



**TOWNSHIP OF NEWTOWN**  
**DELAWARE COUNTY, PENNSYLVANIA**  
**ORDINANCE NO. 2026 - 01**

**AN ORDINANCE to amend the Code of the Township of Newtown, Chapter 172, Zoning, Article I, Terminology, to add new definitions and to add a Zoning Classification Section entitled “Campus Boulevard Redevelopment District”, a Mixed Use District, to include existing uses permitted by conditional use under Article XIX, SU-1 Special Use District, as well as adding uses permitted by conditional use, including but not limited Age-Restricted Residential Community, Assisted Living Facility, Educational, Entertainment, Restaurant, Outpatient Surgery Center, Micro-Hospital, and Indoor Public Storage and Public Uses, as well as adding and modifying applicable regulations including but not limited to Density, Height, Buffer and Off-Street Parking Requirements, and Reclassifying Certain Properties into the new District**

The Board of Supervisors of the Township of Newtown hereby Ordains:

**Section 1. Findings:**

The properties adjacent to Campus Boulevard, comprising approximately 90 acres, are located in the Township’s SU-1 Zoning District (Article XIX) and were developed in the 1980s and 1990s as an office park commonly known as the Newtown Square Corporate Campus.

For many years the office park thrived with tenants. However, beginning around March 2020 with the onset of the COVID-19 pandemic, the business community in southeastern Pennsylvania, and this area specifically, significantly reduced its demand for office space. This shift is due in part to increased flexibility for employees to work from home and more efficient space utilization. As a result, office complexes throughout Delaware County, including the Newtown Square Corporate Campus, have experienced a sharp decline in occupancy. Large buildings and parking lots now sit idle, increasing the risk and likelihood of disrepair and blight, compromising the safety and security of the surrounding communities and causing a loss of tax revenue.

Where properties in the Newtown Square Corporate Campus have remained occupied, many of the current uses are not otherwise specifically permitted in the SU-1 Districts, such as educational uses, but were approved through variances or other zoning relief. These uses have been successful in beginning to revitalize, or at least slow the deterioration of, the corridor. The Board of Supervisors feels that continued flexibility in land use, paired with limits on the density of the uses and the creation of a new zoning district, can further revitalize the area, preserve the

quiet enjoyment of the surrounding communities, and strengthen the market for remaining office space.

Campus Boulevard meanders roughly through the center of the Newtown Square Corporate Campus, with the eastern side adjacent to a well-developed residential neighborhood that predates the office campus development as well as a Township Park known as Drexel Lodge Park, that contains the headwaters of Preston Run, and the western side bordering an undeveloped farm owned and operated by a trust, in a residential zoning district.

The relevant properties to the east of Campus Boulevard, as identified by the Delaware County Board of Assessment, are:

Parcel ID	Approx. Acres
30-00-00429-15	12.73
30-00-00429-14	16.43
30-00-00429-11	3.93
30-00-00429-10	3.521
30-00-00292-01	4.93
Total	41.23

The relevant properties to the west of Campus Boulevard as identified by the Delaware County Board of Assessment, are:

Parcel ID	Approx. Acres
30-00-00429-16	5.45
30-00-00429-17	11.93
30-00-00429-18	6.76
30-00-00429-19	5.63
30-00-00429-20	4.31
30-00-00429-21	5.44
30-00-00429-50	(included with 30-00-00429-52)
30-00-00429-51	(included with 30-00-00429-52)
30-00-00429-52	5.49
30-00-00429-12	3.11
30-00-00429-99	1.01
Total	49.13

The Board of Supervisors believes that the addition of new uses, not otherwise allowable in the SU-1 district, can best protect the surrounding neighborhoods by adding limited age-restricted housing and assisted living uses by conditional use on the east side of Campus Boulevard, and permitting by conditional use other non-residential uses to the areas to the west of Campus Boulevard. To accomplish this, the Board has determined that a new mixed-use district should be created, known as the Campus Boulevard Redevelopment District (CBRD), with two subdistricts: CBRD-E for properties on the east side of Campus Boulevard and CBRD-W for properties on the west side of Campus Boulevard.

The purpose of this new CBRD District is to prevent blight, disrepair and crime in the area and to stabilize tax revenue by preserving existing uses and permitting new uses by conditional use, while providing for appropriate limitations in density of the uses to protect existing adjacent residential neighborhoods to the east, and possible future development to the west.

