

First Reading: 01/12/2026

Second Reading: 02/11/2026

Effective: 02/21/2026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUNBURY AMENDING THE ZONING ORDINANCE TO ADD A DEFINITION OF ADAPTIVE REUSE, ADULT CARE FACILITIES, AND CHILD CARE FACILITIES, PERMIT ADAPTIVE REUSE BY SPECIAL EXCEPTION IN THE R-1 RESIDENTIAL DISTRICT, AND SPECIFY SUPPLEMENTAL REGULATIONS FOR ADAPTIVE REUSE PROJECTS

WHEREAS, the City Council of the City of Sunbury desires to enact changes to the Zoning Ordinance in order to allow for the adaptive reuse of vacant non-residential buildings;

WHEREAS, the City Council of the City of Sunbury desires to permit adaptive reuse by special exception in the R-1 Residential District as specified by supplemental regulations.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the City Council of the City of Sunbury and it is hereby Ordained and Enacted by the authority of the same as follows:

1. Sunbury Zoning Ordinance Section 175-4.C. Definitions and word uses is hereby amended to include the following additional definition:

ADAPTIVE REUSE – The modification or conversion of an existing non-residential building that was previously occupied by a permitted use or a non-conforming use and has been vacated or not occupied for more than twelve (12) consecutive months. All such buildings and/or properties shall be capable of being redeveloped, revitalized and/or structurally altered in order to permit certain permitted uses within the existing building plus an area for future growth and expansion.

ADULT CARE FACILITIES

A. ADULT CARE CENTER – A use providing supervised care and assistance to persons who need such daily assistance because of their old age or disabilities. This use shall not include persons who need oversight because of behavior that is criminal, violent or related to substance abuse. This use may involve occasional overnight stays, but shall not primarily be a residential use. The use shall involve typical stays of less than a total of 60 hours per week per person.

B. ADULT CARE HOME – A building or structure, or part thereof, other than the adult's own home, operated for profit or not for profit, in which adult care is provided at any one time, for part of a 24-hour day, to four, five or six adults unrelated to the operator.

CHILD CARE FACILITIES

A. CHILD CARE CENTERS – A building or structure, or part thereof, used for the care, at any one time, for part of a twenty-four-hour day, of seven or more children unrelated to

the operator, as licensed and regulated by the Pennsylvania Department of Human Services.

B. FAMILY CHILD CARE HOMES – A building or structure, or part thereof, other than the child's own home, operated for profit or not for profit, in which child day care is provided at any one time, for part of a twenty-four-hour day, to four, five or six children unrelated to the operator, as licensed and regulated by the Pennsylvania Department of Human Services.

C. GROUP CHILD CARE HOMES – A building or structure, or part thereof, in which out of home care is provided, at any one time, for part of a twenty-four-hour day, to more than six but fewer than 16 older school age level children, or more than six but less than 13 children of any age level, as licensed and regulated by the Pennsylvania Department of Human Services.

NOTE: since we are defining adult care facilities and child care facilities, where should we permit them, in addition to by special exception in the R-1?

2. Sunbury Zoning Ordinance Section 175-29. Special exception uses shall be amended to add the following special exception use in the R-1 Residential District:

F. Adaptive reuse.

3. Sunbury Zoning Ordinance Article XI. Supplementary Regulations shall be amended to add the following new supplementary regulation:

175-91. (~~Reserved~~) Adaptive reuse.

Adaptive reuse shall be permitted by special exception in the R-1 Residential District subject to the following provisions:

- A. Uses permitted by special exception: Uses permitted by special exception shall include any of the following:
- (1) Schools (private, public), museums, libraries and hospitals.
 - (2) Apartment conversion, apartment house.
 - (3) Adult personal care boardinghouses.
 - (4) Retail stores, personal service shops and convenience stores, but excluding adult-oriented businesses and department stores.
 - (5) Banks, offices, studios, medical centers, nursing or convalescent homes, and uses of a similar character.
 - (6) Specialty shops for custom work and articles to be sold at retail on the premises, such as baking, confectionery, dressmaking, printing, tailoring, and similar shops and services.
 - (7) Restaurants, cafes, tearooms, and other places serving food and drink.
 - (8) Adult care facilities and child care facilities.
 - (9) Uses and buildings accessory to the permitted special exception uses listed in this Section.

- B. Multiple uses are permitted.
- C. Area regulations: the R-1 area regulations, § 175-26, shall not apply to adaptive reuse applications that do not involve expanding the building size. Building expansions shall comply with the area regulations. The total building area designated for adaptive reuse shall include the cumulative gross floor area of the existing building(s) to be redeveloped or renovated plus an additional 25 percent for future growth and expansion to the building(s) occupying the adaptive reuse.
- D. Building height: the R-1 building height regulations, § 175-27, shall not apply to adaptive reuse applications that do not involve expanding the building height. Building height expansions shall comply with the building height regulations.
- E. Off-street parking: off-street parking shall comply with Article XIV, including § 175-107. Reductions in required number of spaces.
- F. Residential uses shall meet the minimum habitable floor area requirements of § 175.78. Minimum habitable floor area.

4. Repealer.

All Ordinances or parts of Ordinances of the City of Sunbury in conflict with this Ordinance to the extent of such conflict, and no further, are hereby repealed.

5. Severability.

The provisions of this Ordinance are severable and if any section, sentence, clause, revision, part, or other portion hereof shall be held to be unconstitutional, illegal, invalid or otherwise ineffective, the validity of the remaining provisions shall be unaffected thereby. It is the intention of the City Council of the City of Sunbury that this Ordinance would have been adopted had such unconstitutional, illegal, invalid, or otherwise ineffective section, sentence clause, or provision, part of other portion not been included herein.

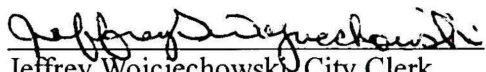
6. Effective Date.

This Ordinance shall become effective as provided by the City of Sunbury.

ORDAINED and ENACTED by the CITY COUNCIL OF THE CITY OF SUNBURY,

this 11th day of February, 2026.

ATTEST:


Jeffrey Wojciechowski, City Clerk

CITY OF SUNBURY:


Joshua A. Brosious, Mayor