

**WASHINGTON TOWNSHIP  
FRANKLIN COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 281**

**ORDINANCE AMENDING THE ZONING CHAPTER OF  
THE WASHINGTON TOWNSHIP CODE AS IT RELATES  
TO INDUSTRIAL DISTRICTS**

**WHEREAS**, the Board of Supervisors of Washington Township has determined that it would be in the interest and welfare of the residents of Washington Township to revise the permitted uses of land in industrial districts in Washington Township as follows:

**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, as amended,

**BE IT ENACTED AND ORDAINED** by the Board of Supervisors of Washington Township, Franklin County, Pennsylvania as follows:

**I. AMENDMENTS TO CHAPTER 360, ZONING**

- 1.** §360-99(A) is amended to read: "To encourage the construction on and continued use of the land for industrial and commercial purposes."
- 2.** Section 360-100(T) is amended to read: "Wholesale and retail sales of products."
- 3.** Section 360-100(W) is amended to read: "Day-care centers."
- 4.** Section 360-100(X) is amended to read: : "Retail businesses, business services, repair services, and personal services, excluding establishments primarily designed to provide drive-in facilities."
- 5.** In §360-100, the following subsection (Y) is added: "Multiple-use buildings for the uses listed at §360-100(X), provided there is a minimum lot area of 15,000 square feet for the first use and 5,000 square feet for each additional use."

6. In §360-100, the following subsection (Z) is added: "Other similar principal uses may be approved by the Board of Supervisors as a conditional use, provided that they meet the performance standards found in § 360-101 below. Documentation shall be submitted for the intended use establishing compatibility with other uses permitted in this district in terms of the performance standards enumerated in § 360-101. This documentation shall be subject to review by the Board of Supervisors. To evaluate the suitability of the proposed use, the following documentation is required:

(1) A sketch plan showing all property dimensions, existing locations of all buildings, structures, rights-of-way, easements, driveways, off-street parking facilities; utility lines, poles and appurtenances; entrances and exits on the site, and within 100 feet of the property; proposed locations and dimensions of proposed buildings, structures, walkways, buffer zones, parking areas, loading areas, storage areas, signs, sanitary sewer facilities, stormwater management facilities, water supply, waste disposal provisions, curbs, landscaping, exterior lighting; existing and proposed physical features.

(2) A statement explaining the proposed use of the site and its compatibility with the area.

(3) A description of existing and proposed machinery, processes and products.

(4) The specifications for the mechanisms and techniques used or to be used in restricting emission of any dangerous and objectionable elements, and in measurement of potential emissions if any are anticipated.

(5) Inventory and analysis of water quantity requirements and water yields and quality; traffic counts, road capacities, circulation patterns and considerations; and other data that may be required.

(6) Designation of applicable federal, commonwealth, or local approvals and permits required, and compliance with same."

## **II. EFFECTIVENESS**

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

## **III. SEVERABILITY**

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held to be invalid or unconstitutional by any Court or competent jurisdiction, such portion shall be deemed as a separate, distinct, and independent provision, and such portion shall not affect the validity of the remaining portions hereof.

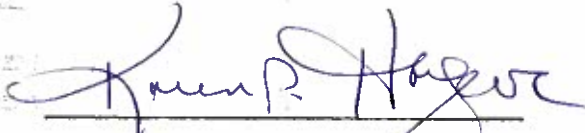
**IV. REPEAL**

This ordinance repeals the portions of any and all other resolutions and ordinances which are inconsistent with the terms of this ordinance. Any and all such provisions not inconsistent with this ordinance are hereby continued in full force and effect and are hereby reaffirmed as to their adoption by the Board of Supervisors of the Township. It is the intention of said Board of Supervisors that only such provisions as this ordinance expressly amends shall be deemed repealed, and only changed provisions in this ordinance shall be deemed to be enacted from the effective date of this ordinance.

DULY ENACTED AND ORDAINED this 21 day of December 2020, by the Board of Supervisors of the Township of Washington, Franklin County, Pennsylvania, in lawful session duly assembled.

ATTEST:

BY:



Karen S. Hargrave, Township Secretary

WASHINGTON TOWNSHIP

BOARD OF SUPERVISORS



C. Stewart McCleaf, Vice Chairman

