ENACTED

BOARD OF SUPERVISORS
WHITPAIN TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. 4-241

Corporate Rental Suites Ordinance

AN ORDINANCE AMENDING CHAPTER 160 OF THE CODE OF THE TOWNSHIP OF WHITPAIN (ALSO KNOWN AS THE ZONING ORDINANCE OF WHITPAIN TOWNSHIP), FOR THE PURPOSES OF DEFINING A CORPORATE RESIDENTIAL SUITE AND PROVIDING FOR SUCH USE IN THE R-E RESEARCH AND ENGINEERING ZONING DISTRICT BY CONDITIONAL USE.

BE IT ENACTED and **ORDAINED** and it is hereby **ENACTED** and **ORDAINED** by the **Board of Supervisors of Whitpain Township** as follows:

Section 1. Article 160 §160-7 is amended by adding the following definition:

Corporate Rental Suites. One or more buildings containing suites/occupancy units available to the public with or without meals. The suites/occupancy units shall be contracted for occupancy on a transient and/or transitional basis. The minimum size of such suites/occupancy units shall be not less than 550 climate controlled square feet and shall include facilities for living sleeping, eating, cooking and sanitation. At least 50% of the corporate suites provided on any lot shall contain not more than one bedroom and no corporate rental suite/occupancy unit shall have more than two bedrooms. Accessory services and amenities offered by the facility shall include, but not be limited to (a) indoor facilities and services consisting of leasing center, housekeeping services, furnished and unfurnished suites/units, café, vending facilities, lobby/lounge/gallery, structures and facilities, maintenance facilities, and a state of the art business center, which shall contain a business lounge, computer center/cyber café, video conferencing facilities, telecommunications facilities, multi-media presentation facilities, copy/production facilities, theater with permanent seating for not more than 35 people, media screen room, meeting rooms and conference facilities, breakout rooms, fitness center, yoga room, spa, massage facilities and other business support areas, and (b) outdoor amenities consisting of pool, cabanas, fire pit, passive recreation seating, meeting areas with outdoor furniture, and barbeque facilities, all of which shall be for the exclusive use of occupants and their guests ("Amenity Space"). Use of facilities by guests shall be accessory to the occupant's use of such facilities, and no such accessory services or amenities offered by the facility shall be advertised, operated or used as a destination for consumers or customers who are not registered occupants of the facility or their invited guests.

Section 2. Article 160 is hereby amended by adding a new § 160-111.D as follows:

§ **160-111.D**. Corporate Rental Suites

When authorized by Conditional Use received from the Board of Supervisors, a building or a combination of buildings may be erected or used and a lot area may be used or occupied for a Corporate Rental Suites development meeting the following criteria:

1. Tract Size. Any parcel to be used as Corporate Rental Suites development shall have a minimum developable area of 10 contiguous

acres, shall have a maximum developable area of 15 contiguous acres, and shall have a minimum of 1000 feet of frontage on a public street;

2. Minimum and Maximum Development Scale. No Corporate Rental Suites development shall consist of less than 100 suites/occupancy units nor more than 300 suites/occupancy units.

3. The development shall be served by public sewer and water acceptable to the Township and subject to the approval of the Pennsylvania Department of Environmental Protection and any applicable local authority;

4. The tract of land shall not be contiguous to any property zoned for residential use;

5. Compliance with the development standards set forth in sections 160-112.A-J; and

6. Subject to such reasonable conditions or restrictions as the Board of Supervisors may determine as being in the best interests of the public health, safety, and general welfare.

Section 3. Article 160 is hereby amended by adding a new § 160-112.J as follows:

§**160-112.J** Specific Development Standards for Corporate Rental Suites developments.

Corporate Rental Suites developments shall comply with the following additional requirements:

1. Density. The total number of suites/occupancy units shall not exceed twenty-five (25) suites/occupancy units per developable acre.

2. Unit Mix. Suite/Occupancy Unit Mix (as a percentage of total number of suites/occupancy units).

a. Studio and/or one-bedroom suites/occupancy units: 50 % minimum

b. Units with three or more bedrooms shall not be permitted.

3. Building coverage. The maximum coverage of all primary and accessory buildings and structures in a Corporate Rental Suites development shall be no greater than 30%.

4. Green Space. The minimum green space shall be equal to 50% of the developable acreage of the tract to developed. Areas devoted to stormwater management, e.g. detention basins, retention basins and BMP's shall be permitted to be included in the required minimum Green Space.

5. Distance between buildings. The horizontal distance, measured in feet, at the closest point between any two buildings shall not be less than 35 feet.

6. Building Height. No building shall exceed 50 feet in height nor four habitable stories. Habitable stories shall not include any areas of structured parking.

7. Amenity space. Each Corporate Rental Suites development shall provide amenity space, including but not limited to social areas, passive and active recreation areas, conference rooms, and/or other required amenities, at a ratio of not less than 40 s.f. per suite/occupancy unit.

8. Off-Street Parking and Loading.

a. Off-street parking shall be provided at a ratio of 1.5 parking spaces per suite/occupancy unit.

b. Areas for loading and unloading shall be designed to minimize interference with circulation areas or automobile parking facilities..

9. Refuse Areas. Areas provided for refuse storage must be visually screened from streets and pedestrian ways with landscaping, privacy fencing, and/or walls.

Section 4. Repealer. All ordinances or parts of ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed.

Section 5. Severability. The provisions of this Ordinance are severable, and in the event that any section, sentence, clause, part, phrase, word or provision herein shall be held illegal, invalid, or unconstitutional, by any Court of competent jurisdiction, such declaration shall not affect or impair the remaining provisions of this Code nor prevent, preclude or otherwise foreclose enforcement of any of the remaining portion of this ordinance.

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Section 6. **Effective Date**. This Ordinance shall take effect and be enforced from and after its approval as required by law.

ENACTED AND ORDAINED by the **BOARD OF SUPERVISORS** of **WHITPAIN TOWNSHIP**, this 16th day of June, 2015.

WHITPAIN TOWNSHIP
BOARD OF SUPERVISORS

By: _____
Frederick R. Conner, Jr., Chairman

Attest: _____
Anthony F. Greco, Secretary

CERTIFICATION

I, ROMAN M. PRONCZAK, BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT I AM THE TOWNSHIP MANAGER OF WHITPAIN TOWNSHIP IN MONTGOMERY COUNTY, PA AND THAT ATTACHED HERETO IS A TRUE AND COMPLETE CORRECT COPY OF ORDINANCE #4-241.

_____
Roman M. Pronczak, Township Manager
June 16, 2015