West Sadsbury Township Zoning Amendment – Educational Use

Section 1229 – Educational Use

Educational Uses shall be subject to the following requirements:

1. Educational Uses shall comply with the bulk and area regulations of the Community Service CS-District, with the exception of an Educational Use as permitted by Home Occupation Level 1 and Home Occupation Level 2.
2. Public or Private Non-Profit School. A public or private non-profit school (one which is not conducted as a private gainful business) and is licensed under the proper governmental authority shall be subject to the following provisions:
   A. Where required by the Township, access shall be taken from a collector or arterial road, as designated in the Comprehensive Plan, and as herein defined.
   B. 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 Educational Use unless determined not to be necessary by the Zoning Hearing Board. This requirement shall not apply to a Home Occupation Level 1 Educational Use.
3. Commercial (For-Profit) or Trade School.
   A. The minimum required lot size for a commercial (for-profit) school, including trade or professional schools and art, music, or dancing schools shall be one (1) acre.
   B. Building or structures associated with this use shall be setback a minimum of fifty (50) feet from residential uses or districts.
4. Off-street parking shall be in accordance with Section 1109.
5. All parking and loading areas shall be set back at least 25 feet from any land within a residential district or land that is available for 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. 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.