

Chapter 27 Zoning

Part 2 DEFINITIONS

§ 27-202 **Definitions.**
[Ord. No. 2015-03, 6/3/2015]

FAMILY

~~A single person occupying a dwelling unit and maintaining a household; two or more persons related by blood, marriage or adoption occupying a dwelling unit, living together and maintaining a common household, or not more than four unrelated persons occupying a dwelling unit, living together and maintaining a common household. Family may include domestic servants, gratuitous guests, court-appointed wards and foster children, but not occupants of a club, fraternal lodging, rooming house, boarding house, institutional care facility, personal care facility, or any other arrangement pursuant to which compensation is paid in exchange for the right to reside in such facility, to receive meals, supervision and/or care.~~

1. ~~One (1) or more persons related by blood, marriage, or adoption (including persons receiving foster care), and any domestic servants or gratuitous guests thereof, that maintain one (1) common household and live within one (1) dwelling unit; or~~
2. ~~A group of not more than four (4) unrelated persons and any servants or gratuitous guests thereof who live together in a single dwelling unit with single cooking facilities and maintain a common household; or~~
3. ~~Any number of unrelated persons who reside within a Group Home, as defined in this Ordinance.~~

~~A roomer, boarder, or lodger shall not be considered as a member of a family.~~

GROUP HOME

~~A single-family dwelling operated with a program ~~building or structure used by a parent charitable, religious, educational, or philanthropic institution~~ to provide a supportive living arrangement for individuals where special care is needed by the individuals served due to age, emotional, mental, or physical handicap. This definition shall expressly include facilities for the supervised care of developmentally disabled persons, those under treatment for alcohol abuse, drug abuse, or both, unwed parents, and those who have been physically abused. This definition shall expressly include ~~single-family dwellings facilities~~ for the supervised care of persons with disabilities subject to protection under the Pennsylvania and Federal Fair Housing Acts, as amended. ~~Group homes shall be subject to the same limitations and regulation by the Township as single-family dwellings, and are permitted by right in those zones where single-family dwellings are permitted by right.~~~~

Part 4
AGRICULTURAL DISTRICT (A)

§ 27-402 **Use Regulations.**
[Ord. No. 2015-03, 6/3/2015]

4. Permitted Principal Uses.

- Agriculture (see § 27-1404)
- Forestry (see § 27-1404)
- Group home (see § 27-1404)
- Nursery (see § 27-1404)
- Single-family detached dwelling
- Wildlife preserve/refuge (see § 27-1404)

§ 27-403 **Development Rights (DR).**
[Ord. No. 2015-03, 6/3/2015]

2. The number of development rights as allocated in § 27-403 shall be reduced by one for each and every:
group home, single-family detached dwelling, and accessory farm dwelling.

Part 6

RURAL RESIDENTIAL DISTRICT (RR)

§ 27-602 Use Regulations.

[Ord. No. 2015-03, 6/3/2015]

1. Permitted Principal Uses.

Agriculture (see § 27-1404)

Forestry (see § 27-1404)

Group home, ~~with less than eight residents~~ (see § 27-1404)

Single-family detached dwelling

3. Principal Uses Permitted as Special Exceptions by the Zoning Hearing Board.

Adult day-care center (see § 27-1404)

Camp and campground (see § 27-1404)

Cemetery (see § 27-1404)

Child day-care center (see § 27-1404)

Cultural facilities (see § 27-1404)

~~Group home, with more than eight residents (see § 27-1404)~~

Group quarters (see § 27-1404)

House of worship (see § 27-1404)

Municipal park and playground (see § 27-1404)

Nursery school (see § 27-1404)

Nursing home/personal care home (see § 27-1404)

Park, nonmunicipal (see § 27-1404)

School, public or private (see § 27-1404)

Public utility building or facility (see § 27-1404)

Part 7

RURAL RESIDENTIAL RECEIVING DISTRICT (RRR)

§ 27-702 Use Regulations.

[Ord. No. 2015-03, 6/3/2015]

2. Permitted Principal Uses.

Agriculture (see § 27-1404)

Forestry (see § 27-1404)

Group home (see § 27-1404)

Municipal park or playground or recreational facility (see § 27-1404)

Park, nonmunicipal (see § 27-1404)

Single-family detached dwelling

Part 8

SUBURBAN RESIDENTIAL DISTRICT (SR)

§ 27-802 Use Regulations.

