

ZONING

300 Attachment 2

Township of Moore

Appendix A ECHO Units

1. Statement of intent.

- A. This Appendix A authorizes, upon issuance of a special permit, the temporary installation of small removable homes to be known as “elder cottage housing opportunity units” (hereinafter referred to as “ECHO units”), on the same lots with existing single-family homes.
- B. Purposes of this Appendix A. The purposes of this Appendix A shall be:
- (1) To permit adult children to provide small temporary residences for their aging parents who are in need of support, while maintaining as much of the independence of the two generations as possible;
 - (2) To permit families to provide security and support for nonelderly relatives with serious health problems or physical or developmental disabilities;
 - (3) To reduce the degree to which frail elderly homeowners have to choose between increased isolation in their own homes and institutionalization in nursing homes;
 - (4) To develop housing types that are appropriate for households at a variety of stages in the life cycle; and
 - (5) To permit ECHO housing in a manner that will protect property values by ensuring that the units are compatible with the neighborhood and are easily removed.

2. Permit requirements.

A permit shall be issued for a temporary ECHO unit to lot owners of record, provided that the following requirements are satisfied:

- A. A site plan will be presented to the Planning Commission which sets forth a minimum floor area of 280 square feet for one occupant and 400 square feet for two occupants for each ECHO unit. Said unit will not exceed a floor area of 750 square feet nor a height of 16 feet. All ECHO units shall be one story only. Only one ECHO unit may be placed on each lot.
- B. An ECHO unit shall only be placed upon a lot that is conforming to the requirements of its respective zoning district.
- C. Maximum lot coverage. The placing of the ECHO unit shall be in conformity with the maximum lot coverage for buildings and for total impervious cover for the respective district. The total areas of all buildings, including the ECHO unit, the main house and all the other

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outbuildings, shall be used to determine lot coverage capacity for the respective zoning district.

- D. The ECHO unit must be located within the legal yard setbacks required by this chapter for the respective zoning district. No ECHO unit shall be placed in any front yard. The ECHO unit shall be located so as to allow clear access to equipment to place and remove it. Its location shall address aesthetic and community character concerns, especially those of adjoining neighbors.
- E. Adequate parking shall be provided for any ECHO unit vehicles. The number of spaces that are required will be determined by the Planning Commission.
- F. Access must be provided to the unit separate from that of the primary residence. Walkways from parking areas and the principal residence to the ECHO unit shall be suitable for wheelchair and stretcher access as determined by the Planning Commission. The ECHO unit shall be planned for future installation of a wheelchair ramp.
- G. Safety and security.
 - (1) It is recommended that all ECHO units which are manufactured/modular or stick-built follow the Recommended Construction and Installation Standards published by the American Association of Retired Persons.
 - (2) All ECHO units shall have at least two exit doors.
 - (3) The applicant shall certify that each ECHO unit shall, at a minimum, meet the requirements of Subpart Fire Safety Department of the Department of Housing and Urban Development's Manufactured Home Construction Safety Standards, 24 CFR 3280; CABO One and Two Family Dwelling Code; or other local code.
- H. The exterior of the ECHO unit shall be compatible with the principal residence with respect to color, siding, roof pitch, window detailing, roofing materials or skirting appearance as determined by the Planning Commission.
- I. Water and sewage.
 - (1) Adequate sewage disposal and potable water supply must be provided by utilization of the existing facilities servicing the principal residence or installation of separate systems. If existing on-lot facilities are to be used, the applicant shall certify that they will be adequate for both dwellings.
 - (2) The Sewage Enforcement Officer shall inspect and report his findings on the sewage system for the ECHO unit to the Board of Supervisors, with a copy to the Planning Commission. However, said Sewage Enforcement Officer shall not be required to approve or certify the same. The lot area and sewage system must be sufficient to satisfy the sewer requirements for new residential construction.

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- (3) Before an occupancy permit is issued, the owner shall cause a coliform lab test of the water system to be performed. The test results shall be provided to the Planning Commission for informational purposes. If the owner has not cleaned the septic tank within the previous 24 months, he shall do so before an occupancy permit is issued.

J. Occupancy.

- (1) The record owner(s) of the principal residence and lot must live in one of the dwelling units on said lot.
- (2) At least one occupant of the principal residence and at least one occupant of the ECHO unit must be related by blood, marriage or adoption.
- (3) In no case shall there be more than two occupants of an ECHO unit.
- (4) At least one occupant of the ECHO unit must be over 62 or unable to live independently because of mental or physical illness or disability. Confirmation of mental or physical illness or disability shall be provided by a certified statement by a licensed, practicing physician.

