

**RICHLAND TOWNSHIP
NOTICE OF PROPOSED ORDINANCE ADOPTION**

The Board of Supervisors of Richland Township, Bucks County, Pennsylvania will consider the enactment of the proposed ordinance summarized below at their regular public meeting scheduled to begin at 7:00 PM on Monday, April 10, 2017. The meeting will be held at the Richland Township Municipal Building located at 1328 California Road, Quakertown, Pennsylvania. The following is the full text of the proposed ordinance.

ORDINANCE NO. 277

AN ORDINANCE OF THE TOWNSHIP OF RICHLAND, BUCKS COUNTY, PENNSYLVANIA, AMENDING THE TOWNSHIP OF RICHLAND CODE OF ORDINANCES, BY REVISING CHAPTER 27 (ZONING), SECTION 404 (TABLE OF USE REGULATIONS) TO ADD A NEW USE C17 HEALTH CARE CAMPUS USE AND TO PROVIDE THAT SUCH USE SHALL BE PERMITTED ONLY IN THE RURAL AGRICULTURAL AND PLANNED COMMERCIAL ZONING DISTRICTS; AND BY REVISING CHAPTER 27 (ZONING), SECTION 405.C (INSTITUTIONAL AND RECREATIONAL USES) TO ADD A NEW C17 HEALTH CARE CAMPUS USE, WHICH ALLOWS FOR VARIOUS SUB-USES IN THE HEALTH CARE CAMPUS, INCLUDING BUT NOT LIMITED TO LIFE CARE FACILITY, PLACE OF WORSHIP, SCHOOL HOSPITAL, NURSING HOME, OFFICE, MEDICAL OFFICE, LARGE RETAIL STORE, EATING PLACE, HOTEL, AND HELIPORT; AND BY ADDING CERTAIN REGULATIONS PERTAINING TO THE DESIGN OF THE HEALTH CARE CAMPUS INCLUDING BUT NOT LIMITED TO MINIMUM SITE AREA, MINIMUM LOT WIDTH AND YARDS, IMPERVIOUS COVERAGE LIMITATIONS, ROAD FRONTAGE REQUIREMENTS, PARKING REQUIREMENTS, BUILDING HEIGHT REGULATIONS, AND SIGN REQUIREMENTS. THIS ORDINANCE CONTAINS SIGNIFICANT, SUBSTANTIVE CHANGES TO THE RICHLAND TOWNSHIP ZONING REGULATIONS REGARDING THE INTRODUCTION OF A NEW HEALTH CARE CAMPUS USE PERMITTED WITHIN THE TOWNSHIP AND SHOULD BE REVIEWED IN ITS ENTIRETY FOR A COMPREHENSIVE UNDERSTANDING OF ITS PROVISIONS.

WHEREAS, the Richland Township Board of Supervisors adopted the Code of Ordinances of the Township of Richland, on June 27, 2005, as amended and;

WHEREAS, the Richland Township Board of Supervisors desires to amend the zoning regulations found in Chapter 27 (Zoning) to create a new Use C17 Health Care Campus use, and to create regulations and dimensional specifications governing such use as further described herein, and;

WHEREAS, the Richland Township Board of Supervisors has determined it to be in the best interests of the health, safety, and welfare of the residents of Richland Township to so amend the Code of Ordinances.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Supervisors of Richland Township, that the Code of Ordinances of the Township of Richland, as amended, be and is hereby further amended as follows:

SECTION I. Amendments to Chapter 27 (Zoning), Section 404 (Table of Use Regulations)

A. Chapter 27 (Zoning), Section 404 (Table of Use Regulations) is hereby amended by adding a new line contained in C. Institutional and Recreational Uses as follows:

C.	Institutional and Recreational Uses	RP	RA	SRC	SRL	SRM	SRH	URL	AQ	PC	PI	EXT
C17	Health Care Campus	N	P	N	N	N	N	N	N	P	N	N

SECTION II. Amendments to Chapter 27 (Zoning), Section 405.C (Institutional and Recreational Uses)

A. Chapter 27 (Zoning), Section 405.C (Institutional and Recreational Uses) is hereby amended by adding the following:

C17 Health Care Campus. A Health Care Campus shall provide for a broad range of uses that individually and collectively contribute to the promotion of wellness and enable the improvement and maximum recovery of health from physical and mental diseases, illnesses and injuries; provide opportunities for educational advancement, learning, and research related to wellness and health; and create a logical transition between existing residential uses and health care uses that will protect and preserve the character of the surrounding neighborhood. A C17 Health Care Campus shall include utilities, landscaping and buffering which includes improvements for internal driveways, parking facilities, coordinated accesses, and lighting. When an applicant proposes development of a C17 Health Care Campus, the provisions of the underlying zoning districts shall apply except where provisions of the C17 Health Care Campus differ from provisions of other sections of the Zoning Ordinance or other Township ordinances regarding the same or a closely similar matter, in which case the provisions of the C17 Health Care Campus shall govern. A C17 Health Care Campus is subject to the following provisions:

