

TOWNSHIP OF OHIO

ORDINANCE NO. 125

AN ORDINANCE OF THE TOWNSHIP OF OHIO, COUNTY OF ALLEGHENY AND COMMONWEALTH OF PENNSYLVANIA, AMENDING OHIO TOWNSHIP ZONING ORDINANCE, ORDINANCE NO. 103, BY PROVIDING REGULATIONS UNDER CONDITIONAL USE EXCEPTIONS FOR GROUP RESIDENCE FACILITIES, GROUP CARE FACILITIES AND INSTITUTIONAL FACILITIES IN R-4 RESIDENTIAL DISTRICTS.

WHEREAS, it has come to the attention of the Board of Supervisors of the Township of Ohio, County of Allegheny that the Ohio Township Zoning Ordinance does not provide for group residence facilities, group care facilities and institutional facilities in specified zoning districts; and

WHEREAS, the zoning regulations and districts set forth are intended to achieve, among others, the following purposes:

- 1) To promote, protect and facilitate one or more of the following: the public health, safety, morals, general welfare, coordinated and practical community development, proper density of population, the provisions of adequate light and air, police protection, vehicle parking and loading space, transportation, water, sewage, schools, public grounds and other public requirements, as well as:
- 2) To prevent one or more of the following: overcrowding of land, blight, danger and congestion in travel and transportation, loss of health, life or property from fire, flood, panic or other dangers. These were made with reasonable consideration, among other things, of the existing character of the various areas within the Township of Ohio and their respective suitability for particular land uses.

NOW, THEREFORE, be it ordained and enacted by the Board of Supervisors of the Township of Ohio, County of Allegheny and it is hereby ordained and enacted by and with the authority of the same:

SECTION I. The Ohio Township Zoning Ordinance, Ordinance No. 103 of the Township of Ohio is hereby amended as follows:

A. Amend Section 1201 by inserting the following definitions in alphabetical order:

1. "Group Residence Facility" An establishment that provides room and board to persons who are residents by virtue of receiving supervised specialized services limited to health, social and/or rehabilitative services provided by a governmental agency, their licensed or certified agents or any other responsible non-profit social service corporation. These services shall be provided in a family environment and only to persons who are children under 18 years of age; physically or mentally handicapped of any age; or elderly, 62 or more years of age who are in need of supervision and specialized services. This category shall not include facilities for persons 19 or more years of age released from or under the jurisdiction of a government bureau of corrections or similar institution. Supervision shall be provided by responsible adults whose number shall be determined and certified by the sponsoring agency. However, one responsible adult shall be available for the residents

on a 24-hour-a-day basis while the residents are on the premises.

The residents of the facility need not be related to each other, however, the number of residents shall be limited in accord with the provisions of the zoning district wherein the property is located and, in any event, shall not exceed ten residents.

2. "Group Care Facility" An establishment that provides room and board to persons who are residents by virtue of receiving supervised specialized services limited to health, social and/or rehabilitative services provided by a governmental agency, their licensed or certified agents or any other responsible non-profit social service corporation. Supervision shall be provided by responsible adults whose number shall be determined and certified by the sponsoring agency. However, one responsible adult shall be available for the residents on a 24 hour-a-day basis. The residents of the facility need not be related to each other, however, the number of residents shall not exceed nineteen persons.

3. "Institutional Facility" An establishment that provides room and board to persons who are residents by virtue of receiving supervised, specialized services limited to health, social and/or rehabilitative services provided by a governmental agency, their licensed or certified agents or any other responsible social service corporation. The facility shall be appropriately staffed on a 24 hour-a-day basis as normally prescribed by County or Commonwealth regulations.

This facility shall not include business or professional offices (other than incidental offices), business activities, fraternal or social clubs, hospitals, rooming or boarding homes.

