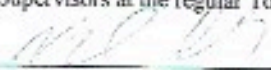


I, Michael G. Crotty, Esquire of Siana, Bellwoar & McAndrew, LLP, Special Counsel to Valley Township, hereby certify and attest that the below Ordinance is a true and correct copy of the proposed ordinance to be considered for adoption by the Township Board of Supervisors at the regular Township meeting on May 9, 2018.


Michael G. Crotty, Esquire
Siana, Bellwoar & McAndrew, LLP
Township Special Counsel

VALLEY TOWNSHIP
ORDINANCE NO. 1 of 2018

**AN ORDINANCE OF THE TOWNSHIP OF VALLEY,
MONTOUR COUNTY, PENNSYLVANIA, AMENDING THE
VALLEY TOWNSHIP ZONING ORDINANCE OF 2015 AS
AMENDED IN 2005, BY INCORPORATING PROVISIONS
FOR AND REGULATIONS OF MEDICAL
RESEARCH/BUSINESS PARK FACILITIES.**

AND NOW, this 9th day of May, 2018, the Board of Supervisors of Valley Township, Montour County, Pennsylvania, hereby amends the Valley Township Zoning Ordinance of 2015 as follows:

SECTION 1. Article III, District Regulations, is hereby amended to incorporate Section 311, Medical Research/Business Park Overlay District, as follows:

Section 311. Medical Research/Business Park Overlay District

In addition to any uses permitted by right in any of the underlying zoning districts, a Medical Research/Business Park shall be permitted within both the C-2 Commercial and R-2 Residential Zoning Districts, pursuant to the following qualifications and standards:

- A. Minimum Tract Size: 50 acres.
- B. Permitted Uses: The Medical Research/Business Park may consist of a combination of any of the following uses, permitted in combination, provided that the uses set forth in subsections 3 and 12 do not comprise more than 30% of the uses permitted in the Park:
 - 1. Medical and dental clinics (including physical therapy and nonresidential rehabilitation facilities);
 - 2. Business, professional and financial offices;
 - 3. Enclosed warehousing and storage facilities;
 - 4. Parking lots, garages and parking facilities;
 - 5. Public uses and essential governmental services;
 - 6. Communications antennae, subject to Section 429;
 - 7. Veterinary clinics, offices or hospitals;

8. Medical research, development and testing facilities;
 9. Pharmaceutical or laboratory facilities;
 10. Hospitals and non-residential extended care facilities;
 11. Informational services (i.e., telenurse);
 12. Restaurants, cafes, pharmacies, and other retail amenities, subject to Section 419;
 13. Day nurseries or day care centers, subject to Section 411;
 14. Public or private college or university (excepting student dormitory facilities); and
 15. Public safety facilities.
- C. Density, Yard, Open Space and Lot Requirements. The Park and its associated uses shall comply with the density, yard, height, open space and lot requirements established for the C-2 Zoning District. The Park need not be subdivided into separate lots, but may be maintained as a single, unified tract of land, in which circumstance the front, side and rear yard setbacks shall be measured as building-to-building setbacks (i.e., the values for such side and rear yard setbacks, in being considered as building-to-building setbacks, shall be doubled to reflect the underlying setback values for each of the buildings). The minimum building to building separation distances may be increased, as to be considered during the subdivision and/or land development process, pursuant to the recommendations of the fire company, in order to ensure adequate emergency access to the relevant structures.
- D. Tract Perimeter Setback. No Structures shall be installed or situated within 100 feet of the tract boundary within the underlying R-2 Zoning District, except for access drives, passive recreation facilities (i.e., trails), entrance features and landscaping amenities, stormwater management facilities, utilities and signs.
- E. Unified Operations. The Medical Research/Business Park shall be planned, developed, operated and maintained pursuant to a unified plan, held in single or common ownership. Prior to final plan approval for any subdivision and/or land development associated with a Medical Research/Business Park, the Applicant shall submit for Township approval an agreement to establish the respective management, operational and maintenance obligations associated with the Park (including all roads, stormwater management facilities and other common improvements). A Medical Research/Business Park may be constructed in phases as approved by the Supervisor's subdivision and/or land development review and approval. Roads, stormwater management facilities and other amenities only serving the Park shall not be dedicated to the Township.
- F. Access: The Medical Research/Business Park must have direct access to a state roadway. Except for emergency access purposes, direct road access from a Medical Research/Business Park to a Township roadway shall not be permitted. A traffic impact study shall be required for any development proposed as a Medical Research/Business Park, which must demonstrate the availability of access by emergency services and impacts on surrounding vehicular traffic.
- G. Parking: Shared parking between the uses within the Park is permitted, subject to approval of the Township during the subdivision and/or land development process,

provided that Applicant submits a shared parking analysis to demonstrate that the parking for all of the uses will be adequately provided.