(a) *Use Regulations:*

1) The following uses, as may be modified by this §27-405.C.C17, are permitted within a C17 Health Care Campus: B9 Life Care Facility, C1 Place of Worship, C2 School, C3 Commercial School, C9 Community Center, C10 Day Care Center, C11 Hospital, C12 Nursing Home, D1 Office, D2 Medical Office, E1 Retail Shop, E2 Large Retail Store, E3 Service Business, E4 Financial Establishment, E5 Eating Place, E6 Drive-ins and Other Eating Places, E9 Hotel, E11 Athletic Facility, E21 Parking Lot or Garage, and F4 Heliport.

2) Individual uses may be located in detached and/or attached structures.

3) A C11 Hospital within a C17 Health Care Campus may involve the observation, diagnosis, treatment, rehabilitation or other medical care of humans that includes care requiring stays overnight and that may also include out-patient care. A hospital shall not include housing of the criminally insane nor primarily involve housing or treatment, except on an emergency basis, of persons actively serving an official sentence after being convicted of a felony. A hospital may also involve medical research and training for health care professions. A hospital shall meet all relevant licensing requirements of the Commonwealth of Pennsylvania.

4) A D2 Medical Office within a C17 Health Care Campus may include a medical or dental facility, separate from or in conjunction with a hospital, which provides, on an outpatient basis, services such as medical testing, diagnostic testing, (including overnight observation or diagnostic testing), and may include drawing and/or testing of laboratory specimens, urgent or express care, surgery, treatment, rehabilitation, alternative medicine, and/or other health care-related services, which may include overnight stays by patients.

5) A C2 School or C3 Commercial School within a C17 Health Care Campus may only provide education and/or research primarily related to health care, health maintenance, wellness, and/or the business of health care. In addition, a college, university or trade school affiliated with an accredited medical, dental, or nursing school is also permitted.

6) A D1 Office within a C17 Health Care Campus may include offices for health care related professionals, administrative support offices for uses allowed in the C17 Health Care Campus, and offices and laboratories for drawing and testing of specimens, diagnosis, or health care research.

7) An E11 Athletic Facility within a C17 Health Care Campus may be an indoor and/or outdoor facility that offers educational and/or interactive programs for health care, health maintenance, wellness, and/or other health-related subjects, and/or facilities that may include health spas, weight rooms, exercise rooms, exercise equipment, exercise pools, and/or other similar exercise club or fitness center facilities, and may offer rehabilitation, therapy, and/or health maintenance, sports, or physical performance related training programs.

8) A B9 Life Care Facility or C12 Nursing Home within a C17 Health Care Campus may include a hospice, nursing home, personal care center, skilled nursing facility, assisted living facility, independent living facility (including detached, attached, and/or multi-family units), life care facility, memory care facility, transitional care facility, or similar living facilities.

9) A C17 Health Care Campus may include a family lodging center, residence hall for students studying a health care field, and accessory housing facilities for affiliated medical staff.

10) An E1 Retail Shop within the RA District may exceed 10,000 s.f. at the discretion of the Board of Supervisors. Multiple E1 Retail Shops shall be permitted on a lot and/or within a building.

11) An E2 Large Retail Store use within a C17 Health Care Campus shall be located within the PC District (only) and shall be limited to a maximum of 35,000 s.f. without specific approval of the Board of Supervisors.

12) A C17 Health Care Campus may include accessory facilities necessary to support health care uses in the campus, such as transportation related facilities (including for emergency transportation, such as but not limited to ambulances, transport vehicles and helicopters), heliports, fueling facilities, driveways, parking structures, parking lots and loading areas, buildings and facilities for utilities, maintenance, vehicle storage, equipment storage and other support services, communications towers and antennas, water storage tanks, standpipes and towers, medical gas storage tanks, temporary mobile treatment units or treatment tents and/or emergency services trailers or similar facilities to be erected only for the duration required to serve the needs of an emergency or public health occurrence and/or for periodic training, as well as recreation trails, and utilities and stormwater management facilities.

13) Other health care-related facilities and/or uses in the C17 Health Care Campus for which the applicant demonstrates such facilities and/or uses are similar in use and impact to the facilities or uses permitted by right in the C17 Health Care Campus shall be approved by Conditional Use.