B. Amend Section 202 R-4 Residential District, as follows: To allow for the placement and occupancy of mobile homes, mobile park homes, group residence facilities, group care facilities and institutional facilities in Ohio Township, with considerations given to their impact on community aesthetics and property values.

C. Amend Section 302, Use Regulation Chart R-4 Residential, conditional uses, to include: Group residence facilities, group care facilities, institutional facilities.

D. Amend Section 401, Residential Area Dimension Chart, (other than Planned Residential Developments), to include under Section R-4 One Family, Mobile Homes, Group Residence Facilities, Group Care Facilities and Institutional Facilities.
Lot Area Per Dwelling Unit, Square Feet: 11,000;
Lot Width: 150 feet; Front Yard Setback: 30 feet; Side Yards Minimum Each/Sum of Sides: 20 feet/40 feet; Rear Yard Setback: 30 feet; Maximum Height Requirement: 35 feet; Maximum Net Density: 1; Lot Coverage Percentage: 25 percent.

SECTION II. Group residence facilities, group care facilities and institutional facilities shall be subject to the following requirements:

A. Group Residence Facility:

- a. The number of residents shall be limited to no more than ten persons including clients, staff and family of staff. Clients shall be limited to no more than eight persons.

b. On site parking facilities shall be provided at the ratio of one stall for every two full time staff members and an additional stall for every two nonstaff residents who are eligible and are permitted by the sponsor to operate a motor vehicle.

c. Such facility shall be located not less than one-half mile from any other group residence facility, group care facility, institutional facility or drug and/or alcohol out-patient clinic.

d. A license or certification shall be obtained from the Commonwealth of Pennsylvania or County of Allegheny prior to issuance of a Certificate of Occupancy. In the event that an appropriate licensing or certifying agency does not exist, the applicant shall demonstrate to the Board of Supervisors that the proposal satisfies a demonstrated need and will be conducted in a responsible manner without detriment to surrounding properties.

e. The sponsor shall file annually with the Board of Supervisors information indicating that the facility continues to satisfy the conditions of original approval. THE SPONSORING AGENCIES SHALL BE NOTIFIED BY MAIL OF THE ANNUAL FILING DATE THIRTY (30) DAYS PRIOR TO SUCH DATE. TEN DAYS AFTER THE FILING DATE, AN ADVERTISEMENT WILL BE PLACED IN THE LOCAL NEWSPAPERS FOR ONE DAY LISTING THOSE AGENCIES THAT HAVE APPLIED FOR RE-CERTIFICATION AND REQUESTING COMMENTS FROM RESIDENTS AND COMMUNITY ORGANIZATIONS WITHIN THIRTY (30) DAYS FROM THE DATE OF THE ADVERTISEMENT. INDIVIDUALS OR ORGANIZATIONS

WISHING TO FILE A COMPLAINT WOULD DO SO
IN WRITING TO THE BOARD OF SUPERVISORS.

Change of sponsorship or of any conditions of original approval shall constitute a new use and the full procedure for obtaining a new use shall be exercised.

B. Group Care Facility:

a. The number of residents shall be limited to no more than nineteen persons including clients, staff and family of staff. Clients shall be limited to no more than seventeen persons.

b. Such facility shall be located not less than one-half mile from any other Group Residence Facility, Group Care Facility, Institutional Facility or Drug and/or Alcohol Out-Patient Clinic.

c. Shall conform to the provisions of subsection A(b), (d) and (e) hereof.

C. Institutional Facility:

a. Not more than twenty-five percent of the gross floor area may be devoted to administrative and/or clerical space.

b. Shall conform to the provisions of subsection A(a), (b), (d) and (e) hereof.

SECTION III. Any ordinance or part of ordinance

conflicting with the provisions of this ordinance be in the same are hereby appealed to the extent of such conflict.

Ordained and enacted into law this 3rd day of January,

1984

TOWNSHIP OF OHIO

ATTEST:

Joseph S. [Signature]
Secretary

J. S. [Signature]
Chairman, Board of Supervisors