

**SPRINGFIELD TOWNSHIP
DELAWARE COUNTY, PENNSYLVANIA**

ORDINANCE No. 1651

AN ORDINANCE OF SPRINGFIELD TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AMENDING THE CODE OF THE TOWNSHIP OF SPRINGFIELD, CHAPTER 143, ZONING, AS AMENDED, TO ESTABLISH REGULATIONS TO PERMIT A “COMMUNITY HOSPITAL”, AN “AMBULATORY SURGICAL CENTER” AND “MEDICAL OFFICE TOWNHOUSES” AS CONDITIONAL USES IN THE TND-5 OVERLAY DISTRICT.

WHEREAS, the First Class Township Code of Pennsylvania authorizes the Springfield Township Board of Commissioners to enact legislation to amend its Zoning Ordinance of 2010, as amended.

WHEREAS, the Springfield Township Board of Commissioners believes that enacting legislation to permit and regulate a “Community Hospital”, an “Ambulatory Surgical Center” and “Medical Office Townhouses” as conditional uses in the TND-5 Overlay District is beneficial and necessary to preserve the health, safety and welfare of Township residents.

NOW, THEREFORE, IT IS HEREBY ENACTED AND ORDAINED by the Board of Commissioners of Springfield Township, Delaware County, Pennsylvania as follows:

Section 1. Zoning Text Amendments:

- A. Chapter 143, the Springfield Township Zoning Ordinance of 2010, as amended, Section 143-9 (“Terms defined”) is hereby amended to add the following defined terms, to be inserted in alphabetical order within the other defined terms:

COMMUNITY HOSPITAL. A health care facility licensed under the Pennsylvania Health Care Facilities Act (35 P.S. §§ 448.101 - 448.904b), that meets each of the following standards:

- (1) The primary building footprint occupies not more than 30,000 square feet; and
- (2) The health care facility offers at least ten (10), but not more than twenty (20), emergency room bays and/or inpatient beds for medical related use, twenty-four (24) hours per day, by individuals requiring diagnosis, treatment or care for illness, injury, deformity, infirmity, abnormality or disease; and
- (3) The health care facility regularly makes available clinical laboratory services, diagnostic radiological services, treatment facilities for medical treatment and/or services associated with hospitals licensed by the Pennsylvania Department of Health.

A Community Hospital may be contained within the same building as medical, dental and similar professional office uses.

AMBULATORY SURGICAL CENTER. A health care facility licensed as an ambulatory surgical facility under the Pennsylvania Health Care Facilities Act (35 P.S. §§ 448.101 - 448.904b), that is not located within a Hospital or a Community Hospital, and that performs ambulatory surgical procedures as defined in the Pennsylvania Health Care Facilities Act.

MEDICAL OFFICE TOWNHOUSES. Medical Offices that form a row or cluster of not more than eight (8) units. Any row or cluster of Medical Office Townhouses shall be designed with primary facade offsets of between one (1) to four (4) feet, with primary facades being no wider than thirty (30) feet, such that not more than two (2) consecutive primary facades shall have the same offset. A single Medical Office Townhouse unit may use more than one (1) primary façade of a row or cluster, provided that the above-referenced offset requirements are satisfied. Each Medical Office Townhouse shall have access to off-street parking that is shared with the other Medical Office Townhouses. The height of any Medical Office Townhouse shall be not more than thirty-five (35) feet from ground slab.

- B. Chapter 143, the Springfield Township Zoning Ordinance of 2010, as amended, Section 143-88 ("Use regulations") is hereby amended to add to Section (G)(3) the following subsections, to supplement the uses permitted in an Active Adult Village:

- (d) Community Hospital.
- (e) Ambulatory Surgical Center.
- (f) Medical Office Townhouses.

- C. Chapter 143, the Springfield Township Zoning Ordinance of 2010, as amended, Section 143-89(D)(1) ("Dimensional Standards" for the TND-5 Overlay District) is hereby amended to add the following rows to the Dimensional Standards table:

	TND-5: where underlying district is A-Residence
Maximum Community Hospital Building Footprint	30,000 square feet
Maximum Ambulatory Surgical Center Building Footprint	25,000 square feet
Maximum Medical Office Townhouse Footprint (per unit)	2,400 square feet

- D. Chapter 143, the Springfield Township Zoning Ordinance of 2010, as amended, Section 143-92(B) ("Required off-street parking spaces") is hereby amended to add the following rows to the Off-Street Parking Spaces table:

Use	Off-Street Parking Spaces Required (Except in a TND where On-Street Parking may be provided)
Community Hospital	1 for every emergency room bay or inpatient bed, plus 5 for every 1,000 square feet of non-hospital floor area dedicated to direct medical, dental or similar professional office uses.
Ambulatory Surgical Center	5 for every 1,000 square feet of floor area dedicated to direct medical or dental facility uses, or similar professional office uses.
Medical Office Townhouses	5 for every 1,000 square feet of floor area dedicated to direct medical or dental facility uses, or similar professional office uses

- E. Chapter 143, the Springfield Township Zoning Ordinance of 2010, as amended, Section 143-101.D.(1)(a) is hereby amended and restated, as follows:

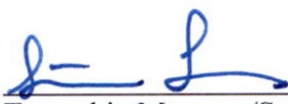
Signs proposed in the TND-5 Overlay District, underlying A Residence district, shall be in accordance with signs permitted in the D-Residence District, per § 143-101D(2) below, except signs proposed for a Community Hospital or Ambulatory Surgical Center shall be in accordance with signs permitted in the E Business District, per § 143-101D(3), below.

Section 2. Severability. If any provision of this Ordinance shall be found to be unconstitutional, illegal, or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions hereof. It is hereby declared as the intent of the Board of Commissioners that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid provision or part thereof not been included herein.

Section 3. Repealer. All ordinances or parts of ordinances which are inconsistent with this Ordinance are hereby expressly repealed to the extent of the inconsistency.

ADOPTED AND ENACTED this 4th day of June 2025, by the Board of Commissioners of Springfield Township.

ATTEST:



Township Manager/Secretary

SPRINGFIELD TOWNSHIP
BOARD OF COMMISSIONERS



President