

COMMONWEALTH OF PENNSYLVANIA
BOROUGH OF CONNEAUT LAKE, CRAWFORD COUNTY
ORDINANCE NO. 230 -2015

**AN ORDINANCE AMENDING THE PROVISIONS OF THE CONNEAUT LAKE
BOROUGH ZONING ORDINANCE REGARDING CONDITIONAL USES IN
THE C-2 GENERAL COMMERCIAL DISTRICT.**

WHEREAS, the Conneaut Lake Borough Council has adopted an Ordinance known as the Conneaut Lake Borough Zoning Ordinance (Ordinance No. 218), which Ordinance was adopted September 14, 2011; and

WHEREAS, Council desires to consider additional conditional uses in the C-2 General Commercial District zones for uses that are not currently listed; and

WHEREAS, Council believes it to be in the best interest of the citizens and residents of the Borough of Conneaut Lake to add additional conditional uses in C-2 General Commercial District, specifically for Senior living as provided herein.

NOW, THEREFORE, comes Conneaut Lake Borough Council and hereby ordains and enacts the following Ordinance amending the Conneaut Lake Borough Zoning Ordinance.

1. The following additional conditional uses are added to the Section 203.4 C-2 General Commercial District provisions:

Conditional Uses
Senior Housing -- (206.30)

2. The following additional provisions are added:

Section 206.30 Senior Housing: Senior Housing is defined as follows:

A structure and/or facility with dwelling units that are specifically designed for and occupied by elderly persons 55 and over which provides supportive residential services which may include housekeeping, 24 hour emergency call system, exercise programs, beauty salon, local transportation, laundry facilities, multi-purpose and community rooms, and recreational programs, together with accessory uses customarily incidental to senior living.

Senior Housing shall be permitted as a conditional use upon the following criteria and conditions:

- a. Lot and Yard Requirements. The lot and yard requirements shall meet the provisions of the C-2 General Commercial District as provided in §204.
- b. Off-street Parking. 0.5 parking spaces per dwelling unit plus one (1) space per employee and/or staff.
- c. Height Limitations. The maximum building height shall not exceed three stories or 35' as measured from the ground to the eave. However gable roofs, parapets, or other various roof

structures that are not occupied may be extended above this elevation provided that such extension shall be no more than one (1) story.


- d. Americans with Disabilities Act Compliance. All development and/or structures shall comply with the applicable Americans With Disabilities Act requirements and all other applicable Federal, State and Local laws.
 - e. Water and Sewerage Services. All such development and uses shall be serviced by both public water and public sewerage systems.
 - f. Signs. Signs shall be permitted as provided in the C-2 General Commercial District.
 - g. Assurances of Senior Residency. The applicants/developer shall provide deed restrictions, use limitations, covenants, or some other legally enforceable instruments which shall permanently restrict occupancy of senior housing facilities to persons who meet all applicable restrictions regarding age. The language of the restrictions and/or limitations must be specific and must correlate with current Federal, State and Local requirements under the Federal Fair Housing Act.
 - h. Maximum Permitted Occupancy. One-bedroom units shall permit no more than two residents. Two-bedroom units shall permit no more than four residents. For units having three or more bedrooms, the maximum permitted occupancy of such units shall be restricted to two persons per bedroom unit.
 - i. Lighting. All lighting and/or illumination shall comply with the provisions of the Conneaut Lake Borough Zoning Ordinance including but not limited to the following:
 - 306.4 Supplementary Regulations
 - 307.2(g) Off Street Parking
 - 701.9 & 701.10 Signs
 - j. Clear Site Distance At Corner Lots. If applicable, any and all development and/or structures shall comply with §314 of the Conneaut Lake Zoning Ordinance.
 - k. Perimeter Landscaping. All development shall include perimeter landscaping, to the extent physically possible, adjacent to public rights-of-way to screen vehicular parking, service and storage areas. The applicant/developer shall provide an appropriate plan of landscaping for consideration and approval by Borough Council. In addition, all development shall include foundation landscaping for buildings that are visible from adjacent rights-of-way and screening for all dumpsters and refuse areas as well as ground level mechanical equipment. The proposed landscaping and screening shall require approval by Borough Council.
3. Any ordinance or part of any ordinance which is in conflict with this Ordinance is hereby repealed.

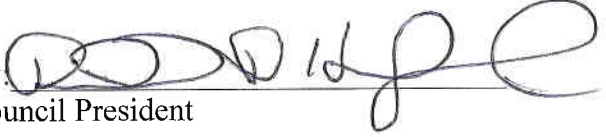
4. In all other respects, the Conneaut Lake Borough Zoning Ordinance (Ordinance No. 218), as amended, shall remain in full force and effect.


This Ordinance shall become effective immediately upon its approval as provided by law.
ORDAINED AND ENACTED this 11th day of November, 2015.

ATTEST:

BOROUGH OF CONNEAUT LAKE


Borough Secretary

By: 
Council President

Approved: 
Mayor