West Sadsbury Township Zoning Amendment – Places of Worship

Section 1226 –Places of Religious Worship

Places of Religious Worship shall be subject to the following requirements:

1. The minimum lot area shall be two (2) acres.
2. Uses permitted under this category:
   A. Church, synagogue, or other place of religious worship
   B. Accessory uses, including the following:
      1. Institutional classrooms or educational use.
      2. Kitchen.
      3. Gymnasium/recreational facility.
      4. Day care center (commercial and non-profit).
      5. Rectory or other lodging for minister, priest, rabbi, or similarly qualified individual.
      6. Cemetery, where permitted by Zoning District.
      7. Columbarium
3. Bulk and Area requirements shall be as listed in the Community Service CS-District.
4. Any driveway that will serve the parking areas of a place of worship that is in excess of 20,000 square feet shall have frontage on a road that is classified as a collector or arterial roadway. When full access to the site is not provided from a collector or arterial road, the road providing access to the site shall be improved to Collector street standards along the frontage of the property.
5. All parking and loading areas shall be set back at least 25 feet from any land within a residential district or existing residential use. When adjacent to an existing residential dwelling, parking and loading areas shall be surrounded by a landscape strip and screen that is installed, maintained and contain such materials as required by Sections 1110.1 and 1110.2.
6. Passenger drop-off and pick up areas shall be designed to prevent traffic congestion on public roads at points of ingress and egress to the place of worship. A common parking area or other means of pull-off shall be provided and be acceptable to the Township for the purpose of passenger drop-off or pickup. Passenger drop-off and pickup areas shall be arranged so that there will be no interference with the interior traffic circulation to other facility parking areas. Passenger drop-off and pickup areas shall be provided and arranged so that parishioners do not have to cross traffic lanes on or adjacent to the site.
7. Rectories and convents shall comply with the following:
   A. All residential uses shall be accessory to the place of worship, and located upon the same lot or directly adjacent lot containing the place of worship.

B. All residential uses shall comply with the location, height and bulk standards imposed upon other residences within the lot's zoning district.

8. Place of Religious Worship Related Educational or Day Care Facilities.

   A. All educational or day care uses shall be accessory, and located upon the same lot as a place of religious worship .

   B. If day care is offered, the requirements of Section 1227 shall be met.

   C. If nursery or elementary education is offered, the requirements of Section 1229 shall be met.

9. Place of religious worship related recreational facilities, including, but not limited to, social halls, community centers, pavilions and other buildings commonly used for assembly shall comply with the following:

   A. All place of religious worship -related recreational facilities shall be accessory to, and be located upon, the same lot as the places of religious worship .

   B. Place of religious worship related recreational facilities shall be set back at least 50 feet from any adjoining land within a residential zone or lot available for residential use.

   C. Unless the applicant can demonstrate that the off-street parking associated with the place of worship is sufficient for the place of religious worship -related recreational facility, one off-street parking space shall be provided for every three estimated users of the facility.

10. Cemeteries shall comply with the requirements of Section 1228

11. Off-street parking and loading shall comply with the requirements of Section 1109 and Section 1108, respectively.

12. Lighting shall comply with the requirements of Section 1106.

13. Signs shall comply with the requirements of Part 13.