

TOWNSHIP OF WASHINGTONFranklin County, PennsylvaniaORDINANCE NO. 49

## AN ORDINANCE

OF THE BOARD OF SUPERVISORS OF WASHINGTON TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA, BY AUTHORITY OF AND PURSUANT TO THE PROVISIONS OF ARTICLES VI THROUGH X OF ACT NO. 247 OF THE GENERAL ASSEMBLY OF THE COMMONWEALTH OF PENNSYLVANIA, APPROVED JULY 31, 1968, KNOWN AND CITED AS THE "PENNSYLVANIA MUNICIPALITIES PLANNING CODE", AND ANY AMENDMENTS AND SUPPLEMENTS THERETO, AMENDING ORDINANCE NO. 44, ADOPTED BY THE BOARD OF SUPERVISORS OF WASHINGTON TOWNSHIP ON JULY 16, 1973 AND KNOWN AS THE WASHINGTON TOWNSHIP ZONING ORDINANCE.

WHEREAS, the Board of Supervisors of Washington Township, Franklin County, Pennsylvania, adopted on July 16, 1973 Washington Township Ordinance No. 44, known as the Washington Township Zoning Ordinance; and

WHEREAS, the Board of Supervisors of Washington Township deem it to be in the best interest and welfare of the residents of the township to enact certain amendments to the said Washington Township Zoning Ordinance as follows:

1. Article X-A, R-M-H-U, Residential-Mobile Home-Urban District

SECTION 1000A. PURPOSE. The purpose of the R-M-H-U Residential-Mobile Home Urban District is to provide for the orderly development of suburban type residential areas; to provide for the public health and prevent overcrowding through density control, and to exclude activities not compatible with residential development.

SECTION 1001A USES PERMITTED:

1. Single-family detached dwelling; individual independent mobile homes;
2. Conversion Apartments (See General Regulations);

3. Planned Residential Developments (See General Regulations):
4. Single-family attached (Townhouses) and garden apartments as a special exception (See General Regulations);
5. Churches or similar places of worship including parish houses, parsonage, or convent;
6. Public and parochial school for the educational needs of the community when not conducted for profit, including accessory residential use;
7. Parks, playgrounds and recreation areas when owned or operated by the Municipality
8. Neighborhood recreation areas when not operated for gain or profit as a special exception. (See General Regulations);
9. Municipal buildings and libraries.
10. Agricultural or farming operations;
11. Public utility facilities (See General Regulations);
12. Stables, private. (See General Regulations);
13. Signs when erected and maintained in accordance with provisions of the Sign Article of this Ordinance;
14. Accessory use on the same lot with and customarily incidental to any of the above permitted uses and which may include a home occupation and private garage.
15. Other uses similar to those enumerated above.

SECTION 1002A. BUILDING HEIGHT LIMIT. No building shall be erected to a height in excess of forty (40) feet; provided, however, that this height may be increased one (1) foot for each additional foot that the width of each yard exceeds the minimum required.

SECTION 1003A REQUIRED LOT AREA. Lot area shall not be less than ten thousand (10,000) square feet and lot width of not less than eighty (80) feet at the building line when served by both public water and sanitary sewers.

If served by public water and not public sanitary sewers, the lot area shall be not less than fifteen thousand (15,000) square feet and lot width not less than one hundred (100) feet at the building line or such additional area as required by applicable township regulations.

If not served by public water and public sanitary sewer, the lot area shall be not less than 20,000 square feet and the lot width not less than 100 feet at the building line or such additional areas as required by Act 537 as amended and all applicable Township regulations.

SECTION 1004A PERCENTAGE OF LOT COVERAGE. All buildings including accessory buildings shall not cover more than thirty (30) percent of the area of the lot.

SECTION 1005A YARDS REQUIRED. For planned residential developments refer to Section 1103, otherwise each lot shall have front, side and rear yards not less than the depth or widths following:

1. Front yard depth - thirty (30) feet;
2. Side yards (2) width - ten (10) feet each;
3. Rear yard depth - thirty (30) feet.

SECTION 1006A OFF-STREET PARKING. Off-street parking shall be provided as required in the Off-Street Parking Article of this Ordinance.

2. Change in Zoning Map to R-A, Residential-Apartment District of portion of existing C-Commercial District situate near southeast intersection of Pennsylvania Route 16 and L.R. 28024 (Midvale Road) beginning at a point on L.R. 28024 on the northern lot line of Carl Summers and proceeding south along L.R. 28024 at a depth of 400 feet to T-369 (Airport Road).

3. Change in Zoning Map to R-U, Residential-Urban District of portion of existing C-Commercial District situate at the southwest intersection of Pennsylvania Route 16 and L.R. 28024 (Midvale Road) beginning at a point on said Pennsylvania Route 16, 200 feet west of L.R. 28024 and continuing south parallel with L.R. 28024 to the line of the existing R-U, Residential Urban District.


4. Change in Zoning Map to R-M-H-U, Residential-Mobile Home Urban District of portion of existing R-U, Residential Urban District situate in that area of Washington Township commonly known as Beartown and beginning at a line running from the existing F-S, Forest Slope District, southeast of T-378 (Mentzer Gap Road) intersecting T-378 at a point 1400 feet distant northwesterly from the intersection of T-378 and the Beartown Road, and extending to the existing F-S, Forest Slope District northwest of T-378; and proceeding from said line south and east to the existing F-S, Forest Slope District, being bounded on the north by the existing F-S, Forest Slope District, on the south by Pennsylvania Route 16 and on the east by the existing

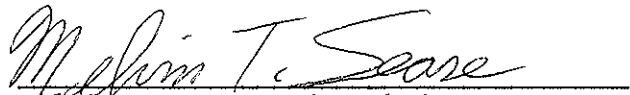
F-S, Forest Slope District.

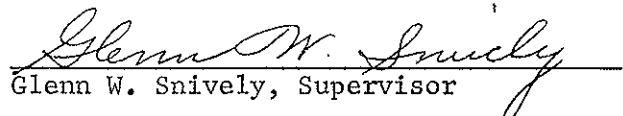
NOW THEREFORE BE IT ENACTED AND ORDAINED, and it is enacted and ordained by the Board of Supervisors of Washington Township, Franklin County, Pennsylvania, that Ordinance No. 44, known as Washington Township Zoning Ordinance, be amended and that the full text and contents of said amendments, including the accompanying zoning map amendment, as proposed, considered for adoption, and adopted by the Board of Supervisors of Washington Township at their regular meeting held on the date hereinafter mentioned, are hereby incorporated by reference.

Duly enacted and ordained this 7th day of April, 1975, by the Board of Supervisors of the Township of Washington, Franklin County, Pennsylvania, in lawful session duly assembled.


WASHINGTON TOWNSHIP BOARD OF SUPERVISORS

  
Merle C. Eigenbrøde, Chairman

  
Melvin T. Sease, Vice-Chairman

  
Glenn W. Snively, Supervisor

Attest:

  
Kathryn A. Mullenix, Secretary