**Section 2.** The Code of the Township of Newtown, Chapter 172, Zoning, Article I, Section 172-2.A, Definitions, shall be amended to include:

#### **AGE-RESTRICTED RESIDENTIAL COMMUNITY**

A residential development in which residency is qualified by age for housing for older persons as permitted under exemptions to the Fair Housing Act and Pennsylvania Human Relations Act or other applicable laws and regulations.

#### **MICRO-HOSPITAL**

A small fully licensed acute care facility that provides up to twenty-four hour, seven days a week, emergency and inpatient services with no more than 10 emergency room beds and 12 overnight observation beds, designed to offer care that is more advanced than an urgent care center but less comprehensive than a full-scale hospital, for conditions that do not require an intensive care unit or major surgery.

#### **OUTPATIENT SURGERY CENTER**

Also known as an ambulatory surgery center, is a facility where patients undergo surgical procedures and go home the same day and do not require an overnight hospital stay.

#### **SELF-STORAGE FACILITY**

A building for the enclosed storage of household items in storage units, often temporarily, where said items are retained for use by their owner who shall have direct access thereto without intermediate handling by the proprietor of the facility. Self-storage facilities do not include logistics centers, warehouses, distributions facilities, transfer facilities or other similar uses.

## **URGENT CARE CENTER**

A medical facility that provides immediate care for illnesses and injuries that are not life-threatening but require prompt attention, such as cold, flu, minor cuts, sprains and minor fractures, designed to serve as a convenient and more affordable alternative to emergency rooms for non-life-threatening issues.

**Section 3.** The Code of the Township of Newtown, Chapter 172, Zoning, Article XXXII is amended to add the following Sections”

- § 172-165      RESERVED
- § 172-166      RESERVED
- § 172-167      RESERVED
- § 172-168      RESERVED
- § 172-169      RESERVED

**Section 4.** The Code of the Township of Newtown, Chapter 172, Zoning, is amended to add a new Article XXXIII, Campus Boulevard Redevelopment District (CBRD) as follows:

### **§ 172-170      Purpose.**

The purpose of this article is to create a new zoning district comprised of the properties in the current Campus Boulevard office complex area, which suffer from high vacancy rates following the essential shut down in the office space market, and which were previously zoned SU-1, to promote responsible re-development of the district while harmonizing with the residential districts on either side of it, by limiting the intensity of certain residential and non-residential uses, in order to prevent disrepair, blight and loss of safety in the area.

### **§ 172-171 Applicability.**

In the Campus Boulevard Redevelopment District (“CBRD”), the regulations contained in this article shall apply. Additional regulations for subdistricts designated as “CBRD-E” east of Campus Boulevard and “CBRD-W” west of Campus Boulevard as set forth in this article shall also apply.

### **§ 172-172 Use regulations.**

A. Uses as of right. Any use of a building or lot located in the CBRD Campus Boulevard Redevelopment District which is in lawful existence on the effective date of the ordinance

establishing such district (Ordinance No. 2026-01) and which, in the absence of this provision, would not be in conformity with the provisions of this article shall be permitted to continue as of right in, on or at such building or lot.

B. Conditional uses common to CBRD-E and CBRD-W. A building may be erected, altered, occupied or used and a lot may be used or occupied for any of the following purposes, provided that such structure, erection, alteration, occupation or use is in conformity with a conditional use plan approved by the Board of Supervisors:

(1) Scientific research laboratories, provided that there is no commercial production and no storage of any commodity or substance whatsoever at such laboratories, except for such storage as is necessary for the conduct of scientific research, and provided further that such laboratories do not emit odors, dust, fumes, smoke, heat or gas or discharge any uncontrolled liquid or solid wastes or cause vibrations, noise or glare which may be detrimental to the public health, safety, comfort, convenience or general welfare or which may cause damage to or unreasonably interfere with the use and enjoyment of public or private property.

(2) Offices.

(a) Offices for administrative, executive, governmental, professional, sales and/or similar uses and/or for the provision of wellness, medical and health care services, on an outpatient basis only, including outpatient surgery centers and urgent care facilities provided that no commercial storage, exchange, sales or delivery of merchandise is conducted in or from such offices, and provided that:

[1] Any building used or to be used for the purposes permitted by Subsection B(1) and (2) hereof which contains 4,000 net square feet or less of floor space shall be constructed solely for the use of or shall be used or occupied solely by a single business entity and/or affiliates of such single business entity.

