

ORDINANCE NO. 216

AN ORDINANCE OF THE TOWNSHIPS OF LOWER HEIDELBERG AND SOUTH HEIDELBERG AND THE BOROUGH OF WERNERSVILLE, BERKS COUNTY, PENNSYLVANIA, AMENDING THE SOUTHWESTERN BERKS COUNTY ZONING ORDINANCE OF 2004, AS AMENDED, BY: (1) ESTABLISHING AN ADDITIONAL DEFINITION FOR A "PERSONAL CARE CENTER," (2) AMENDING THE DEFINITION OF "NURSING HOME," (3) PROVIDING SPECIAL RULES FOR APPLICATION OF DISTRICT REGULATIONS WHERE A PARCEL IS LOCATED IN MORE THAN ONE MUNICIPALITY, (4) MODIFYING THE USES PERMITTED BY RIGHT IN THE R-6 URBAN RESIDENTIAL ZONING DISTRICT TO INCLUDE A "PERSONAL CARE CENTER," AND (5) AMENDING THE ZONING MAP TO INCLUDE THE PROPERTIES KNOWN AS TAX I.D. #90436610363971, TAX I.D. #90436610361641, TAX I.D. #90436610267874, TAX ID. #90436610265785, TAX I.D. #90436610265751, TAX I.D. #90436610265608, TAX I.D. #90436609264642 AND TAX I.D. #51436610257928 IN THE R-3 SUBURBAN RESIDENTIAL ZONING DISTRICT AND REMOVE THEM FROM THE R-2 SUBURBAN RESIDENTIAL ZONING DISTRICT.

BE IT ENACTED AND ORDAINED and it is hereby enacted and ordained by the Board of Supervisors of the Townships of Lower Heidelberg and South Heidelberg and by the Borough Council of the Borough of Wernersville, Berks County, Pennsylvania, as follows:

SECTION 1. Subsection 4 entitled "Specific Terms" of Section 201 entitled "Definitions" of Article II entitled "Definitions" of the Southwestern Berks County Zoning Ordinance of 2004, as amended (the "Ordinance"), is hereby amended and supplemented by adding the following specific term thereto:

Personal Care Center – A facility, which provides food, shelter, personal assistance and supervision to adults of advanced age and persons with disabilities, who require assistance with the basic necessities of food and shelter but do not require hospitalization, skilled care or the services of a nursing home. The facility shall include individual units, which shall contain a living area, sleeping area and bathroom, for the occupants. The services to be provided shall include, but not be limited to, assistance with dressing, bathing, diet, taking prescription drugs and other medication, emergency evacuation and financial management.

SECTION 2. Subsection 4 entitled "Specific Terms" of Section 201 entitled "Definitions" of Article II entitled "Definitions" of the Ordinance is hereby amended by amending and restating in its entirety the "Specific Term" of "Nursing Home" contained therein to read as follows:

