

**BOROUGH OF CONSHOHOCKEN  
MONTGOMERY COUNTY, PENNSYLVANIA**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE BOROUGH OF CONSHOHOCKEN, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE CODE OF ORDINANCES OF THE BOROUGH OF CONSHOHOCKEN, CHAPTER 27 ZONING, PART 8 GENERAL REGULATIONS, BY AMENDING THE PROVISIONS OF SECTION 27-823 GROUP HOMES TO BE CONSISTENT WITH THE ZONING ORDINANCE’S OTHER PROVISIONS REGARDING GROUP HOMES; REPEALING PRIOR INCONSISTENT ORDINANCES OR PARTS OF ORDINANCES; PROVIDING A SAVINGS CLAUSE; AND SETTING AN EFFECTIVE DATE.**

**WHEREAS**, the Borough Council of the Borough of Conshohocken is duly empowered by the Borough Code to enact certain regulations relating to the public health, safety and welfare of the citizens of the community of the Borough of Conshohocken; and

**WHEREAS**, the Borough Council of the Borough of Conshohocken has adopted a comprehensive Borough Zoning Ordinance, in accordance with the provisions of Article VI of the Pennsylvania Municipalities Planning Code; which same Ordinance is intended to provide for the orderly development and redevelopment of the Borough; and

**WHEREAS**, the Borough Council has determined that due to certain internal inconsistencies in the provisions of the Zoning Ordinance regarding group homes an amendment to the Zoning Ordinance is required, as set forth herein;

**WHEREAS**, more specifically, “Group Home” is defined under the Zoning Ordinance such that group homes for those entitled to protection under Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988, would be a permitted use;

**WHEREAS**, under a separate section of the Zoning Ordinance, Part 8 *General Regulations*, section 27-823 *Group Homes*, group homes generally are permitted by special exception, with no distinction for group homes for those entitled to protection under Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988; and

**WHEREAS**, the amendment herein resolves this inconsistency.

**NOW THEREFORE**, be it **RESOLVED** and it is hereby **RESOLVED** by the Council of the Borough of Conshohocken as follows:

## **SECTION 1.**

The Borough of Conshohocken Zoning Ordinance, Part 8 *General Regulations* is hereby amended by repealing the provisions of section 27-823 *Group Homes* in their entirety, and replacing them with the following provisions:

### **§ 27-823 Group Homes**

- A. Group homes shall be permitted by special exception in the RO, BR-1, and BR-2 Zoning Districts, subject to the additional requirements below:
1. In place of the off-street parking requirements for residential units, all group home shall have one off-street parking space for each resident staff member. Also, one off-street parking space shall be provided for every five residents.
  2. No off-street parking spaces shall be located in the area between the front wall of the principal structure and the curb of the street toward which that wall is oriented.
  3. All group homes will conform to the type and outward appearance of the residences in the area in which they are located. This provision shall in no way restrict the installation of any ramp or other special features required to serve the residents.
  4. Any medical or counseling services provided shall be done only for the residents of the group home.
- B. Even if such use would otherwise constitute a group home under this Chapter, any number of handicapped persons, as defined in Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988, have the right to occupy a dwelling unit in the same manner and to the same extent as any family unit residing in a dwelling unit of that type, without the need to comply with, and obtain a special exception under, section 27-823.A.

## **SECTION 2. REPEALER**

Any and all other Ordinances or parts of Ordinances in violation or in conflict with the terms, conditions and provisions of this Ordinance are hereby repealed to the extent of such irreconcilable conflict.

## **SECTION 3. SAVINGS CLAUSE**

The terms, conditions and provisions of this Ordinance are hereby declared to be severable, and, should any portion, part or provision of this Ordinance be found by a court of competent jurisdiction to be invalid, non-enforceable or unconstitutional, the Council hereby declares its intent that the Ordinance shall have been enacted without regard to the invalid, non-enforceable, or unconstitutional portion, part or provision of this Ordinance.

## **SECTION 4. EFFECTIVE DATE**

This Ordinance shall become effective as provided under the Borough Code, 8 Pa.C.S. § 101, et seq.

**ORDAINED** and **ENACTED** an ordinance of the Borough of Conshohocken this  
\_\_\_\_\_ day of \_\_\_\_\_, 2024.

**BOROUGH OF CONSHOHOCKEN**

\_\_\_\_\_  
TINA SOKOLOWSKI, COUNCIL PRESIDENT

ATTEST:

\_\_\_\_\_  
SECRETARY

Approved this \_\_\_\_\_ day of \_\_\_\_\_,  
2024

\_\_\_\_\_  
YANIV ARONSON, MAYOR