelling unit density shall not include beds in a nursing home or personal-care boarding home.~~
- G. All principal and accessory structures shall be located at least 75 feet from any property line adjoining property in an R Residential District. Along all other property lines, all principal and accessory structures shall be located at least 50 feet from the boundaries of the ~~life-care community~~ development site.
- H. Where two or more principal buildings occupy the same lot, the minimum distance between the buildings shall be 20 feet.
- I. Minimum lot area, lot width and setbacks for recorded lots proposed for dwellings within the ~~life-care community~~ development shall comply with the following requirements:

Minimum Lot Area:

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Single-family, two-family, triplex or quadruplex dwelling unit	6,000 square feet per dwelling unit
Townhouse unit	3,000 square feet per dwelling unit
Garden apartment All other dwellings or living arrangements	1 acre

Minimum Lot Width:

Single-family, two-family, triplex or quadruplex	50 feet
Townhouse	25 feet
Garden apartment All other dwellings or living arrangements:	150 feet
Front yard:	25 feet
Side yard: unit	10 feet, unless attached to another unit
Rear yard:	20 feet

J. Buffer Area B, as defined by § 1402, Subsection 1, of this chapter, shall be provided along all property lines adjoining property in any R Residential Zoning District. The buffer area shall be located in the common areas and shall not be included in any individual lot containing a dwelling.

~~1.~~ (move to Letter F above) There shall be a minimum of two parking spaces for each single-family dwelling and one parking space for each other type of dwelling unit, plus one parking space for each employee on peak shift. In the event that a nursing home or personal-care boarding home is proposed, parking shall be provided in accordance with the requirements of § 1502 of this chapter for those uses. Additional parking for the supporting uses intended for the residents and their invited guests shall not be required.

~~2.~~K. Sidewalks shall be provided to connect buildings, common outdoor areas and parking areas.

~~3.~~L. The site design shall include outdoor common areas, gathering places and passive or active recreation facilities appropriate to the needs of the residents. Common outdoor areas shall be attractively landscaped.

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