

SUGARCREEK BOROUGH ORDINANCE NO. 175 OF 1997

Introduced and Passed:

AN ORDINANCE AMENDING THE SUGARCREEK BOROUGH ZONING ORDINANCE TO PROVIDE A DEFINITION FOR "CONTINUING CARE RETIREMENT COMMUNITY", TO ESTABLISH NURSING AND CONVALESCENT HOMES AND CONTINUING CARE RETIREMENT COMMUNITIES AS PERMITTED USES IN THE R-1 SUBURBAN RESIDENTIAL ZONING DISTRICT AND TO SPECIFY THE NUMBER OF OFF-STREET PARKING SPACES REQUIRED FOR A CONTINUING CARE RETIREMENT COMMUNITY.

WHEREAS, the Sugarcreek Borough Zoning Ordinance does not provide for a Continuing Care Retirement Community as a permitted use, special exception or conditional use in any zoning district; and

WHEREAS, the Council of the Borough of Sugarcreek deems it desirable for the welfare of the present and future residents of the Borough of Sugarcreek and in order to further the development objectives as set forth in the Sugarcreek Borough Zoning Ordinance to provide for Continuing Care Retirement Communities and nursing and convalescent homes as permitted uses in R-1 Suburban Residential districts and to specify the number and size of off-street parking spaces required for a Continuing Care Retirement Community.

NOW THEREFORE, BE IT ORDAINED by the Council of the Borough of Sugarcreek, and it is hereby enacted and ordained by authority of the same:

Section One: ARTICLE 2 - DEFINITIONS of the Sugarcreek Borough Zoning Ordinance be, and is hereby, amended to add the definition of "Continuing Care Retirement Community" thereto, which shall read as follows:

"Continuing Care Retirement Community: An integrated housing and care development for persons over the age of 55 years (or, for a couple, if one of the partners is over the age of 55 years) offering a coordinated variety of accommodations, services and health care alternatives. The Continuing Care Retirement Community may include, without limitation, independent living facilities, assisted living facilities and nursing home accommodations. Health care alternatives may include, without limitation, in-home visitation services (including health and personal care), skilled nursing services, rehabilitation services and on-site physician and specialty clinics. Social, educational, therapeutic and recreational activities and areas, as well as centers for inter-generational programs, to promote the

well-being of the residents of the Continuing Care Retirement Community may be included. The Continuing Care Retirement Community shall intend to and/or shall provide "continuing care" as defined in Section 3 of the Continuing-Care Provider Registration and Disclosure Act, Act of June 18, 1984, P.L. 391, No. 82, §3 (40 P.S. §3203)."

Section Two. The portion of TABLE 304(A) of ARTICLE 3-DISTRICT REGULATIONS of the Sugarcreek Borough Zoning Ordinance pertaining to the R-1 Suburban Residential District be, and is hereby, amended to read as follows:

"Permitted Uses

1. Single-Family Detached Dwellings
2. Individual Mobile Homes
3. Churches
4. Libraries
5. Essential Services
6. Nursing and Convalescent Homes
7. Continuing Care Retirement Communities

Special Exceptions

1. Home Occupations
2. Water Recreation and Storage
3. Parks and Playgrounds
4. Golf Courses
5. Fire Stations
6. Public Utility Buildings
7. Multiple-Family Dwellings
8. Municipal Buildings
9. Cemeteries
10. Community or Social Buildings and Uses

Conditional Uses

1. Mineral Excavation and Processing
2. Sewage Treatment Facilities
3. Planned Unit Residential Projects
4. Public and Parochial Schools and Colleges
5. Mobile Home Parks
6. Agriculture"

Section Three: Section 407.2(b) of the Sugarcreek Borough Zoning Ordinance be, and is hereby, amended to add a number 26 to

the OFF-STREET PARKING SPACE REQUIREMENTS table, which shall read as follows:

"26. Continuing Care	1 for each living unit and
Retirement Community	1 for each 1.5 employees
	based upon peak shift

Section Four: All other parts of the Sugarcreek Borough Zoning Ordinance are hereby confirmed and re-enacted, and any and all parts of ordinances enacted prior hereto are repealed insofar as they are inconsistent with this Ordinance.

Section Five: This Ordinance shall be effective on the earliest date permitted by law.

APPROVED this 20th day of August, 1997.

ATTEST:

Bonnie J. Beightol
Council Secretary

BOROUGH OF SUGARCREEK
VENANGO COUNTY, PENNSYLVANIA

By John D. McCalland
Mayor

Joseph L. Warner
Council President