West Sadsbury Township Zoning Amendment – Day Care Center

Section 1227 – Day Care Center (Commercial and Non-Profit)

Day Care Centers shall be subject to the following requirements:

1. Day Care Centers shall comply with the bulk and area regulations of the Community Service CS-District, with the exception of a Day Care as permitted by Home Occupation Level 1 and Home Occupation Level 2.
2. Approvals and Licensing. Operators are responsible for compliance with all pertinent approval and license requirements from appropriate state, county, and other agencies. Prior to issuing a permit by the Township Zoning Officer, the applicant shall have received and hold all pertinent approvals and licenses, and where applicable, the applicant shall also provide evidence that all conditions set by the Zoning Hearing Board during the special exception approval process have been met.
3. Child Day Care Center. Minimum indoor areas and outdoor play area requirements per child shall meet all applicable current Pennsylvania Department of Public Welfare requirements. In addition, an outdoor play area shall be provided according to the following:
   A. The outdoor play area shall be located to the rear or side of the building.
   B. The outdoor play area shall be enclosed by a fence suitable to restrict children to the play area and fencing shall be a minimum of five (5) feet in height.
   C. The outdoor play area shall not include driveways, parking areas, or any other area unsuited to active recreation.
   D. The outdoor play area shall be on the same site as the principal structure.
   E. Outdoor play or recreation areas shall be set back at least 50 feet from any land within a residential district or existing residential use. When adjacent to an existing residential dwelling, outdoor play or recreation 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. This requirement shall apply to a Home Occupation Level 2 Day Care unless determined not to be necessary by the Zoning Hearing Board. This requirement shall not apply to a Home Occupation Level 1 Day Care.
   F. Outdoor play shall be limited to daylight hours.
4. Adult Day Care Center. Minimum indoor and outdoor recreation area requirements shall meet all applicable current state requirements per adult. In addition, an outdoor recreation area shall be provided according to the following:
   A. The outdoor recreation area shall be located to the rear or side of the building.
   B. The outdoor recreation area shall be enclosed by a fence suitable to restrict adults to the area and fencing shall be a minimum of five (5) feet in height.
   C. The outdoor recreation area shall not include driveways, parking areas, or any other area unsuited to active recreation.

D. The outdoor recreation area shall be on the same site as the principal structure.

E. Outdoor recreation areas shall be sufficiently screened as to protect adjacent residential areas from noise and disturbance.

5. Signage shall be permitted in accordance with Part 13.

6. Off-street parking and passenger unloading and loading space shall be provided to prevent interference with traffic flow on any adjacent street or road, in accordance with Section 1109 and Section 1108, respectively.

7. There shall be sufficient outdoor lighting and walkways from the principal building in which the use is located to parking areas. Lighting shall be in accordance with Section 1106.