

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE CODE OF ORDINANCES BY AMENDING AND RESTATING CHAPTER B “ZONING,” ARTICLE II “DEFINITIONS,” ARTICLE IV “AA RESIDENTIAL DISTRICTS,” ARTICLE V “A RESIDENTIAL DISTRICTS,” ARTICLE VI “B RESIDENTIAL DISTRICTS,” ARTICLE VII “C RESIDENTIAL DISTRICTS,” ARTICLE VIII “D RESIDENTIAL DISTRICTS,” ARTICLE VIII-A “D-1 RESIDENTIAL DISTRICT,” ARTICLE XVI “SIGNS,” AND ARTICLE XVII “OFF-STREET PARKING AND LOADING.”

The Council of Plymouth Township, Montgomery County, Pennsylvania, does hereby enact and ordain that Chapter B “Zoning,” Article II “Definitions,” Article IV “AA Residential Districts,” Article V “A Residential Districts,” Article VI “B Residential Districts,” Article VII “C Residential Districts,” Article VIII “D Residential Districts,” Article VIII-A “D-1 Residential District,” Article XVI “Signs,” and Article XVII “Off-street parking and loading” of the Code of Ordinances of the Township of Plymouth, Pennsylvania, is hereby amended as stated below:

Article II. Definitions.

Section 200. Definitions.

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Family

Any number of individuals living together on a nontransient basis as a single housekeeping unit with single cooking facilities when said individuals are related by blood, marriage or adoption, and, in addition, any domestic servants, foster children or gratuitous guests thereof; or a group of not more than five persons who need not be so related and, in addition, domestic servants or gratuitous guests thereof who are living together in a single dwelling and maintaining a common household with single cooking facilities, including occupants that are mentally or physically handicapped persons as defined in Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988. A roomer, boarder or lodger shall not be considered a member of a family, nor shall the definition of "family" apply to the occupants of a club, fraternity house, lodge or residential club.

Communal Living Facility

A residential facility used as living quarters by any number of unrelated persons requiring special care, and any attendant adult supervisors, specifically designed to create a nontransient residential setting for the mentally and physically handicapped. Any number of handicapped persons, as that term is defined in Title VIII of the Civil Rights Act of 1968, as amended by the fair Housing Amendments Act of 1988, have the right to occupy a dwelling unit in the same manner and to the same extent

as any family unit, subject to the Mental Health Procedures Act, 50 P.S. §§ 7101-7503, and shall be eligible for such facility.

Sober Living Environment

Residential facilities where six or more individuals reside together either voluntarily or by court order in order to recover from drug, alcohol and/or substance abuse, which serve as an interim environment between rehabilitation facilities and reintegration into their future lives. This definition shall include recovery houses and halfway houses.

Roominghouse

A dwelling occupied in part by the owner or tenant in which sleeping accommodations are provided or afforded primarily for automobile travelers for compensation. This shall include Airbnb's and temporary transient housing of a similar nature.

The definition for Tourist House shall be deleted.

Article IV. AA Residential Districts

Section 400. Use regulations.

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E. Communal Living Facilities and Sober Living Environments, subject to parking requirements in article XVII, section 1700.

Article V. A Residential Districts

Section 500. Use regulations.

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D. Communal Living Facilities and Sober Living Environments, subject to parking requirements in article XVII, section 1700.

Article VI. B Residential Districts

Section 600. Use regulations

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D. Communal Living Facilities and Sober Living Environments, subject to parking requirements in article XVII, section 1700.

Article VII. C Residential Districts

Section 700. Use regulations.

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C. Communal Living Facilities and Sober Living Environments, subject to parking requirements in article XVII, section 1700.

Article VIII. D Residential Districts

Section 800. Use regulations.

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- K. Communal Living Facilities and Sober Living Environments, subject to parking requirements in article XVII, section 1700.

Article VIII-A. D-1 Residential District

Section 800. Use regulations.

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- D. Communal Living Facilities and Sober Living Environments, subject to parking requirements in article XVII, section 1700.

Article XVI. Signs

Section 1601. Signs permitted in residential special, office-laboratory, commercial, limited commercial, shopping center, high rise, and open space recreation districts.

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- B. Signs in connection with apartment houses or roominghouses, on the same lot therewith, provided that the area of any one side of such sign shall not exceed six (6) square feet, except by special exception, and provided that not more than one (1) such sign shall be erected on any one street frontage of any property in single and separate ownership.

Article XVII. Off-Street Parking and Loading

Section 1700. Required off-street parking facilities.

- C. For any of the following uses the required parking space shall be all-weather and shall be located on the same lot therewith or on land adjacent thereto:

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- 7. Communal Living Facility and Sober Living Environment:

- a. One (1) space for each nonresident staff working at the facility at the same time;
- b. Two (2) spaces for use by visitors and/or state or local inspectors; and
- c. One (1) space for every resident up to five (5) residents, and one (1) space for every two (2) residents over the initial five (5) residents, unless satisfactory proof is submitted to the Township that such individuals are incapable or not permitted to operate a motor vehicle during the period of residency at the facility.

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- D. 3. Hotel, Inn, Automobile Court, Motel: A minimum of one and one-half (1 1/2) spaces per guest room or rental unit except in Planned Office Park, Mixed Use Planned Development or Business Park districts where the minimum required parking shall be reduced to one and three-tenths (1.3) space per guest room or rental unit.

ORDAINED AND ENACTED by the Council of Plymouth Township, Montgomery County, Pennsylvania, this _____ day of _____, 2020.

COUNCIL OF PLYMOUTH TOWNSHIP

BY: _____
Christopher G. Manero, Chair

ATTEST: _____
Karen B. Weiss, Manager/Secretary