

ORDINANCE NO. XXX

TOWNSHIP OF MARPLE  
DELAWARE COUNTY, PENNSYLVANIA

AN ORDINANCE AMENDING THE ZONING ORDINANCE TO ESTABLISH  
A CONTINUING CARE RETIREMENT COMMUNITY USE IN THE R-A DISTRICT.

The Commissioners of the Township of Marple, Delaware County, Pennsylvania, hereby ORDAINS that the Zoning Ordinance of the Township of Marple of 1997, Ordinance No. 97-6, as amended and the Code of the Township of Marple, Pennsylvania, as amended, Chapter 300 "Zoning," which codifies that Zoning Ordinance, are hereby further amended as follows:

1. § 300-21. R-A District, A. Permitted Uses is hereby amended by adding the following as a new Subsection C, "Continuing Care Retirement Community."

C. Uses Permitted: Continuing Care Retirement Community.

- (1) A Building(s) may be erected, altered or used, and land may be used for a continuing care retirement community with a combination of the following uses:
  - (a) Independent Living Units.
  - (b) Personal Care Assisted Living Facility.
  - (c) Skilled Nursing Facility.
- (2) The following uses shall be permitted as accessory to any of the permitted uses when located on the same lot intended to serve the residents of the principal permitted uses and their guest.
  - (a) Administrative offices and operational facilities for management of the permitted uses.
  - (b) Personal Services such as barbershop, beauty salon, or commissary.
  - (c) Bank Branch and/or automated teller machine.
  - (d) Dining facilities.
  - (e) Community Center.
  - (f) Library.
  - (g) Educational and recreational facilities.

- (h) Theater.
  - (i) Fitness center and swimming pool.
  - (j) Physical therapy facilities.
  - (k) Physician's Offices for residents.
- (3) Height Regulations. The maximum height of any building or structure shall be 60 feet; provided, however that buildings which contain a combination of any permitted use may be multi-story buildings not exceeding seven (7) stories not including underground parking levels.
- (4) Area and Bulk regulations:
- (a) Tract Area: Not less than 40 acres; provided, however that adjoining parcels less than 40 acres may be added to the tract and developed as a Continuing Care Retirement Community in accordance with this section provided they are under the same ownership and control.
  - (b) Maximum density: 16 dwelling units per acre. Each independent living unit and each personal care assisted living unit shall be considered a dwelling unit. Every five beds in a skilled nursing facility shall be considered a dwelling unit for the calculation of density.
  - (c) Impervious surface and building coverage: Not more than 60% of the total site shall be covered by impervious surfaces, and not more than 30% of the total site shall be occupied by buildings; provided, however that if buildings housing primary uses are within areas of steep and very slope the area of the lot which may be covered by impervious area within the limits of said steep and very steep slopes shall be reduced to 40% of the total site.

- (d) Building Setback: The building setback from a street line shall not be less than 100 feet and from all other property lines shall not be less than 45 feet.
  - (e) Setbacks for parking areas and driveways: No driveway or parking area shall be located within 25 feet of a street line and 15 feet of any other property line, except that portion of a driveway/roadway providing ingress and egress to the property.
- (5) Design Standards: In addition to the design standards contained in the Marple Township Subdivision and Land Development Ordinance, the following shall apply:
- (a) General Design standards.
    - (i) All land and buildings erected in the continuing care retirement community shall be under one ownership and/or management responsibility to the person/entity who owns the land and buildings; provided, however, independent living and personal care assisted living units may be sold as life estates or leased to life tenants who are in residence or as a housing cooperative or similar in which residents purchase equity ownership shares in the community.
    - (ii) All utilities, including but not limited to water, electricity, gas, telephone and cable, shall be installed and maintained underground.
    - (iii) Public water and public sanitary sewage disposal systems shall be provided.
  - (b) Landscaping: Landscaping shall be in accordance with a landscape plan and planting schedule prepared by a landscape architect and approved by the Board of Commissioners during the Land Development application process.
  - (c) Off-street parking and loading: All off-street parking and loading standards in the Marple Township Subdivision and Land Development Ordinance and in Article XI of the

Zoning Ordinance of Marple Township shall apply. The following numbers of parking spaces shall be provided for uses in the continuing care retirement community:

- (i) One parking space for every two independent living units.
  - (ii) One parking unit for each four person care assisted living units.
  - (iii) One parking space for each four beds in a skilled nursing facility.
  - (iv) One employee parking space for every two employees on the largest shift.
- (d) Lighting. All driveways, parking areas, and areas of pedestrian use shall be adequately lighted. All such lighting shall be designed and located to direct light away from adjoining residential development and areas zoned for residential development.
- (e) Signage.
- (i) One sign of not larger than 40 square feet indicating the name of the development will be permitted at the site. Such sign shall be in accordance with plans submitted to and approved by the Board of Commissioners.
  - (ii) Directional signs not larger than four square feet. Such sign shall be in accordance with plans submitted to and approved by the Board of Commissioners.
- (6) Special Plan Requirements.
- (a) A land development plan, which delineates the overall development of the property for which an application is made, shall be filed as part of a land development application, which land development plan shall include the following:
    - (i) The location, orientation, boundaries, dimensions and ownership of the property.
    - (ii) The location, use dimensions and arrangement of all buildings, structures, streets, sidewalks and open spaces, including the height of all buildings.

- (iii) The number of independent living units, personal care assisted living units; and the number of skilled nursing beds.
  - (iv) The location and dimensions of all parking areas, loading and unloading areas, driveways, fire lanes, and private and public streets.
  - (v) The location of all areas devoted to buffer planting and landscaping.
  - (vi) The location of all sewage, water, and other public utilities, stormwater drainage, exterior lighting and similar facilities and the dimensions of all existing or proposed utility easements.
  - (vii) Such other information as required by the Marple Township Subdivision and Land Development Ordinance.
- (b) A traffic impact study.
- (c) Phasing Plan. The landowner may designate divisible geographic sections and number and type of units (or beds) of the entire parcel to be developed as a Continuing Care Retirement Community and shall in such case specify the time periods within which development of each section is to be commenced. Each section to be developed may deviate from the number of dwelling units per acre established for the entire Continuing Care Retirement Community, provided that such deviation shall be adjusted for in other sections of the development so that the number and type of units (or beds) and other conditions authorized for the entire Continuing Care Retirement Community are not affected. The period of development for the entire development and the commencement date for each section thereof may be modified from time to time by the Board of Commissioners upon showing of good cause by the landowner. The landowner shall provide such easements, covenants and other arrangements and shall furnish such performance guaranty or guarantees in the form of a bond, escrow agreement or certified check as may be required by the Board of Commissioners to

assure completion of streets, utilities and other on-site improvements in accordance with the plan and to protect the public interest in the event that the improvements in such section or sections are not satisfactorily completed or approved within the time period specified in the final approval of the plan or any extension thereof, the Board of Commissioners may declare an abandonment of such section or sections and have recourse to the performance guaranty or guarantees and may install such improvements as it shall deem necessary. Such guaranty or guarantees will remain in effect from the date of initial development of a section and shall remain in effect until two years after the completion of the section.