[2] Any building used or to be used for the purposes permitted by Subsection B(1) and (2) hereof which contain more than 4,000 net square feet of floor space may be constructed for the use and occupancy by and may be used or occupied by more than one business entity.

[3] Any offices which are used for the provision of outpatient medical and health care services shall not provide beds for recipients of such services except in connection with sleep study sessions.

(b) As used in Subsection B(2)(a)[1] and [2] hereof, the term "business entity" means person, partnership, corporation, unincorporated association, joint venture, governmental agency, public or private foundation, education institution or similar organization. The term "affiliate" means a parent, subsidiary, division or affiliate of a corporation or any business entity having a similar relationship to a

business entity which may use or occupy offices in an office building under this section.

(3) Public and private educational schools and facilities;

(4) Children daycare and adult daycare facilities;

(5) Accessory uses in the same building or on the same lot with and customarily incidental to any of the uses permitted by Subsection B(1) through (4) hereof, provided that such accessory uses will not be detrimental to the public health, safety, comfort, convenience or general welfare or cause damage to or unreasonably interfere with the use or enjoyment of public or private property, and provided further that such accessory uses are approved in conjunction with approval, pursuant to §§ 172-173 and 172-174, of the uses described in Subsection B(1) through (4) hereof. Accessory uses permitted by this Subsection B(5) shall include, without limitation of the foregoing:

(a) A cafeteria located within a building constructed for and/or used for the purposes described in Subsection B(1) and (2) hereof, provided that such cafeteria is operated by or on behalf of any employer or employers who use or occupy offices within such building, and provided further that any such cafeteria is operated for the exclusive use of employers or business visitors of such employer or employers, and provided further that no more than 10% of the net floor space of any such building is used for cafeteria purposes.

(6) Indoor Entertainment uses. Indoor entertainment uses, not including adult entertainment uses.

### **§172-173. Conditional Use Approval**

A. Planning Commission review.

(1) In reviewing an application for approval of any preliminary or final plans for a proposed conditional use permitted by § 172-172, the Planning Commission shall consider the following factors:

(a) Whether the proposed conditional use will have a detrimental effect on the health, safety, comfort, convenience, morals or general welfare of the public and, in particular, the residents in the immediate vicinity of the proposed conditional use.

(b) Whether the proposed conditional use and all structures, equipment or materials used therefor or therein are readily accessible to police and fire protection.

(c) Whether the proposed conditional use will be of such dimension, location and character as to be consistent with the scheme of development prescribed by the Township Comprehensive Plan.

(d) Whether the proposed conditional use will include traffic accessways which are adequate to provide safe ingress and egress to and from public streets and highways without undue congestion to or interference with normal traffic flow within the Township.

(e) Whether the proposed conditional use makes adequate provision for safe and efficient pedestrian and vehicular traffic circulation within the boundaries of the site of the proposed conditional use.

(f) Whether the site of the proposed conditional use will be adequately drained without adversely affecting adjoining properties, and whether all slopes and grade on the site will be adequately protected against erosion.

(g) Whether the proposed conditional use will unduly interfere with or adversely affect natural resources, such as streams, lakes, swamps, springs, wetlands, woodlands, slopes and grades, wildlife habitats and trees over eight inches in diameter measured three feet above the base of the trunk, which are located on the site of the proposed conditional use.

(h) Whether merchandise, goods, products, articles or equipment will be stored or displayed outside of a building or on a lot for which a conditional use is proposed, and whether such items will be stored or displayed inside a building for which a conditional use is proposed in a manner which renders such items visible from beyond the property line of such use.

(i) Whether the proposed conditional use will diminish the value of properties adjacent to or in the vicinity of the proposed conditional use.

(j) Whether the proposed conditional use is physically suited to the site of such proposed use in view of the topographical, soil, hydrogeological and environmental characteristics of such site.

(k) Whether the proposed conditional use will cause an unreasonable and substantial interference with the use and enjoyment of properties to or in the vicinity of the proposed use.

(l) Whether the proposed conditional use is compatible with the existing use of the immediate vicinity.

(m) Whether the proposed conditional use will result in an unreasonable density of population or overcrowding of the land.

(n) Whether the proposed conditional use will deprive adjacent properties of adequate light and air.

(o) Whether the proposed conditional use will substantially burden existing sewerage facilities, schools, parks, utilities and other public services.

(p) Whether the proposed conditional use complies with all sections of this article, particularly as related to land development and subdivision standards.

