



Township of Concord

DELAWARE COUNTY

*COUNCIL: Dominic A. Pileggi, John J. Gillespie, Elizabeth A. Salvucci,
Thomas J. Mahoney, Margaret S. Franke, Joshua Twersky, John L. Crossan*

ORDINANCE NO. 383

AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF CONCORD, DELAWARE COUNTY, PENNSYLVANIA, CHAPTER 210 ZONING, ARTICLE II DISTRICTS, SECTION 210-6 ZONING MAP, BY EXPANDING THE CCRC CONTINUING CARE RETIREMENT COMMUNITY OVERLAY DISTRICT.

WHEREAS, the Board of Supervisors, by Ordinance No. 286 adopted December 14, 2004, amended the Zoning Ordinance of the Township of Concord by creating a new zoning overlay district designated as the CCRC Continuing Care Retirement Community Overlay District and set the exact boundaries of such CCRC Continuing Care Retirement Community Overlay District; and

WHEREAS, the Board of Supervisors by Ordinance No. 285 adopted December 7, 2004, amended the Zoning Ordinance of the Township of Concord by adding a new Article XXXIII setting forth the legislative intent, use regulations, yard and area regulations and sign regulations for the CCRC Continuing Care Retirement Community Overlay District; and

WHEREAS, the Board of Supervisors in adopting Ordinance Nos. 285 and 286 recognized an identified need for larger scale Continuing Care Retirement Communities ("CCRCs") within the region to provide a broad range of services to senior Citizens and further recognized that the development of CCRCs within the Township would further provide jobs and benefits to the tax base of the Township; and

WHEREAS, the Township Council currently recognizes that such need continues to exist and that such need cannot be fully met within the geographic limitations of the Township's CCRC Continuing Care Retirement Overlay District as currently configured; and

WHEREAS, the Township Council wishes to amend the Zoning Code, and specifically the Zoning Map, to expand the CCRC Continuing Care Retirement Overlay District so as to increase the geographic areas in which CCRCs are a permitted use; and

NOW, THEREFORE, BE IT ORDAINED, by the Council of the Township of Concord, Delaware County, Commonwealth of Pennsylvania, as follows:

Section 1. The Code of the Township of Concord, Delaware County, Pennsylvania, Chapter 210 Zoning, Article II Districts, Section 210-6 Zoning Map, is hereby amended by the amendment of the Concord Township Zoning Map so as to expand the overlay district designated as CCRC Continuing Care Retirement Community Overlay District by the addition thereto of new lands more particularly described on the attached Exhibit "A", incorporated herein by reference. The lands designated on Exhibit "A" which shall now be located within the CCRC Continuing Care Retirement Community Overlay District are presently within the C-2 Planned Business and Commercial District for zoning purposes. Such lands designated on Exhibit "A" shall be entitled to the benefits and rights of either the underlying C-2 Planned Business and Commercial District or the overlay CCRC Continuing Care Retirement Community Overlay District. Such lands shall be subject to the regulations and area and bulk requirements of the overlay CCRC Continuing Care Retirement Community Overlay District as set forth in Article XXXIII (Continuing Care Retirement Community Overlay District) of the Zoning Ordinance.

Section 2. Except as specifically amended herein, Chapter 210 Zoning, Article II Districts, Section 210-6 Zoning Map, shall remain unchanged and in full force and effect.

Section 3. The Township Engineer is hereby authorized to amend the Concord Township Zoning Map to carry out the intent and purpose of this amendment.

Section 4. All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of any inconsistency.

Section 5. The Code of the Township of Concord, Delaware County, Pennsylvania, Chapter 210 Zoning, Article XXXIII Continuing Care Retirement Community Overlay District, Section 210-278 Purpose; legislative intent, shall be amended such that the first sentence thereof shall now read as follows:

"The Continuing Care Retirement Overlay District is designed to promote a campus-setting continuing care retirement community (CCRC) use on tracts of a minimum of 75 acres, as an overlay to certain portions of the PIP - Planned Industrial Park and incorporating areas of the adjacent R-2 Residential District and the C-2 Planned Business and Commercial District."

Section 6. Except as specifically amended herein, Chapter 210 Zoning, Article XXXIII Continuing Care Retirement Community Overlay District, Section 210-278 Purpose; legislative intent, shall remain unchanged and in full force and effect.

Section 7. The Code of the Township of Concord, Delaware County, Pennsylvania, Chapter 210 Zoning, Article XXXIII Continuing Care Retirement Community Overlay District, Section 210-280 Yard and area regulations, Subsection A shall be amended such that the last sentence of the first paragraph thereof shall now read as follows:

“The provisions of Article XVIII, PIP - Planned Industrial Park, Article IV, R-2 Residence District and Article XIV C-2 Planned Business and Commercial District shall not apply to continuing care retirement community (CCRC) use and development.”

Section 8. Except as specifically amended herein, Chapter 210 Zoning, Article XXXIII Continuing Care Retirement Community Overlay District, Section 210-280 Yard and area regulations, shall remain unchanged and in full force and effect.

ENACTED AND ORDAINED THIS 4th DAY OF September, 2018.

TOWNSHIP OF CONCORD

SIGNED: 

Dominic A. Pileggi, President

ATTEST: 

Amanda E. Serock, Township Manager

EXHIBIT "A"

[Legal Description to be attached upon approval of subdivided lot]