

ORDINANCE NO. 179

AN ORDINANCE OF THE TOWNSHIP OF OHIO AMENDING THE ZONING ORDINANCE OF OHIO TOWNSHIP, CHAPTER 132 OF THE CODE OF THE TOWNSHIP OF OHIO, FOR THE PURPOSES OF PROVIDING FOR THE OPERATION OF HEALTH CARE COMPLEXES AND ANCILLARY RETAIL BUSINESS ESTABLISHMENTS IN B-3 ZONING DISTRICTS AS A CONDITIONAL USE.

WHEREAS, the Board of Supervisors of Ohio Township (the "Board") has determined that the health, safety and general welfare of the Township will be benefitted and improved by encouraging the development and operation of health care and medical facilities (and related uses) within the Township; and

WHEREAS, the Ohio Township Zoning Ordinance ("Zoning Ordinance") does not provide for the development and operation of health care or medical facilities within the Township to the extent provided herein; and

WHEREAS, the Board, in conformity with the Zoning Ordinance, desires to amend the Zoning Ordinance to provide for health care complexes and ancillary retail business establishments as hereinafter defined, as conditional uses in B-3, Highway Business Districts.

NOW, THEREFORE, the following is hereby resolved, passed and adopted:

1. Sec. 132-3 B of the Zoning Ordinance is hereby amended by adding the following definitions:

Ancillary Retail Business Establishment - retail sales and service facilities that are compatible with a health care complex and operated within a health care complex, including without limitation shopping center sales and retail service facilities, local retail business, pharmacies, personal services, business services, and professional activities. Medical waste and hazardous waste disposal and/or incineration shall not be permitted.

Health Care Complex - a full scale hospital and health service community or complex which would include, without limitation, a combination of some or all of the following uses: hospitals; health care related clinics, including weight loss clinics; teaching and research facilities; heliports and related facilities; licensed by the Pennsylvania Department of Transportation, Bureau of Aviation (or other applicable state or federal agency), owned by or operated for said complex and used only for the purpose of emergency transportation of patients and the incidental

transportation of emergency medical personnel and emergency transport of transplant organs and/or medical supplies and not for the purpose of transporting administrative personnel or public commuting (for purposes of allowing helicopters to take-off and land within a health care complex and to allow for routine fueling, routine maintenance and routine and safety-related repair of helicopters owned by or operated for services within said complex); health care related laboratories; supply facilities for medical equipment and accessories; child care facilities; sports medicine facilities; hotels, motels, motor lodges and other lodging and accommodations compatible with a health care complex; parking, including parking structures; conference centers; hospital-related pharmacies; auto center for the maintenance of hospital/medical vehicles owned by or operated for services within said complex; post office or substation; food preparation and serving facilities for the complex; medical office buildings; health care administrative buildings and other office buildings related to the hospital and/or health service community or complex. Medical waste and hazardous waste disposal and/or incineration shall not be permitted.

Nursing Facility - a facility for the accommodation of the elderly, the chronically ill, convalescents and others who are in need of long term health care, skilled nursing care and/or continuous health care, including without limitation those facilities licensed by the Commonwealth of Pennsylvania or any agency thereof as nursing homes or life care facilities.

2. Section 132-11 of the Zoning Ordinance is hereby amended to include in the list of Conditional Uses in B-3, Highway Business Districts: ancillary retail business establishments, health care complex and nursing facilities as defined herein.

3. Section 132-19 of the Zoning Ordinance is hereby amended to provide that the minimum front yard setback for structures in a health care complex shall be 50 feet, and the maximum percent of lot coverage in a health care complex shall be forty percent (40%).

4. Section 132-40 of the Zoning Ordinance is hereby amended to add a new provision as follows:

"D. Notwithstanding the provisions of this Section 132-40 to the contrary, the requirements of Subsections A(1), A(3), B(1), B(2) and C(2) of this Section shall not apply to group residence facilities, group care facilities or institutional facilities located within a health care complex.

5. Section 132-19 B of the Zoning Ordinance is hereby amended to read in its entirety:

"The maximum height of structures in all B and M Districts, except as otherwise provided for in this Zoning Ordinance, shall be thirty-five (35) feet. Maximum height of structures in a health care complex shall be two hundred and twenty-five (225) feet, exclusive of mechanical devices and equipment on the top of such structures.

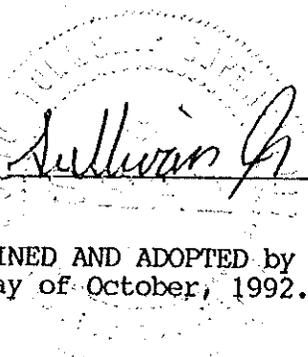
The provisions of Section 132-17 B of the Zoning Ordinance shall not apply to structures located within a health care complex. In lieu of said provisions, any such structures in excess of thirty-five (35) feet must place the buildable area of the structure a minimum of two hundred (200) feet from any property in an R-1, R-2, R-3, R-4 or R-5 District. Such structures shall not exceed, at their highest point excluding mechanical devices and equipment, 1220 feet above Mean Sea Level as

established by the Emsworth Quadrangle, United States Geological Survey, Sheet 1979.

6. Section 132-55A.(1) of the Zoning Ordinance is hereby amended to add the words ", or such other extended time period as the Board shall determine," after the word "months" found therein.

7. The Zoning Ordinance of Ohio Township shall remain in full force and effect and is not modified or amended except as expressly provided in this Ordinance.

ATTEST:


John H. Sullivan Jr.

George Mitchell
Chairman, Township of Ohio
Board of Supervisors

ORDAINED AND ADOPTED by the Board of Supervisors of the Township of Ohio
this 12th day of October, 1992.