



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*

CONCORD TOWNSHIP ORDINANCE NO. 390

AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF CONCORD, DELAWARE COUNTY, PENNSYLVANIA, CHAPTER 210 ZONING, ARTICLE I SECTION 210-4, BY AMENDING THE DEFINITION OF HEALTH CENTER TO ALLOW OVERNIGHT STAYS WHERE ALLOWED AS AN ACCESSORY USE; AND AMENDING ARTICLE XIII, SECTION 210-119 B(2) TO ADD A NEW SUBSECTION (d) THERETO TO PERMIT TEMPORARY LODGING FOR PATIENTS FOR UP TO 48 HOURS AS AN ACCESSORY USE; AND AMENDING ARTICLE XXII, SECTION 210-197, G THEREOF TO REQUIRE ONE ADDITIONAL PARKING SPACE FOR EACH BED PROVIDED FOR USE FOR TEMPORARY LODGING.

WHEREAS, the Township recognizes the changing options for medical care and outpatient services within the community and wishes to ensure that its residents have access to state-of-the-art medical care in close proximity to where they reside; and,

WHEREAS, the Township acknowledges that the current definition of Health Center in its Zoning Ordinance does not align with the most recent developments in patient care and wishes to amend its Zoning Ordinance and the definition therein for Health Center to be able to provide its residents with medical uses that align with the current trends in medical care and wellness; and

WHEREAS, it is the intent of the Township Council of Concord Township to amend its Zoning Ordinance to delete the prohibition on overnight stays associated with the Health Center use within the Township and to permit temporary stays accessory to the Health Center use, as outlined herein, to enhance the level of patient care and recovery options of its residents.

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

Section I. ZONING TEXT AMENDMENTS

- A. The Code of the Township of Concord, Delaware County, Pennsylvania, Chapter 210 Zoning, Article I, entitled "Purpose, Objectives and Definitions," Section 210-4, entitled "Definitions," is hereby amended and shall now read as follows:

"HEALTH CENTER

An office or clinic for medical or dental examination or treatment of persons primarily on an out-patient basis, including laboratories incidental

thereto provided that no overnight patients shall be kept on the premises, unless specifically permitted as an accessory use by conditional use approval in the individual zoning district.”

- B. The Code of the Township of Concord, Delaware County, Pennsylvania, Chapter 210 Zoning, Article XIII, entitled “C-1 Local Commercial District,” Section 210-119, entitled “Use regulations,” subsection B, entitled “Accessory uses,” subsection (2) thereto is hereby amended to add a new subsection (d) to provide as follows:

“(d) Temporary lodging for individuals recovering from medical procedures performed at a Health Center, along with their primary care-giver, with a maximum duration per stay not exceeding 48 hours, subject to conditional use approval by Township Council in accordance with the requirements of Article XXVII of Chapter 210.

- C. The Code of the Township of Concord, Delaware County, Pennsylvania, Chapter 210 Zoning, Article XXII, entitled “Off-Street Parking and Loading Requirements,” Section 210-197, entitled “Size and number of parking spaces,” subsection G thereof, is hereby amended to provide for parking for the Health Center use as follows:

USE	Parking Space Required
Health Centers	5 per 1,000 square feet of gross floor area of the Health Center exclusive of the temporary lodging, plus 1 per each bed provided for the accessory temporary lodging”.

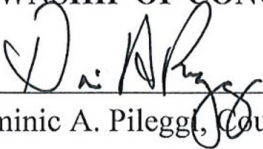
Section II. REPEALER. All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of any inconsistency.


Section III. SEVERABILITY. If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any remaining provisions, sentences, clauses, section, or parts of this Ordinance. It is hereby declared as the intent of the Council of Concord Township that such remainder shall be and shall remain in full force and effect.

Section IV. EFFECTIVE DATE. This Ordinance shall take effect five (5) days after the date of its enactment by the Council of Concord Township.

ENACTED AND ORDAINED THIS 3rd DAY OF December, 2019.

TOWNSHIP OF CONCORD

SIGNED: 
Dominic A. Pileggi, Council President

ATTEST: 
Amanda E. Serock, Township Manager