

**TOWNSHIP OF WASHINGTON  
FRANKLIN COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 254**

**AN ORDINANCE**

**OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP  
OF WASHINGTON, FRANKLIN COUNTY,  
PENNSYLVANIA, AMENDING THE ZONING CHAPTER  
OF THE CODE OF THE TOWNSHIP OF WASHINGTON.**

**WHEREAS**, the Board of Supervisors of the Township of Washington deems it to be in the interest and welfare of the residents of the Township to amend the Zoning Chapter of the Code of the Township of Washington as described below.

**NOW, THEREFORE**, by the authority of and pursuant to the provisions of Article V of Act No. 247, as amended, of the General Assembly of the Commonwealth of Pennsylvania, approved July 31, 1968, known as, and cited as the "Pennsylvania Municipalities Planning Code"; and any amendments and supplements thereby, and also by the authority of the second class township code "act of May 1, 1933 (P.L. 103, No. 69) as amended, be it enacted and ordained by the Board of Supervisors of the Township of Washington, Franklin County, Pennsylvania, that the zoning chapter (chapter 360) of the Code of the Township of Washington is revised and amended as follows:

**SECTION 1.** Chapter 360-14-.D.(1)(a) shall be amended to read as follows:

- (a) An accessory building shall not be within any front yard

**SECTION 2.** Chapter 360-28.B. shall be amended to read as follows:

- B. A nonconforming building may be rebuilt or replaced and used for the same purposes , except as may be required in the Flood Hazard District Article of this chapter, provided that:
- (1) The reconstruction of the building shall commence within one year from the date of the destroying of the building and shall be carried to completion without undue delay.

**SECTION 3.** A new Chapter 360-66.F. shall be added and shall read as follows:

- F. Single-Family semidetached dwellings (duplex), subject to the following conditions:
- (1) Existing single-family detached dwellings may not be converted to single-family semidetached (duplex) dwellings.

(2) A sketch plan of the proposed lot layout shall be submitted with the application for Conditional Use.

(3) The minimum required for each dwelling unit shall be:

- (a) Lot area: 5,000 square feet
- (b) Lot width: 50 feet
- (c) Lot depth: 100 feet
- (d) Front yard: 30 feet
- (e) Side yard: 10 feet
- (f) Rear yard: 30 feet
- (g) Height (Maximum): 40 feet
- (h) Off-street parking per dwelling unit: 2
- (i) Building width: 20 feet

(4) Public water supply and sewerage shall be provided.

**SECTION 4.** Chapter 360-70.E. shall be amended to read as follows:

E. Multifamily dwellings, apartment buildings not exceeding three stories in height and 12 dwelling units per structure.

**SECTION 5.** Chapter 360-81.A.(1) shall be removed.

**SECTION 6.** Chapter 360-81.A.(2) through Chapter 360-81.A.(4) shall be renumbered, accordingly.

**SECTION 7.** Chapter 360-81.B. shall be amended to read, as follows:

B. Multiple-use buildings, provided there is a minimum lot area of 10,000 square feet for the first use and 5,000 square feet for each additional use in accordance with the yard and setback requirements of this district

**SECTION 8.** A new Chapter 360-81.C.(1) shall be added and shall read as follows:

(1) A single apartment or conversion apartment when combined with another permitted commercial use in a multiple-use building.

**SECTION 9.** Chapters 360-81.C.(1) through Chapter 360-81.C.(12) shall be renumbered, accordingly.

**SECTION 10.** Chapter 360-85.B. shall be amended to read, as follows:

- B. Minimum required for all uses not otherwise listed:  
[Amended 11-6-2006 by Ord. No. 204]

<b>Minimum Required</b>	<b>Commercial</b>
Lot size*	10,000 square feet
Lot width	80 feet
Lot depth	120 feet
Front yard	30 feet
Side yard**	10 feet
Rear yard	30 feet
Building height (maximum)	35 feet
Buffer yard (as required by § <u>360-86</u> of this chapter)	

\* When on-lot sewer facilities are to be utilized, the minimum lot size may be increased by the Township Sewage Enforcement Officer or Department of Environmental Protection for factors relating to health and sanitation.

\*\* When mutual agreement is provided in writing by the adjoining property owners, no side yard shall be required where two or more commercial uses adjoin side to side. In case of a series of adjoining structures abutting and paralleling a public right-of-way, an open and unobstructed passage of at least 20 feet in width shall be provided at grade level at intervals of not more than 400 feet apart.

**SECTION 11.** Chapter 360-88.H. shall be amended to read as follows:

- H. Multiple-use buildings, provided there is a minimum lot area of 10,000 square feet for the first use and 5,000 square feet for each additional use in accordance with the yard and setback requirements of this district.

**SECTION 12.** Chapter 360-92.B. shall be amended to read, as follows:

- B. Minimum required for all uses not otherwise listed:  
[Amended 11-6-2006 by Ord. No. 204]

<b>Minimum Required</b>	<b>Commercial</b>
Lot size*	10,000 square feet
Lot width	80 feet
Lot depth	150 feet
Front yard	30 feet

<b>Minimum Required</b>	<b>Commercial</b>
Side yard**	10 feet
Rear yard	30 feet
Building height (maximum)	35 feet
Buffer yard (as required by § 360-97 of this chapter)	

\* When on-lot sewer facilities are to be utilized, the minimum lot size may be increased by the Township Sewage Enforcement Officer or Department of Environmental Protection for factors relating to health and sanitation.

\*\* When mutual agreement is provided in writing by the adjoining property owners, no side yard shall be required where two or more commercial uses adjoin side to side. In case of a series of adjoining structures abutting and paralleling a public right-of-way, an open and unobstructed passage of at least 20 feet in width shall be provided at grade level at intervals of not more than 400 feet apart.

**SECTION 13.** In all other respects, the provisions of the Code of the Township of Washington, as amended, shall remain in full force and effect.


**SECTION 14.** If any article, section or provision of this ordinance should be decided by the courts to be unconstitutional or invalid, such decision shall not affect the validity of this Ordinance as a whole or any part thereof other than the part so decided to be unconstitutional or invalid.

**SECTION 15.** This ordinance shall take effect five (5) days after its enactment.

**DULY ENACTED AND ORDAINED** this 21<sup>st</sup> day of March, by the Board of Supervisors of Township of Washington, Franklin County, Pennsylvania, in lawful session duly assembled.

**TOWNSHIP OF WASHINGTON  
BOARD OF SUPERVISORS**

**ATTEST:**

BY   
Karen S. Hargrave, Secretary

BY   
C. Stewart McCleaf, Chairman