K. Removability.

- (1) The ECHO unit's foundation should be of easily removable materials so that the lot may be restored to its original use after removal, with as little expense as possible.
- (2) No permanent fencing, walls or other structures shall be installed that will hinder removal of the ECHO unit.
- (3) A performance bond of \$5,000 or equivalent financial security as approved by the Board of Supervisors shall be posted by the lot owner with the Township to assure ultimate removal. All applicants, record property owners and all occupants of said tract will be required to execute any and all documents in a form and content satisfactory to the Township Solicitor that will allow the Township to enter upon the property, remove said unit and provide for its disposal.
- (4) In the event that there is sewage failure and there is no repair within 30 days after notice by the Township, the use of the ECHO unit will be discontinued immediately until corrected, and the Township may revoke said permit and proceed with removal without any liability.

- L. General. Other appropriate or more stringent conditions may be added where deemed necessary by the Planning Commission or Township Supervisors to protect public health, safety and welfare and the single-family character of the neighborhood. Documents other than those provisions mentioned that will ensure that the intent and policy of this chapter is fulfilled may be required.

3. Application procedures.

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- A. Submission of application. Property owner(s) who want to install an ECHO unit on the same lot with their principal residence must submit a written application with an attached sketch plan to the Planning Commission which addresses the requirements for issuance of a special permit and includes the following information with adequate proof thereof:
- (1) The names and addresses of all owners of record and proposed occupants of the ECHO unit.
 - (2) The relationship of the proposed occupant(s) to owner(s) and an agreement that occupant(s) will meet the eligibility standards of Section 2J of this Appendix A.
 - (3) A sketch plan of the lot (to scale) showing:
 - (a) The location and dimensions of all structures.
 - (b) The location of parking for all vehicles.
 - (c) The square footage of the ECHO unit and principal residence.
 - (d) The location of on-lot water and sewage systems.
 - (e) The Tax Map parcel number.
 - (f) The property description of the lot, including total acreage.
 - (4) The floor plan for the ECHO unit (which may be the manufacturer's or builder's plan).
 - (5) The architectural or manufacturer's sketch or written description of the exterior of the ECHO unit, having specific features showing the compatibility of the unit with that of the principal residence.
- B. Agreement to special conditions. Also included in the application will be notarized written agreement by the property owner(s):
- (1) To adhere to the terms and conditions of this Appendix A and any other conditions required by the Planning Commission or the Board of Supervisors and to execute any and all documents that may be required to ensure that the terms and conditions imposed are fulfilled and that the intent and policy of this chapter is fulfilled.
 - (2) To renew the special permit, if granted, on an annual basis until the ECHO unit is removed.
 - (3) To acknowledge that when the ECHO unit is no longer a legally permitted use, the owner(s) will be responsible for its removal from the lot and for restoration of the property to its original condition within 90 days.
 - (4) That if the owner(s) should not remove the ECHO unit within six months after it is no longer a permitted use, the Township may remove the unit, using the \$5,000

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performance bond money or equivalent financial security as approved by the Board of Supervisors, and salvage it to defray any additional costs incurred.

- (5) That only the original occupant(s) will remain in the ECHO unit, and in the event that there is any change in the occupant(s), then a new application will be submitted. [See following Subsection B(6).]
 - (6) To remove the ECHO unit from the premises upon the death of the occupant(s) for whom permitted, unless one occupant remains and the resident in the principal dwelling specifically requests from the Planning Board a continuation of the permit or upon a permanent change of residence, defined as absence from ECHO unit for 90 days, of said occupant or occupants. Removal shall be completed within 90 days of such event. The site shall be restored so that no visible evidence of the unit remains.
 - (7) That in the event of a sewage or water malfunction, the residents of the premises and record property owner(s) shall repair the same within 30 days after notice by the Township.
- C. Petition for variance to the Zoning Hearing Board. Should the landowner(s) be unable to meet the conditions of this Appendix C and feel that a petition for an exception is justified, such petition may be made to the Zoning Hearing Board in accordance with normal procedures.
- D. Application sequence. The application sequence shall be as follows:
- (1) Submission of application. [See Subsection A(1) through (5).]
 - (2) Agreement to special conditions. [See Subsection B(1) through (7).]
 - (3) Planning Commission recommendation of approval (or disapproval) (subject to Sewage Enforcement Officer report).
 - (4) Board of Supervisors approval (or disapproval) (subject to posting of performance bond or security of \$5,000).
 - (5) Special permit issued (if approved by Board of Supervisors).
- E. Upon issuance of the special permit, the owner of record will record the permit and ECHO unit agreement with the Office of the Recorder of Deeds. The permit will not be valid and a building permit not granted until such recording takes place and is certified to the Township Secretary.
4. Enforcement.

The Zoning Officer shall enforce all conditions and provisions set forth in this Appendix A.