

**DRAFT**

**NORTH ANNVILLE TOWNSHIP  
LEBANON COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 2022-\_\_\_\_\_**

**AN ORDINANCE OF THE TOWNSHIP OF NORTH ANNVILLE, LEBANON COUNTY, PENNSYLVANIA, AMENDING THE NORTH ANNVILLE TOWNSHIP ZONING ORDINANCE OF 1973, AS AMENDED, TO INCORPORATE A NEW ZONING DISTRICT CALLED THE R-R RETIREMENT RESIDENTIAL DISTRICT, OF WHICH THE REGULATIONS ARE DESIGNED TO ACCOMMODATE AND ENCOURAGE THE DEVELOPMENT OF SPECIAL CARE RESIDENTIAL COMMUNITIES OR RETIREMENT LIVING COMPLEXES WHICH SHALL PRIMARILY SERVE THE NEEDS OF RETIREMENT-AGED PERSONS.**

**BE IT HEREBY ENACTED AND ORDAINED** BY THE BOARD OF SUPERVISORS OF NORTH ANNVILLE TOWNSHIP, COUNTY OF LEBANON, COMMONWEALTH OF PENNSYLVANIA, AND IT IS HEREBY ENACTED AND ORDAINED AS FOLLOWS:

**Section 1.** The Article III, Section 201 North Annville Township Zoning Ordinance is hereby amended to (Entitled “Definitions”), is hereby amended by adding new terms and definitions in alphabetical order of the existing terms and definitions thereto as follows:

*Special Care Residential or Retirement Living Community* – a community that provides a variety of housing types designed for mature or handicapped residents, which may include independent and/or assisted living units such as single family detached, semidetached, or attached dwelling units, apartment units, efficiency or studio units, or other types of housing designed specifically for the mature or handicapped resident.

**Section 2.** Article III, Section 302 of the North Annville Township Zoning Ordinance is hereby amended to include the R-R Retirement Residential District to the classes of districts as follows:

R-R Retirement Residential District

**Section 3.** Article IV of the North Annville Township Zoning Ordinance is hereby amended to include Section 407 as follows:

**R-R RETIREMENT RESIDENTIAL DISTRICT**

SECTION 407 INTENT The regulations of the Retirement Residential District are designed to accommodate and encourage the development of special care residential communities or retirement living complexes which shall primarily serve the needs of retirement-aged persons where public or community water and public or community sewer service and adequate transportation facilities are available.

407.1 PERMITTED USES

- A. Special care residential communities or retirement living complexes.
- B. Customary accessory uses and structures incidental to the above permitted use including but not limited to the following:
  - 1. Independent and/or assisted living units such as:

- a. Single family detached dwelling units.
  - b. Semidetached dwelling units.
  - c. Attached dwelling units.
  - d. Apartment units.
  - e. Efficiency or studio units.
  - f. Other types of housing designed specifically designed for mature or handicapped residents.
2. Dining facilities for residents and their guests and employees.
  3. Overnight guest rooms for visitors.
  4. Community center and recreational facilities.
  5. Healthcare facilities including skilled and intermediate care and/or assisted living, clinics and rehabilitation services, pharmacies, and laboratories.
  6. Administrative offices and maintenance/service facilities.
  7. Personal service shops, including but not limited to barbers/beauticians, seamstresses/tailors, laundromats, commercial kitchens, thrift shops, snack shops, banking facilities, post office, bakery, and a shop for convenience items, provided that said shops are designed to serve only the residents of the community/complex and do not exceed the allowable densities.

407.2 LOT AND YARD REQUIREMENTS A lot area, lot width, lot coverage, yard depths, and building height satisfying the requirements of the following table, unless otherwise specified in Section 402.1, shall be provided for every dwelling unit and/or principle non-residential building or use hereafter erected, altered, or established in this district.