- H. A Medical Research/Business Park may not be situated within a ½ mile radius of another pending or approved Medical Research/Business Park within the Township. This radius shall be measured from the nearest property line of each property.

SECTION 2. The Township, by and through the instant Ordinance, hereby approves, affirms and ratifies the adoption of the Zoning Map attached hereto as Exhibit A, as a comprehensive rezoning of the Zoning Map of the Township. By this Ordinance and pursuant to Zoning Ordinance Section 202, the Chairman of the Township Board of Supervisors and the Township Secretary are authorized to sign and date the Zoning Map attached hereto as Exhibit A.

SECTION 3. Article 3, Section 302, Lot, Yard and Open Space Requirements, is hereby amended such that the reference to "1. Maximum Lot Area Per Principal Structure or Use" is amended to read "1. Minimum Lot Area Per Principal Structure or Use."

SECTION 4. Article 3, Section 303, Lot, Yard and Open Space Requirements, is hereby amended such that the reference to "1. Maximum Lot Area Per Principal Structure or Use" is amended to read "1. Minimum Lot Area Per Principal Structure or Use."

SECTION 5. Article 3, Section 304, Lot, Yard and Open Space Requirements, is hereby amended such that the reference to "1. Maximum Lot Area Per Principal Structure or Use" is amended to read "1. Minimum Lot Area Per Principal Structure or Use."

SECTION 6. Article 3, Section 305, Lot, Yard and Open Space Requirements, is hereby amended such that the reference to "1. Maximum Lot Area Per Principal Structure or Use" is amended to read "1. Minimum Lot Area Per Principal Structure or Use."

SECTION 7. Article 3, Section 306, Lot, Yard and Open Space Requirements, is hereby amended such that the reference to "1. Maximum Lot Area Per Principal Structure or Use" is amended to read "1. Minimum Lot Area Per Principal Structure or Use."

SECTION 8. Article 3, Section 307, Lot, Yard and Open Space Requirements, is hereby amended such that the reference to "1. Maximum Lot Area Per Principal Structure or Use" is amended to read "1. Minimum Lot Area Per Principal Structure or Use."

SECTION 9. Article 3, Section 308, Lot, Yard and Open Space Requirements, is hereby amended such that the reference to "1. Maximum Lot Area Per Principal Structure or Use" is amended to read "1. Minimum Lot Area Per Principal Structure or Use."

SECTION 10. SEVERABILITY.

If any provisions, sentence, clause, section, term, phrase or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections,

terms, phrases or parts of this Ordinance. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such an unconstitutional, illegal, or invalid provision, sentence, clause, section, term, phrase or part thereof not been included herein.

SECTION 11. EFFECTIVE DATE.

This amendment shall become effective five (5) days after date of enactment.

SECTION 12. CODIFICATION.

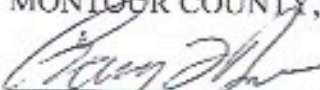
Pursuant to the Pennsylvania Municipalities Planning Code and the Second Class Township Code, 53 P.S. § 66601(d), the Valley Township Zoning Ordinance of 2015 shall be revised to codify and incorporate the above-referenced Zoning Ordinance amendments.

ENACTED AND ORDAINED this 9th day of May, 2018, by the Board of Supervisors of Valley Township.

BOARD OF SUPERVISORS
VALLEY TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

Attest:

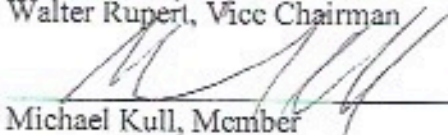
Robert W. Buchner



Gary Derr, Chairman



Walter Rupert, Vice Chairman



Michael Kull, Member