(b) Area and Dimensional Requirements:

1) The setback, parking, building floor area, density, and area and dimensional requirements for specific uses listed in §27-405 shall not apply.

2) The following area and dimensional requirements and performance standards shall apply to a C17 Health Care Campus:

Minimum site area: 50 acres

Minimum lot width: 200 feet

Minimum yards

Front: 50 feet

Side: 30 feet

Rear: 50 feet

3) A maximum of 50% of the Base Site Area of a C17 Health Care Campus may be impervious surface.

4) A C17 Health Care Campus shall have frontage along at least three public streets, with at least 1,000 feet of frontage along a public street being classified as an arterial street or higher and at least 750 feet of frontage along each of two other streets, each classified as collector streets or higher.

5) Parking: Three off-street parking spaces for each 1,000 square feet of gross floor area.

6) All dimensional, area, coverage, and parking requirements shall apply to a C17 Health Care Campus as a whole and shall not apply to individual lease lots within a C17 Health Care Campus. A C17 Health Care Campus shall be developed in a coordinated manner with coordinated access onto public roads and with coordinated internal driveways. A C17 Health Care Campus may then be subdivided into smaller ground leases, or through condominium ownership of offices or buildings. Individual buildings, uses, and interior lease areas shall not be subject to individual parking, area, bulk, and yard requirements. Multiple principal and accessory uses shall be permitted on a lot and/or within a building.

7) Maximum Building/Structure Height – The maximum height for buildings shall be 5 stories or 90 feet, whichever is less. The maximum height of parking structures shall be 75 feet. For buildings or structures over 35 feet in height, the applicable building setbacks along an exterior property line or right-of-way of a public street shall be increased by 3 feet for each 1 foot of building height above 35 feet.

8) A Heliport shall be setback a minimum of 200 feet from any residentially zoned or used property.

(c) *Access Requirements.* A C17 Health Care Campus shall be served by driveways or public road extensions with access from a collector street or an arterial street. A minimum of 2 coordinated points of access are required for a C11 Hospital within a C17 Health Care Campus.

(d) *Public Water and Sewer.* A C17 Health Care Campus shall be required to be served by public water and sewer.

(e) The noise and vibration limitations as included in sections of this Zoning Ordinance, or in other Township ordinances shall not apply to vehicles or helicopters routinely used for emergency transportation, including when such emergency vehicles or helicopters are not transporting patients.

(f) *Sign Requirements.* Signs within a C17 Health Care Campus shall be in accordance with Part 9 Signs as permitted in the PC District except as modified in this Section.

1) Signs within a C17 Health Care Campus, including freestanding signs, building signs, and pole mounted flag or banner signs, which are not primarily intended to be seen from an adjacent public street shall not be regulated and do not require a permit.

2) Signs within a C17 Health Care Campus may be located within a front yard and/or within a buffer along a public street, but shall be located a minimum of 10 feet from the ultimate right-of-way of a public street and in accordance with the provisions of §27-906 Placement of Signs.

3) Up to two freestanding identification signs of up to 250 square feet each in area on each of two sides may be placed at each public or private street or entrance drive to a C17 Health Care Campus. Such signs shall be limited to 20 feet in height.

4) In addition to other signs, one additional on-premises freestanding sign shall be permitted within a C17 Health Care Campus. Such sign shall be limited in area to 500 square feet on each of two sides. The sign may only be used to display the name of the facility/owner and logo, health care-related messages and advertisements, and non-health care-related messages limited to community or municipal information and events.

SECTION III. SEVERABILITY

The provisions of this Ordinance are severable. If any sentence, clause or Section of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such decision shall not affect the validity of any of the remaining provisions of this Ordinance. It is hereby declared as a legislative intent that this Ordinance would have been adopted had such unconstitutional illegal or invalid provision not been included herein.

SECTION IV. REPEALER

All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

SECTION V. EFFECTIVE DATE

This Ordinance shall become effective five (5) days after adoption thereof.

ENACTED and **ORDAINED** this ____ day of _____, 2017.

ATTEST:

**RICHLAND TOWNSHIP
BOARD OF SUPERVISORS**

An opportunity will be afforded to all interested persons in attendance to address the Board of Supervisors in the matter of the proposed amendment to the Code of Ordinances. If you are a person with a disability and wish to attend the meeting as noticed above and require an auxiliary aid, service or other accommodation to observe or participate in the public meeting, please contact Township Manager Paul Stepanoff to discuss how Richland Township may best accommodate your needs.