

ORDINANCE NO. 287

AN ORDINANCE OF THE TOWNSHIP OF PARADISE, MONROE COUNTY, PENNSYLVANIA, AMENDING CHAPTER 160, ZONING, ADOPTED BY THE BOARD OF SUPERVISORS OF PARADISE TOWNSHIP ON JUNE 5, 2007, BY ORDINANCE NO. 159 AND SUBSEQUENT AMENDMENTS BY: 1) AMENDING EXISTING CHAPTER 160 ZONING TO ADD NEW §160-12.A(9.B) FOR CARE FACILITY – TREATMENT CENTER, AND PROVIDING CRITERIA WHICH REQUIRES LICENSING, PARKING AND LOADING REQUIREMENTS, EXCLUSIONS TO PARKING, SECURITY PLAN, MINIMUM LOT SIZE, MAXIMUM LOT COVERAGE, SETBACKS, EXTERIOR BUILDING, BUFFERING, REGULATED HOURS AND STAFFING LEVELS; AND 2) ADDING PROVISIONS FOR SEVERABILITY, REPEALER AND AN EFFECTIVE DATE.

WHEREAS, Paradise Township is a Second Class Township, organized under the Second Class Township Code, 53 P.S. §65101, et seq. (the “Township”); and

WHEREAS, the Township has the authority to pass ordinances, pursuant to 53 P.S. §66601 of the Second Class Township Code; and

WHEREAS, the Township is vested with corporate powers to provide for the peace, good government, health, and welfare of the Township, its citizens, trade, commerce, and manufacturers, pursuant to 53 P.S. §66506; and

WHEREAS, the Board of Supervisors has reviewed existing Chapter 160, Zoning of the Paradise Township Code of Ordinances and has determined that the Chapter should be revised to create zoning criteria for Care Facility, Treatment Center, all to best protect the health, safety, and welfare of the Township and its citizens.

AND NOW, the Board of Supervisors of Township hereby enacts and ordains, and it is hereby ENACTED and ORDAINED, as follows:

SECTION 1. Ordinance Amendments. Existing Chapter 160 Zoning is amended to add §160-12.A(9.B) as follows:

Care Facility - Treatment Center

- (a) Subject to and governed by the review procedures for conditional uses.
- (b) Facility must comply with all applicable state and/or federal laws and be licensed, where required, by an appropriate state and/or federal government agency.
- (c) Facility must hold and maintain all relevant licenses and certificates required by the Commonwealth of Pennsylvania in order to operate the facility and a copy of all licenses shall be provided to the Township upon issuance and renewal.
- (d) Facility must comply with all other zoning requirements for the zoning district.

- (e) Adequate off-street parking must be provided for caregivers and visitors. There shall be no authorized off-street parking for Treatment Center clients.
- (f) Maximum lot coverage is 30%.
- (g) An outdoor recreation area shall be provided for the residents of the facility and properly secured if necessary.
- (h) A tested and suitable primary absorption area and a tested and suitable secondary absorption area shall be provided for any on lot sewage disposal system
- (i) Minimum lot size shall be ten (10) acres.
- (j) All principal buildings must be set back at least 50 feet.
- (k) Building exteriors and grounds. The building exteriors and grounds shall be maintained in a neat and attractive manner, consistent with the neighborhood in which the facility is located. The facility shall:
 - [1] Maintain all structures on the grounds of the facility so as to be free from any danger to health and safety.
 - [2] Keep the grounds of the facility clean, safe, sanitary and in good repair at all times for the safety and well-being of residents, employees and visitors.
 - [3] Store all trash in covered containers that prevent the penetration of insects and rodents and have the trash removed at least once each week.
- (l) Aesthetics of structure exteriors. The exteriors of all new structures on the property shall be aesthetically pleasing and compatible with the existing structures on the site. The property owner shall maintain all structure exteriors in a neat and attractive manner. Where the property is to contain multiple buildings, the architectural appearance of all buildings shall be compatible or harmonious.
- (m) Parking and loading requirements. Off-street parking and loading requirements shall be provided in accordance with §160-16, as applicable. The minimum number of off-street parking spaces shall be as follows:
 - [1] 1 space for each employee on the largest shift; plus
 - [2] 1 space for every 2 non-resident consultants/practitioners; plus
 - [3] 1 space for every 3 client/patient beds; plus
 - [4] 1 space for each business vehicle, including client/patient transport vehicles. Vehicles utilized for business purposes shall be parked and screened when not in use.