(2) On the basis of this review, the Planning Commission shall make a recommendation to the Board of Supervisors as to whether the application and plans should be approved, approved subject to conditions or rejected. The Board of Supervisors shall consider but shall not be bound by the recommendations of the Commission.

B. Factors for consideration by Board of Supervisors. In determining whether to approve, approve subject to conditions or reject an application for preliminary or final plans for a conditional use permitted by § 172-172 the Board of Supervisors shall consider the following factors:

(1) The recommendations of the Planning Commission.

(2) The factors set forth in Subsection A hereof.

(3) Whether the criteria for approval set forth in Subsection C hereof have been satisfied.

C. Criteria for approval by Board of Supervisors. The Board of Supervisors shall approve an application and plans for a conditional use permitted by § 172-172 only if it has determined that each of the following criteria are or will be satisfied:

(1) The proposed conditional use will not have a detrimental effect on the health, safety, comfort, convenience, morals or general welfare of the public and, in particular, residents in the immediate neighborhood.

(2) The proposed conditional use and all structures, equipment or materials used therefor or therein shall be readily accessible to police and fire protection.

(3) The proposed conditional use shall be of such dimension, location and character as to be compatible with existing uses in the neighborhood and the scheme of development set forth in §§ 172-3 and 172-4.

(4) The proposed conditional use shall not create an increase in traffic of such character as to create a high probability of danger to the health and safety of the community.

(5) The proposed conditional use shall not unduly interfere with or damage natural resources, such as streams, lakes, swamps, springs, wetlands, woodlands, slopes and grades, wildlife habitats and trees over eight inches in diameter measured three feet above the base of the trunk, which are located on or near the site of the proposed conditional use.

(6) The proposed conditional use shall not involve the storage or display outside of a building or on a lot for which a conditional use is proposed of any merchandise, goods,

products, articles or equipment, except for living plants and motor vehicles parked outside such building or on such lot in conformity with the requirements of Article XXIV.

(7) The proposed conditional use shall not involve the storage or display inside a building of merchandise, goods, products, articles or equipment if such storage or display is visible from outside the building beyond the property lines of the site on which the conditional use is proposed to be located.

(8) The proposed conditional use shall not cause a substantial decrease in the value of properties in the vicinity of the proposed use.

(9) The proposed conditional use shall be physically suited to the land on which it is proposed to be located in view of the topography, hydrogeology, soil and other physical features of the land.

(10) The proposed conditional use shall not create an unreasonable and substantial interference with the use and enjoyment of properties in the vicinity of the proposed use.

**§ 172-174 Compliance with land development legislation.**

Approved conditional uses shall be required to obtain subdivision and land development approval under and comply with Chapter 148 Subdivision and Land Development of the Code of the Township of Newtown. The location, dimensions and arrangements of all areas devoted to landscaping and other green areas shall be shown on conditional use plans.

**§ 172-175 Area regulations.**

A. Lot area. Every lot shall have a minimum lot area of three (3) acres and such lot shall be not less than 300 feet in width at the building line. The tract of land on which each permitted use is conducted, if on more than one lot, shall be operated under unified control or management, and subject to a recorded covenant of declarations, restrictions and easements.

B. Building and impervious area. No more than 30% of the total square footage of each tract for which a conditional use is proposed shall be occupied by buildings, and not more than 60% of the total square footage of each tract shall be occupied by a combination of buildings and parking areas.

C. Setback. All buildings shall be set back no less than 200 feet from all arterial road rights of way as defined by the Township's then applicable comprehensive plan and 75 feet from all other public street rights-of-way against which the lot which is the site of the proposed conditional use abuts and no less than 100 feet from all other property lines or other buildings located on the lot or tract, except that the Board of Supervisors may, upon individual application, reduce the setback to not less than 75 feet from all right-of-way lines against which the lot or tract abuts where it is shown by the applicant that such reduction in setback is necessary due to the unusual slope, size or topography of the lot or tract, unless otherwise specifically set forth in this Article.

D. Landscaping. Each lot on which a permitted conditional use is conducted shall be landscaped or otherwise screened by the use of trees, plantings or other means, in a manner which will ensure that the lot and conditional use conducted thereon will not detract from and shall adequately safeguard the residential character of adjacent districts.

**§ 172-176 Height regulations.**

No building shall exceed 4 stories, exclusive of basement, nor shall it exceed 50 feet in height. Any principal building over 45 feet in height shall be located at least 300 feet from any residential zoning district boundary.