[Ord. No. 2015-03, 6/3/2015]

3. Principal Permitted Uses.

Active adult development (see § 27-1404)

Agriculture (see § 27-1404)

Cultural facilities (see § 27-1404)

Forestry (see § 27-1404)

Group home (see § 27-1404)

Multifamily dwelling (see § 27-1404)

Municipal park or playground or recreational facility (see § 27-1404)

Park, nonmunicipal (see § 27-1404)

Single-family attached dwelling (townhouse) (see § 27-1404)

Single-family detached dwelling (see § 27-1404)

Semidetached dwelling (see § 27-1404)

5. Principal Uses Permitted as Special Exceptions by the Zoning Hearing Board.

Adult day-care center (see § 27-1404)

Child day-care center (see § 27-1404)

Club (see § 27-1404)

Conversion apartments (see § 27-1404)

Golf course (see § 27-1404)

~~Group home, with more than eight residents (see § 27-1404)~~

House of worship (see § 27-1404)

Mobile home park (see § 27-1404)

Nursery school (see § 27-1404)

Nursing home/personal care home (see § 27-1404)

Recreational facility (indoor) (see § 27-1404)

School, public or private (see § 27-1404)

Public utility of facility (see § 27-1404)

Part 9

SUBURBAN RESIDENTIAL RECEIVING DISTRICT (SRR)

§ 27-902 Use Regulations.

[Ord. No. 2015-03, 6/3/2015]

3. Principal Permitted Uses.

Active adult development (see § 27-1404)

Agriculture (see § 27-1404)

Forestry (see § 27-1404)

Group home (see § 27-1404)

Multifamily dwelling (see § 27-1404)

Municipal park or playground or recreational facility (see § 27-1404)

Semidetached dwellings (see § 27-1404)

Single-family attached dwelling (see § 27-1404)

Single-family detached dwelling (see § 27-1404)

Part 10

COMMERCIAL DISTRICT (C)

§ 27-1002 Use Regulations.

[Ord. No. 2015-03, 6/3/2015]

5. Principal Uses Permitted as Special Exceptions by the Zoning Hearing Board.

Child day-care center (see § 27-1404)

Community treatment facility (see § 27-1404)

Composting facility (see § 27-1404)

Conversion apartments (see § 27-1404)

Electric generating facility (wind or solar only) (see § 27-1404)

Entertainment facility (see § 27-1404)

Gaming establishment (see § 27-1404)

Golf course (see § 27-1404)

~~Group home (see § 27-1404)~~

Group quarters (see § 27-1404)

Helipad (see § 27-1404)

Hospital (see § 27-1404)

Kennel (see § 27-1404)

Nursery school (see § 27-1404)

Nursing home/personal care home (see § 27-1404)

Public event (see § 27-1404)

Recreational facility (indoor or outdoor) (see § 27-1404)

Rooming house (see § 27-1404)

School, commercial (see § 27-1404)

School, public and private (see § 27-1404)

Shopping center or mall (see § 27-1404)

Tavern (see § 27-1404)

Part 14

SUPPLEMENTARY REGULATIONS

§ 27-1404 Specific Use Standards.
[Ord. No. 2015-03, 6/3/2015]

GROUP HOME

1. The following requirements shall apply to all group homes.
 - A. A minimum of 250 square feet of habitable floor space excluding common kitchen and dining areas shall be provided for each occupant.
 - B. A common kitchen and dining area facility shall be provided and no cooking or dining facilities shall be provided in individual rooms or suites. This provision is not intended to require such facilities if the affiliated institution provides them elsewhere.
 - ~~C. Off-street parking shall be provided for each group home based upon one parking space for each employee or supervisory person and one parking space for each two nonsupervisory occupants or as set by the Zoning Hearing Board pursuant to Subsection 3.G hereof.~~
 - ~~D. The group home must be licensed by Pennsylvania Department of Public Welfare and a copy of any such license must be delivered to the Township prior to receipt of any use certificate.~~
 - E. The group home may not provide medical, counseling, or other service to persons who do not reside in the group home facility.
 - ~~F. If the group home will house more than five occupants other than supervisory personnel, there must be at least one supervisory person residing at the facility.~~
- ~~2. If the proposed group home meets all of the requirements for a "dwelling unit" in the zone where it is proposed to be located and will house eight or fewer persons, it shall be permitted as a "dwelling unit" in any zone upon receipt of a use certificate to be issued by the Zoning Officer. If such group home is in the Agricultural District, the group home shall reduce the number of dwelling rights permitted the tract of land by Part 4 of this chapter by one.~~
- ~~3. If the proposed group home meets all of the requirements of Subsection 1 hereof, but will house more than eight persons, it shall be permitted by special exception in the Suburban Residential District, the Rural Residential District, and the Commercial District. As a special exception use, the proposal must be reviewed by the Shrewsbury Township Planning Commission for recommendations to the Zoning Hearing Board in addition to establishing compliance with the general requirements of § 27-1713 of this chapter and the requirements of Subsection 1 hereof, the applicant must establish the following:~~