- (n) Site security. The treatment center shall comply with all security regulations promulgated by the Commonwealth of Pennsylvania with respect to the operation of a licensed facility. The treatment center shall provide twenty-four-hour-per-day, 365 days per year on-site supervision by professionals trained to supervise the types of clientele to be served by the facility. The facility shall also provide state of the art electronic surveillance or other comparable system that enables the facility to monitor the location of its clients or patients. As part of the Conditional Use Application, the Applicant shall prepare a security plan to be implemented and made part of the Conditions of Approval.
- (o) Signs. All proposed signs shall conform to the requirements of Article XIII of this chapter.
- (p) Maximum number of clients/patients; age range of patients. The number of clients/patients shall not exceed the number of clients/patients for which the facility has been licensed and permitted by the Commonwealth of Pennsylvania. The facility shall only accept patients being of an age for which the facility has been licensed and permitted by the Commonwealth of Pennsylvania.
- (q) Staffing requirements. The facility shall comply with all relevant staffing requirements established by the Commonwealth of Pennsylvania for the operation of a treatment center, including the provisions of Chapter 704 of Title 28 of the Pennsylvania Code setting forth staffing requirements for drug and alcohol treatment activities, 28 Pa. Code §§ 704.1 to 704.12; Chapter 211 of Title 28 of the Pennsylvania Code setting forth program standards for long-term care nursing facilities, 28 Pa. Code §§ 211.1 to 211.22; and Chapter 11 of Title 6 of the Pennsylvania Code setting forth staffing requirements for older adult daily living centers, 6 Pa. Code §§ 11.31 to 11.39.
- (r) Physical plant requirements; living accommodations. The facility shall comply with all relevant physical plant standards for residential facilities required by the Commonwealth of Pennsylvania for the operation of a treatment center, including the provisions of Chapter 705, Subchapter A, of Title 28 of the Pennsylvania Code setting forth physical plant standards for residential drug and alcohol treatment facilities, 28 Pa. Code §§705.1 to 705.11; Chapter 205 of Title 28 of the Pennsylvania Code setting forth physical plant and equipment standards for long-term care nursing facilities, 28 Pa. Code §§ 205.1 to 205.91; and Chapter 11 of Title 6 of the Pennsylvania Code setting forth physical site standards for older adult daily living centers, 6 Pa. Code §§ 11.51 to 11.72. The foregoing regulations include relevant requirements for the size of bedrooms, the maximum number of residents that may share a bedroom, required common areas, bathroom provisions, food service, heating and cooling, general safety and emergency procedures, and fire safety with which the facility must comply.
- (s) Hours of operation; visitation. A residential treatment center will operate and be staffed 24 hours per day. Each facility shall establish a policy designating reasonable visiting hours for persons who wish to visit the clients or patients. The visiting hours shall not begin earlier than 8:00 a.m. and will end not later than 9:00 p.m. Visitors to patients at a treatment center shall be limited to immediate family members.

- (t) Nature of programs and services provided. In connection with its conditional use application, the applicant shall provide information describing the nature of the residents to be served and the type of treatment/care and counseling to be provided. All treatment and counseling programs shall comply with the requirements of federal and Pennsylvania law regulating licensed facilities.
- (u) Emergency response coordination. The facility shall consult with the relevant local emergency responders, including fire, police and ambulance services, to coordinate and adopt an emergency response plan and protocol. The facility shall also have written procedures for staff and residents to follow in case of an emergency that shall include provisions for the evacuation of residents and staff to a safe location and the assignment of staff during emergencies.
- (v) Additional buffer requirement. A buffer of 100 feet from the property line shall be provided around the perimeter of the site. No buildings shall be constructed within the one-hundred-foot buffer. For parcels with existing buildings located within the one-hundred-foot buffer, those buildings may remain and may be renovated and/or rebuilt within the existing footprint. To the extent an existing building on the site is within 50 feet of a residence on an adjoining property, landscaping enhancements or screening shall be installed, where feasible and appropriate, to reduce the impacts of the facility on adjoining properties. The applicant shall also submit a proposed landscaping buffering plan with the conditional use application. The landscaping buffering plan shall be reviewed by the Board of Supervisors and where such screening does not effectively buffer the Care Facility-Treatment Center use from an adjoining residential use, the Board of Supervisors may require additional screening to comply with the objectives of this chapter. All shrubs, hedges, trees and fences shall be maintained in good condition by the owner of the treatment center.

SECTION 2. Amendment to 160 Attachment 1, Zoning Schedule I, Regulations Governing the Use of Land. 160 Attachment 1, Zoning Schedule I, Regulations Governing the Use of Land is amended by adding Care Facility Treatment Center into the residential land use category as a conditional use in OSC, B-1, and B-2 Zones and prohibited in all other zones.

SECTION 3. Severability. The provisions of this Ordinance shall be severable. If any of the provisions hereof shall be invalid or unenforceable, the remaining provisions of the Ordinance shall remain in full force and effect.

SECTION 4. Repealer. All ordinances or parts of ordinance conflicting with or inconsistent with the provisions of this Ordinance are hereby repealed, but only insofar as the same are in direct conflict or directly inconsistent with this Ordinance.

SECTION 5. Effective Date. This Ordinance shall be effective five (5) days after enactment.

ORDAINED AND ENACTED into an ordinance at the regular meeting of the Paradise Township Board of Supervisors, Monroe County, this _____ day of _____, 2026.

ATTEST:

PARADISE TOWNSHIP

(Assistant) Secretary

By: _____
Chair

By: _____
(Vice) Chair

By: _____
Supervisor

SECRETARY’S CERTIFICATE

I hereby certify that the foregoing is a true and correct copy of an Ordinance adopted by a majority vote of the Paradise Township Board of Supervisors at a meeting of said Board duly held on _____, 2026. Present at the meeting were and a record of their vote was as follows:

	Present	Aye	Nay
Peter Gonze	_____	_____	_____
Reda Briglia	_____	_____	_____
Michael Stein	_____	_____	_____

Further be it certified that public notice of said meeting was given in the manner provided by law; that said Ordinance shall be duly recorded upon the Minutes of the Board, has not been amended or rescinded, and is in full force and effect this _____ day of _____, 2026.

Tina Transue, Secretary

(Township Seal)