**§ 172-177 Buffer requirements.**

Along each side or rear property line of a lot or tract which directly abuts a residence district of the Township or similar district in an adjoining municipality, a fence and a buffer planting strip of not less than 50 feet in width shall be provided. On the buffer planting strip, there shall be placed shrubbery, trees or other plantings sufficient to screen the lot and the conditional use conducted thereon from abutting residential districts and to ensure that the residential character of abutting districts is not adversely affected by such lot or any conditional use conducted thereon and which shall contain minimum of groundcovers, evergreen shrubs, and two staggered rows of evergreen trees which are six to eight feet in height at the time of planting, spaced at nine-foot centers.,

Along each street line of the lot or tract, a buffer strip of not less than 25 feet in width shall be provided, which shall be landscaped in the manner provided above and which may include sidewalks and accessways necessary or appropriate for the conditional use conducted on the lot.

All Buffering areas must be approved in connection with the conditional use approval and the property owner must enter into a covenant to maintain the buffer.

**§ 172-178 Sewer and water service; utilities; solid waste.**

A. A conditional use permitted under this article shall be served by public sanitary sewers and water.

B. All utility lines servicing a conditional use permitted under this article shall be placed underground within the property lines of the lot on which the special use is located. All utility equipment, other than utility lines, located aboveground shall be screened by shrubbery, plantings or other landscaping.

C. All trash, garbage, rubbish and debris of every kind generated by the conditional use shall be stored within a dumpster with a lid which shall be located within an enclosure containing three walls and a gate. All trash, garbage, rubbish and debris shall be collected and

disposed of by private collectors, at no cost to the Township, as often as is reasonably necessary to preserve the public health, safety, comfort, convenience and general welfare.

**§ 172-179 Amendments to development plan.**

A. Any CBRD development plan which has been approved by the Board of Supervisors pursuant to §§ 172-173 and 172-174 may be amended by the owner, developer or builder in accordance with the following procedures:

(1) The person seeking an amendment to the plan ("applicant") shall submit to the Township an application for an amendment of a special use district plan, together with information describing the proposed amendment. The Zoning Officer shall verify the accuracy of all documents submitted by the applicant in conjunction with the application.

(2) The application and supporting documents shall be submitted to the Township. The Board of Supervisors shall determine whether the proposed amendment is of sufficient scope to warrant further site review under the procedures set forth in §§ 172-173 and 172-174. If it is determined that further site review is necessary, the Board of Supervisors shall decide whether to approve or deny the proposed amendment on the basis of such site review. The zoning fees established under Articles XXX and XXII shall apply in such cases.

B. If it is determined that the proposed amendment is not of sufficient scope to warrant further site review, the Board of Supervisors shall decide on the basis of the application and supporting documents whether to approve or deny the proposed amendment. A zoning fee equal to that required to be paid for Planning Commission reviews shall be applied in such cases. In all cases, the Board of Supervisors shall advise the Zoning Officer of its decision.

**§ 172-180 Modifications of buildings and lots; change in use; abandonment.**

A. No physical modification or extension of, or change in use of, a building or lot for which a development plan has been approved under this Article shall be permitted, unless and until such plan has been amended to reflect such modification, extension or change pursuant to § 172-179.

B. Physical modification or extension. Any physical modification or extension of a building used in a manner permitted as of right under § 172-172A may be made only after approval of such modification or extension by the Board of Supervisors pursuant to the procedures set forth in § 172-179 A and B, except that, in such cases, the person seeking the modification or extension shall submit to the Zoning Officer an application for modification or extension of a use as of right in an CBRD District. No modification or extension shall be approved unless it is determined that such modification or extension satisfies the requirements of § 172-173.

C. Change in use. Any change in the use of a building or lot permitted as of right pursuant to § 172-172A shall be subject to the requirements of this article regarding conditional uses.

D. Abandonment of use. If a use of a building or lot permitted as of right under § 172-172A is abandoned for more than one year, any subsequent use of such building or lot shall be subject to the requirements of this article regarding conditional uses.

**§ 172-181 Off-street parking.**

A. There shall be 3.5 parking spaces for every 1,000 square feet of gross floor area for all office uses permitted in the CBRD District, unless otherwise specified in this Article XXXIII. The parking for all other permitted uses shall be in accordance with § 172-132 of this Zoning chapter. If not otherwise set forth in this Section, the required parking shall be determined by the Board of Supervisors as deemed appropriate by conditional use. Further, the Board of Supervisors may by Conditional Use allow a portion of the required parking to be a reserved area pursuant to Section 172-137.