- ~~A. — A lot area of not less than 1,000 square feet per occupant shall be provided, but in no case shall the lot area be reduced below that required for the district in which such group home is to be located.~~
- ~~B. — No newly constructed building shall be located closer than 50 feet to any lot line.~~
- ~~C. — The Township Sewage Enforcement Officer shall submit a report confirming the adequacy of all proposed sewage facilities, unless the facility is connected to a public sewer system.~~
- ~~D. — Approval shall be conditioned upon an inspection and report by the UCC Code Official.~~
- ~~E. — The group home must establish that it has received or can receive approval for occupancy from the Pennsylvania Department of Labor and Industry where required. Group homes must be licensed where required by any appropriate government agencies, and a copy of any such licenses must be delivered to the Township prior to beginning the use.~~
- ~~F. — There shall be at least one supervisory person on the premises at all times. The Zoning Hearing Board shall designate the number of additional supervisory personnel to be on the premises at any one time depending on the number of residents and the nature of the handicap involved and shall, in addition, designate the number of required off-street parking spaces depending upon the nature of the handicap of the residents and whether such handicap will prevent their operation of motor vehicles. In the event the residents, other than supervisory personnel, have handicaps which will preclude their operation of motor vehicles, there must be at least as many parking spaces as there are total number of employees on the two largest shifts combined and an off-street area where residents can be dropped off and picked up plus a reasonable parking area for visitors. The parking area for visitors shall have at least 1 1/2 parking spaces per nonemployee resident. If the handicap involved does not preclude operation of motor vehicles, there shall be at least one off-street parking space for each employee of the group home and at least one parking space for each two residents.~~

Part 16

OFF-STREET PARKING AND LOADING

§ 27-1604 **Residential Parking Spaces.**
[Ord. No. 2015-03, 6/3/2015]

- 2. For the purpose of this chapter, in residential districts when one or two parking spaces are required for dwellings, an attached or unattached garage or carport on the premises and that portion of the driveway off the public right-of-way may be considered as parking spaces.

Residential Uses	Number of Required Off-Street Parking Spaces
Accessory dwelling unit	2 spaces per dwelling unit
Bed-and-breakfast	2 spaces per dwelling unit plus 1 space per guest room plus 1 space per employee not residing in bed-and-breakfast
Caretaker/watchman dwelling	2 spaces per dwelling unit
Conversion apartments	2 spaces per dwelling unit
Dwelling, single-family detached	2 spaces per dwelling unit
Dwelling, semidetached	2 spaces per dwelling unit
Group home	1 space per every 2 residents plus 1 space per employee or supervisory person. See § 27-1404
Group quarters	1 space per guest room plus 1 space per employee
Home business (no-impact)	As required for dwelling
Home occupations	Spaces per dwelling requirements plus 1 space per employee plus not less than 2 spaces for visitors, except doctors/dentists then 3 spaces for visitors
Hotel or motel	1 space per guest room plus 1 space per employee plus restaurant and meeting (banquet) requirements if affiliated with use
Mobile home park (see Subdivision and Land Development Ordinance)	2 spaces per dwelling unit
Multifamily or single-family attached dwelling	2 spaces per dwelling unit
Rooming house/boarded home	1 space per guest room plus 1 space per employee/owner
Recreational lodge	1 space per guest room plus 1 space per employee/owner plus restaurant requirements if restaurant affiliated with use
Tenant dwelling	2 space per dwelling unit

Appendix A
CHART OF USES

Use/Zone	A	RR	RRR	SR	SRR	CM	IC	I	CEA
Group Home, less than 8 residents	PP	PP	PP	PP	PP	SEP			
Group Home, more than 8 residents		SEP		SEP		SEP			