District Requirements

Use	<u>Lot Requirements</u>			<u>Yard Requirements</u>			
	Min. Lot Area	Min. Lot width	Max. Lot Coverage	Front	One Side	Total Sides	Rear
Special care residential communities or retirement living complexes	20 acres	250 ft.	50%	40 ft. Except 100 ft. for non-residential buildings	30 ft.	60 ft.	30 ft.

No building shall exceed forty five (45) feet in height unless authorized by Special Exception.

407.3 MINIMUM OFF-STREET PARKING REQUIREMENTS Off-street parking shall be provided in accordance with Article VI of this Ordinance.

407.4 SIGNS AND ADVERTISING STRUCTURES Signs shall be permitted in accordance with Article VII of this Ordinance.

407.5 DISTRICT PROVISIONS

- A. Living units shall comply with all the specifications for each style of housing as defined by this Ordinance, excepting that single family units need not to be located on individual lots when located within such a community or complex.
- B. All facilities shall be served by public or community water and public or community sewer.
- C. The maximum density shall be ten (10) dwelling and/or living units per acre of gross site area, subject to setback requirements of this Ordinance. In the calculation of overall site density, every five (5) beds located within the skilled care center, nursing home, or similar hospital facility shall

equal one housing unit and shall be included in determining the total number of housing units allowed under the terms of this Ordinance.

- D. A maximum of fifteen (15%) percent of the gross site area shall be used for administrative and maintenance/service facilities
  - 1. Said administrative and service facilities shall be principally for the site upon which they are located or similar remote facilities they serve.
  - 2. Personal service shops, as indicated in Section 407.1 B.7. of this Ordinance, shall comprise no more than two (2%) percent of the gross site area and shall be calculated as part of the total administration and/or service facilities allowed for the community/complex.
- E. Each special care residential community or retirement complex shall be developed and managed by a single management body. If the ownership of the tract on which the community is located should be divided in any fashion or for any reason, deed and other restrictions shall be required to insure that common development, management and responsibility with respect to the community/complex is maintained.
- F. The campus shall primarily serve the needs of the retirement-aged person. At least one (1) resident of each household shall be at least fifty (50) years old, be the remaining spouse of a deceased resident who was at least fifty (50) years old, or possess some handicap that can be treated within a setting like the special care residential community.
- G. No group of single family attached units shall exceed five (5) units, with not more than three (3) continuous dwellings with the same front or rear setback, each variation of the setback being at least four (4) feet. Variety in design and construction is encouraged to enhance appearance and identify units.
- H. Single family detached, semi-detached, and attached dwelling shall be constructed no less than twenty (20) feet apart on sides and forty (40) feet apart when the front or back of a unit faces another unit. Similarly, multi-family personal care or apartment buildings, skilled care medical facilities and non-residential buildings or structures shall maintain an isolation distance of forty (40) feet from all other buildings or structures, unless one of the structures is an accessory structure, in which case a minimum isolation distance of twenty (20) feet or other applicable building code requirement shall be maintained.
- I. All buildings or structures shall be set back at least twenty (20) feet from the cartway of the private retirement community streets.
- J. Sidewalks shall be provided to interconnect all living units with the community service areas, parking lots, dining areas, and health care facilities to be utilized by the residents living therein.
- K. The design and construction of private streets located within the retirement residential community shall comply with the Lebanon County Subdivision and Land Development Ordinance, except that private streets located within such uses may be reduced as follows:
  - 1. Right-of-way width – none
  - 2. Minimum paved cartway width – 22 feet
  - 3. Improved shoulder width – none
  - 4. No on-street parking shall be permitted.
  - 5. Prior to any future dedication to the Township, all private streets shall be upgraded to meet public street standards in force at the time of dedication.
- L. Plans for all living and service facilities shall be approved by the appropriate local and state agencies, including but not limited to the Department of Labor and Industry, Department of Public Welfare, and the Lebanon County Area Agency on Aging.

407.6 SUPPLEMENTARY DISTRICT REGULATIONS The Supplementary District Regulations in Article V of this Ordinance shall apply, where applicable, as additional requirements for this district.