B. Off-street parking spaces shall be a minimum of 9 feet by 18 feet. However, a minimum of 2% of the minimum number of parking spaces on the tract shall be a minimum of 10 feet by 18 feet.

C. Required parking lot green area. Where parking areas, loading and unloading facilities and accompanying access from a street or driveway exceeds 3,000 square feet, a minimum of 10% of all paved areas shall be devoted to green areas, or 5% may be provided if the parking is substantially located to the rear of the buildings and it can be demonstrated that views of the parking lot from the public right-of-way are shielded by a combination of landscaping and/or berming. In such a case, there shall not be a requirement for green areas between rows of parking spaces. Green area requirements shall not be applicable in structured parking or multilevel parking facilities.

**§ 172-182. Conditional Uses in the CBRD-E subdistrict (East of Campus Boulevard).**

In addition to the conditional uses set forth in Section 172-172.B, in the CBRD-E subdistrict, a building may be erected, altered, occupied or used and a lot may be used or occupied for any of the following purposes, provided that such structure, erection, alteration, occupation or use is in conformity with a conditional use plan, approved by the Board of Supervisors, pursuant to the procedures and regulations set forth in Section 173-173 through 173-181, except as set forth below:

A. Age-Restricted Residential Community consisting of apartment house buildings containing no more than two bedrooms per unit and/or townhouses containing no more than two bedrooms (and a den) per town home. Age Restricted Residential Community uses shall not exceed 20% of the total acreage of the entire CBRD district and there shall be a maximum of 250 residential dwelling units in the CBRD. In the event multiple applications are pending before the Township, which if granted, would exceed the 250 unit maximum, the applications will be considered in the order in which conditional use approval is granted. When a conditional use application is submitted that would cause the potential number of dwelling units in the CBRD to

exceed 250 units, the application shall be denied. Preliminary approval for dwelling units shall be conditioned on compliance with the unit maximum at the time of conditional use approval.

(1) Additional Use Regulations and conditional use criteria in Age Restricted Residential Community in CBRD-E.

(a) The following accessory uses/structures are permitted, by conditional use, and where indicated required, as part of an Age-Restricted Residential Community:

(i) Community parking areas, including parking lots and parking garages.

(ii) Community buildings, including but not limited to clubhouses, fitness centers, libraries, business centers, mailrooms, package delivery facilities and storage areas for the exclusive use of residents and their guests.

(iii) Active recreation areas, including but not limited to swimming pools, putting greens, community gardens and dog parks for the exclusive use of residents and their guests.

(iv) Management offices, storage facilities and other support areas for the exclusive use of community staff for on-site management, maintenance and operations use.

(v) Pedestrian trails and paths, including walking, biking, and fitness trails that connect buildings and open space amenities within the community, are required, as practicable, such as to connect the community, and surrounding community, with open spaces and parks, with trails along campus boulevard being a minimum of 8 feet wide.

(vi) Outdoor gathering areas, including but not limited to gardens, patios, terraces and picnic areas.

(vii) Passive recreation structures, including gazebos, pergolas, pavilions, trailheads, benches and picnic shelters. Passive recreation structures and other open-air or unenclosed features may be located within required front, side, or rear yard setbacks, provided that they do not encroach into required buffer areas and do not interfere with visibility, circulation, or emergency access.

(viii) A cafeteria located within a building constructed for and/or used for an Age-restricted Residential Community provided that such cafeteria is operated for the exclusive use of the residents or their visitors.

(b) The Age Restricted Residential Community shall be subject to a common declaration of rights and restrictions, which shall include common

management and a restriction that no resident of the Age Restricted Residential Community be under 18 years of age, in compliance with the provisions of the Fair Housing Act and the Pennsylvania Human Relations Act related to housing for older persons.

(2) Area Regulations for Age Restricted Residential Communities in CBRD-E. The area regulations of Section 172-175, with the exception of the following regulations, which shall apply:

- (a) Minimum tract area: 15 acres held in single ownership and operated under unified contract or management.
- (b) Maximum density: 15 dwelling units/acre
- (c) Minimum street frontage: 50 feet
- (d) Maximum building area: 30% of total tract square footage (building driveway area exclusion is not applicable)
- (e) Maximum impervious coverage: 60% of total tract square footage
- (f) Minimum townhouse structure to townhouse structure separation: 25 feet
- (g) Minimum apartment structure to townhouse structure separation: 25 feet
- (h) Minimum apartment structure to apartment structure separation (if not connected at ground floor with common area): 25 feet
- (i) Minimum side/rear buffer width: 20 feet (measured from property line)
- (j) Minimum buffer planting strip side/rear yard adjacent to residential zoning district: 50 feet
- (k) Maximum apartment house building continuous dimension (not including attached accessory building/clubhouse): 275 feet
- (l) Maximum townhouse building dimension: 130 feet
- (m) Maximum number of units in one townhouse structure: 5 units
- (n) Minimum lot or tract width at building line: 300 feet
- (o) Minimum front yard for overall lot or tract, except as otherwise set forth herein: 50 feet
- (p) Minimum side yard for overall lot or tract: 50 feet

(q) Minimum rear yard for overall lot or tract, except as otherwise set forth herein: 50 feet

(r) Minimum buffer planting/lawn/vegetative strip w/sidewalk at street line: 20 feet

(s) Minimum width walkways/sidewalks along public street line: 6 feet. If a paved trail is provided along Campus boulevard in accordance with section 172-182A.1(a)(v) the Board of Supervisors may waive the sidewalk requirement at that location if it is determined that it meets the purposes of a sidewalk

(r) Minimum width interior walkways/sidewalks: 5 feet

(s) Apartment structures must be situated as close to the Campus Boulevard front yard as practicable, with a minimum set back from the rear property line of 250 feet. All delivery, refuse and service areas must be located in the rear or side yard.

(t) Minimum setback of 375 feet from any residential district for apartment structures and 125 feet for townhouses.

(u) Minimum townhome building setback from curb: 10 feet.

(3) Height Regulations for Age Restricted Residential Communities in CBRD-E. In lieu of the height regulations set forth in Section 172-176, the following height regulations shall apply:

(a) Apartment house buildings shall not exceed four stories nor 50 feet in height.

(b) Townhomes shall not exceed 40 feet in height.

(4) Buffer Requirements for Age Restricted Residential Communities in CBRD-E. In lieu of the buffering requirements of Section 172-177, the following buffering requirements shall apply:

(a) Age-restricted residential communities shall be permitted to reduce the buffer planting/lawn/vegetative strip along a public street line to 20 feet in width.

(b) Age restricted residential communities shall maintain a vegetative buffer of 50 feet from a property line abutting a residential district to ensure the character of the existing district is not adversely affected and which shall contain a minimum of groundcovers, evergreen shrubs, and two staggered rows of evergreen trees which are six to eight feet in height at the time of planting, spaced at nine-foot centers.

(5) Off Street Parking for Age Restricted Residential Communities in CBRD-E. In lieu of the parking regulations set forth in Section 172-181, and Section 172-132, the following parking regulations shall apply:

(a) Apartment house buildings and townhouses as part of an age-restricted residential community shall provide 1.25 parking spaces per unit.

(b) Parking spaces shall be a minimum of 9 feet by 18 feet, however a minimum of 2% of the minimum number of parking spaces on the tract shall be a minimum of 10 by 18 feet.

(c) Required parking lot green area. Where parking areas, loading and unloading facilities and accompanying access from a street or driveway exceeds 3,000 square feet, a minimum of 2% of all paved areas shall be devoted to green areas. There shall not be a requirement for green areas between rows of parking spaces. Green area requirements shall not be applicable in structured parking or multilevel parking facilities.

(d) . The Board of Supervisors by conditional use may allow a portion of the required parking to be a parking reserve area pursuant to Section 172-137.

B. Personal care units/assisted living facilities and skilled nursing facilities as permitted under Section 172-48, subject to regulation of this Article, but permitting a setback of not less than seventy-five (75) feet under Section 172-175.C. There shall be a maximum of 125 personal care/assisted living/skilled nursing residents in the CBRD. In the event multiple applications are pending before the Township, which if granted, would exceed the ability to house 125 residents in such a facility, the applications will be considered in the order in which conditional use approval is granted. When conditional use approval of an application would cause the number of personal care/assisted living/skilled nursing residents in the CBRD to exceed the maximum, the application shall be denied. Preliminary approval for personal care/assisted living/skilled nursing facilities shall be conditioned on compliance with the resident maximum at the time of conditional use plan approval.

