

**TOWNSHIP OF WASHINGTON
FRANKLIN COUNTY, PENNSYLVANIA**

ORDINANCE NO. 262

**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, Franklin County, Pennsylvania, 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.

WHEREAS, the Board of Supervisors of the Township of Washington, Franklin County, Pennsylvania, while respecting the reasonable use of property by landowners find that it is in the best interest of the Township that all properties be orderly and maintained free of eyesores, nuisances, and hazards. Furthermore in order to preserve value in surrounding properties and to promote the overall aesthetics of the Township, the Board of Supervisors determines it is necessary to enact the following ordinance.

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, 1993 (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 zoning chapter 360 of the Code of the Township of Washington revised and amended as follows:

SECTION 1. A new subsection "J" shall be added to Section 360-11 of the Code of the Township of Washington and that subsection "J" shall read as follows:

"J". Grass shall not exceed a height of 12 (twelve) inches in R1, R2, or R3 zoning districts unless the grass is part of an Agricultural operation.

SECTION 2. The title of Section 360-20 of the Code of the Township of Washington shall be amended to read as follows:

"Storage of motor homes, trailers, boats, recreational vehicles and dismantled or non-operable vehicles, outdoor stockpiling or storage."

SECTION 3. A new subsection "F" shall be added to Section 360-20 of the Code of the Township of Washington and that subsection "F" shall read as follows:

"F. Outdoor stockpiling or storage. In all residential districts, (R-1, R-2 and R-3) the following regulations are applicable:

1. The storage or stockpiling of tires, tire rims, wheels, metal products, scrap wood of any kind, (other than firewood), iron, steel, brass, copper, tin, lead, other base materials, cordage, ropes, rags, fibers, wire, fabrics, rubber, vinyl, plastic or other synthetics, bottles, glass, wastepaper, cardboard, or other waste or discarded materials is prohibited unless stored in a shed, barn, garage or other building(s). Firewood is to be neatly stacked in the back or side yards of the primary structure.
2. The storage or stockpiling of all construction, commercial, industrial and farm equipment, devises and attachments for such items is prohibited unless said items are stored in a shed, barn, garage or other building(s) or enclosed by a fence or evergreen barrier in such a manner that the items are unable to be viewed by adjoining property owners or the general public or unless the primary purpose of the items is for use on the property it is located on.
3. The storage and stockpiling of abandon or unusable trailers, mini-bikes, four-wheelers, lawnmowers and other inoperable motorized vehicles, attachments and equipment is prohibited unless said items are stored in a shed, barn or garage or other building(s) or enclosed by a fence or evergreen barrier in such a manner that the items are unable to be viewed by adjoining property owners or the general public.
4. The storage and stockpiling of vats and tanks, (other than gas and oil tanks that are being used to supply heat to a residence on the property), appliances, furniture, and any and all other household or commercial items that are normally used for interior use is prohibited unless said items are stored in a shed, barn or garage or other building(s) or enclosed by a fence or evergreen barrier in such a manner that the items are unable to be viewed by adjoining property owners or the general public.
5. The storage or stockpiling of trash, garbage, or refuse not generated by the dwelling on the property is prohibited. The storage or stockpiling of trash, garbage, or refuse generated by the dwelling on the property for more than seven (7) days is prohibited.
6. The storage or stockpiling of building and landscaping materials including but not limited to wood, trusses, rebar, concrete products, plastic, shingles, dirt, sand,

stone, electrical, equipment, plumbing supplies and fixtures, siding, and any and all materials used in the construction of any structure of any kind is prohibited unless said items are stored in a shed, barn, garage or other building(s) or enclosed by a fence or evergreen barrier in such a manner that the items are unable to be viewed by adjoining property owners or the general public. Items that are actively being used in the construction of any structure on the property that requires a Land Use Permit may be stored on the property during the period of time the Land Use Permit is valid or for sixty (60) days after completion of the project or an Occupancy Permit is granted. Items that are actively being used in the construction of projects that do not require a Land Use Permit are permitted for a period of sixty (60) days after they are initially placed on the property. However, after said sixty (60) day period the items must be installed on the construction project, removed from the property or stored in a shed, barn, garage, or enclosed by a fence or evergreen barrier in such a manner that the items are unable to be viewed by the general public or adjoining property owners.

SECTION 4. A new Chapter 360-37.B.(6) shall be added and shall read as follows:

- (6) Limited Small Business identification signs:
- (a) Ground Signs not to exceed 25 square feet and 10 feet in height.
 - (b) Wall Signs not to exceed 5% percent of the building facade

SECTION 5. The text of Section 360-58(M) of the Code of the Township of Washington shall be amended to read as follows:

“Horses with private stables and goats subject to the following conditions:”

1. Such use shall occupy a lot with open space, such as pasture, grassland or cropland devoid of trees and shrubs, of not less than one acres and a minimum of 70% ground cover must be maintained to prevent soil erosion.
2. Minimum setback distances from any property line for stables or any other building housing horses or goats, and any waste storage area, shall be 100 feet.
3. A manure/waste management plan shall be provided with the conditional use application.
4. No more than one horse or goat per acre of open space.

SECTION 6. A new Chapter 360-62.Q.(3) shall be added and shall read as follows:

- (3) Limited Small Business may erect no more than one nonlighted business identification Ground Sign not to exceed 25 square feet and 10 feet in height and/or Wall Signs not to exceed 5% of the building façade.

SECTION 7. In all other respects, the provisions of the Code of the Township of Washington, as amended, shall remain in full force and effect.

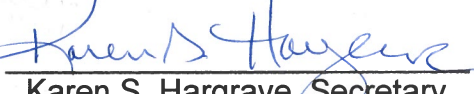
SECTION 8. If any article, section or provision of this ordinance should be decided by the courts to be unconstitutional or invalid, such decision shall not affect the validity of this ordinance as a whole or any part thereof other than the part so decided to be unconstitutional or invalid.

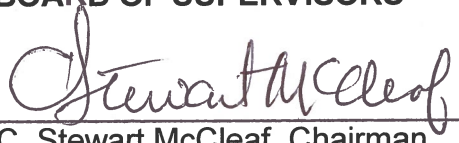
SECTION 9. This ordinance shall take effect five (5) days after its enactment.

DULY ENACTED AND ORDAINED this 19th day of December 2016, by the Board of Supervisors of the 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