**§172-183. Conditional Uses in the CBRD-W subdistrict (West of Campus Boulevard).**

In addition to the conditional uses set forth in Section 172-172.B, in the CBRD-W subdistrict, a building may be erected, altered, occupied or used and a lot may be used or occupied for any of the following purposes, provided that such structure, erection, alteration, occupation or use is in conformity with a conditional use plan, approved by the Board of Supervisors, pursuant to the procedures set forth in Section 173-173 through 173-181 except as set forth below:

A. Fitness Center, Health Club

- B. Entertainment, not including adult entertainment
- C. Indoor and Outdoor sports facilities
- D. Restaurants
- E. Micro-hospitals
- F. Self-storage facilities, pursuant to the following additional requirements and conditional use criteria:
  - 1) all outdoor storage is prohibited, including but not limited to recreational vehicles; motor vehicles, trailers, or storage of any equipment, materials, goods or property whatsoever,
  - 2) all customer and property access shall be through common entrances that lead to interior access of storage units and facilities, such that no storage unit can be directly access from the exterior of the building
  - 3) no storage of hazardous, explosive or highly flammable materials, including but not petroleum or gasoline shall be permitted,
  - 4) the facility may provide for up to two rental vehicles to assist customers with transporting storage materials;
  - 5) In addition to a loading area, parking shall be provided as follows: one space per on-site employee, and one per 40 storage units and one space for each rental vehicle. There shall be no more than two rental vehicles, and the parking spaces for same shall be screened such that the vehicles are not visible from the street or neighboring properties.
  - 6) In addition to the lighting regulations contained in the Township Code, the effects of interior lighting shall be controlled so as to reduce visibility of the lights and glare when viewed by the outside by tinting of windows, and providing automatic lights which shall be controlled independently on each floor to cause the dimming of lights when areas are not in use,
  - 7) The following uses are prohibited and all Self-Storage facilities rules and/or rental contracts shall provide:

- a. Residential use and/or occupancy;
- b. Repair, construction, assembly or disassembly, reconstruction, manufacture, or similar activities;
- c. Other than for the maintenance of the storage facilities, the operation of any power tools, spray-painting equipment, compressors, welding equipment, kilns, or other similar tools or equipment
- d. Auctions, except as provided for in the Self-Service Storage Facilities Act.
- e. Sales of any kind, including commercial, wholesale, retail sales or garage sales
- f. Any business activity within the storage unit;

8) The maximum size for any storage unit shall be 20' or 40' for a total maximum size of 800 square feet.

**Section 5.** The Official Zoning Map of the Township of Newtown is hereby amended to rezone the following properties from SU-1 to the Campus Boulevard Redevelopment District (CBRD) and CBRD-E Sub-District:

30-00-00429-15  
30-00-00429-14  
30-00-00429-11  
30-00-00429-10  
30-00-00292-01

**Section 6.** The Official Zoning Map of the Township of Newtown is hereby further amended to rezone the following properties from SU-1 to the Campus Boulevard Redevelopment District (CBRD) and CBRD-W Sub-District:

30-00-00429-16  
30-00-00429-17  
30-00-00429-18  
30-00-00429-19  
30-00-00429-20  
30-00-00429-21  
30-00-00429-50 (included with 30-00-00429-52)  
30-00-00429-51 (included with 30-00-00429-52)  
30-00-00492-52  
30-00-00429-12  
30-00-00429-99

**Section 7.** The Township Engineer is authorized and directed to amend the Official Zoning Map to carry out the intent and purpose of this Ordinance Amendment.

**Section 8.** Nothing in this Ordinance or in Chapter 172 of the Code of the Township of Newtown, as hereby amended, shall be construed to affect any suit or proceeding in any Court, any rights acquired, or liability incurred, any permit issued, or any cause or causes of action existing under the said Chapter 172 prior to the adoption of this amendment.

**Section 9.** The provisions of this Ordinance are severable, and if any section, sentence, clause, part or provision thereof shall be held illegal, invalid, or unconstitutional by any Court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts, or provisions of this Ordinance. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted as if such illegal, invalid, or unconstitutional section, sentence, clause, part or provision had not been included herein.

**Section 10.** This Ordinance shall take effect and be in force from and after its approval as required by law.


This Ordinance was duly enacted and approved as set forth at a regular meeting of the Township Board of Supervisors held on February 9, 2026.

ENACTED by the Board of Supervisors of the Township of Newtown, Delaware County, Pennsylvania, this 9th day of February, 2026.



BOARD OF SUPERVISORS  
THE TOWNSHIP OF NEWTOWN

By:   
Leonard B. Altieri, III, Chairman

ATTEST:   
Stephen M. Nease  
Township Manager/Secretary