

## TOWNSHIP OF WASHINGTON

Franklin County, Pennsylvania

ORDINANCE NO. 70

## 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 and Zoning Map as described below and on the annexed map.

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 the Zoning Ordinance and Zoning Map adopted pursuant to Ordinance No. 44, known as the Washington Township Zoning Ordinance, be amended as follows:

SECTION 1. Article XX, N-C Neighborhood-Commercial District is adopted as an amendment and supplement to the Zoning Ordinance as follows:

## ARTICLE XX

## N-C NEIGHBORHOOD COMMERCIAL

Section 2000: Purpose

The purpose of the N-C, Neighborhood Commercial-Residential is to provide for the orderly expansion and development of such zones that had extreme mixes of uses prior to enactment of Zoning in Washington Township and to provide protection for the existing residential uses in this zone.

Section 2001: Use Regulations

- A. Residential
1. Single family detached dwelling
  2. Duplex units
  3. Conversion apartments
  4. Single family attached (townhouses) apartments and garden apartments

- B. Commercial
1. Retail stores and personal service shops
  2. Banks, business and professional offices
  3. Auto and truck repair shops
  4. Restaurants and other places serving food and/or beverages
  5. Transfer and distribution centers, including warehousing with retail and wholesale sales.
- C. Additional uses
1. Churches and similar places of worship
  2. Schools
  3. Parks, playgrounds and other non-profit recreational areas
  4. Municipal operations
  5. Public utilities and their facilities
- D. Other uses similar to those enumerated above

Section 2002: Design criteria

- A. Residential - all new residential units must have public water and sewer.

1. Lot requirements

	Lot area First unit	Area each additional unit	Frontage	Yard Setback			% Lot Coverage	Height
				Front	Side	Rear		
Single Family	10,000 sqft		80'	30'	10'	30'	40%	40 ft.
Duplex	12,500 sqft		100'	30'	10'	30'	40%	40 ft.
Conv. Apt.	10,000 sqft	2,500 sqft		SEE 2 BELOW				
Townhouse/Apt.	15,000 sqft	2,500 sqft	120'	50'	25'	50'	40%	40 ft.

2. Conversion apartment setbacks shall be equal to the setbacks of the existing structure when it is converted. Conversion apartments may not be enlarged closer than 50' to any front or rear yard line and 25' to any side yard.
3. Off street parking shall be provided at a rate of 2 spaces per unit.
4. Buffer Zones - A buffer zone of 20' shall be provided between any new multifamily units (except duplex) and an existing single family detached dwelling. Buffer zones may not be used for parking and a screening fence shall be required as per Section 303.7.

- B. COMMERCIAL - All new units must have public water and sewer.

1. Lot area requirements: The minimum lot area for new commercial uses shall be 30,000 sq. ft. with a minimum of 100 foot frontage.
2. Building height limit: No building shall be erected to a height in excess of thirty five (35) feet provided however, that this height limit may be increased one foot for each additional foot that the width of each yard exceeds the minimum required.

3. Percentage of lot coverage: The principal and accessory buildings on any lot shall not cover more than fifty (50) percent of the area of such lot.
4. Open Space: No less than ten (10%) percent of the lot area shall be covered with lawns and planting.
5. Yards required: Yards of the following minimum depths and widths shall be provided:

Front yard depth - Thirty (30) feet;

Side yards (2) width - Ten (10') feet each, provided that 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; however, in no case shall common walls be permitted between properties of separate ownership. In the case of a series of adjoining structures abutting and paralleling a public right-of-way, an open and unobstructed passage of at least twenty (20) feet in width shall be provided at intervals of not more than four hundred (400) feet apart.

Rear yard depth - Thirty (30) feet:

6. Buffer Zone: A buffer zone of twenty (20') feet shall be required in addition to the side and rear yard setbacks for any new commercial use that abuts an existing single family detached dwelling. Buffer zones may not be used for parking or any other commercial activities. Screening fence shall be required as per Section 303.7. Front yard buffer zones shall not be required.
7. Off Street Parking, Loading Area and Access Drives. Off street parking and loading space and motor vehicle access shall be provided in accordance with the provisions of the Off-Street Parking and Design of Parking and Loading Areas and Access Drives Articles of this Ordinance.

Section 2003: Expanding existing Commercial Uses:

1. Existing Commercial uses that do not comply with Section 2002 B 1. of this Article may be expanded up to forty percent (40%) of their existing floor area without a hearing before the Zoning Hearing Board provided they meet Section 2002 B.6.
2. This forty percent (40%) expansion rule may only be utilized once for each property. Any expansion beyond this amount must receive a Zoning Hearing Board Certificate.

Section 2004: Signs:

1. Residential uses - See Section 501
2. Business signs
  - A. Signs bearing the name of the occupant and the use of the property may be erected and maintained on any business premise in this district.
  - B. Business signs may not exceed twenty (20) sq.ft. in area.

- C. Signs must be carefully placed so that they will not interfere with the flow of traffic into and out of the business.
- D. The signs shall not be illuminated by neon or flashing lights or in any manner that may disturb the adjacent property owners.
- E. Placement of all signs must be approved by the Zoning Officer however no permit is required.
- F. Height - Business identification signs shall may be roof mounted provided that the sign shall not project more than fifteen (15') feet above the roof of the structure.
- H. Business identification signs when a part of the architectural design of the building shall be exempted from height control.

3. Billboards are prohibited in this District.

SECTION 2. The Zoning Map is hereby amended as described below and on the accompanying map:

a. Change to N-C Neighborhood Commercial District of a portion of the existing C-Commercial District situated along the South side of Pa. Route 16 and along both sides of Monterey Lane (LR 28027) as follows:

1. East side: from Monterey Lane East along Pa. Route 16 approximately 387' to the Western Maryland Railroad; thence, South approximately 155' to the existing R-U, Residential Urban District; thence, West with the existing R-U, Residential Urban District approximately 315' to Monterey Lane; and thence, with the East side of Monterey Lane to the point of beginning.

2. West side: from Monterey Lane West along Pa. Route 16, 335' to a point; thence, South approximately 400' to Wyndham Avenue (T377); thence East with Wyndham Avenue 335' to Monterey Lane; and thence with the West side of Monterey Lane to the point of beginning.

b. Change to N-C Neighborhood Commercial District of a portion of the existing R-U, Residential Urban District situated along both sides of Monterey Lane as follows:

1. West side: from Monterey Lane and the intersection of Wyndham Avenue West 335' along Wyndham Avenue to a point; thence, South retaining the depth of 335' off of Monterey Lane to the first Western Maryland Railroad track and then continuing South at a depth of 200' to the West of Monterey Lane to the edge of the second Western Maryland Railroad track; thence, with the edge of the railroad track East 200' to Monterey Lane; and thence with the West side of Monterey Lane to the point of beginning.

2. East side: from a point on the Eastern edge of Monterey Lane approximately 238' South of Pa. Route 16 said point being the intersection of the existing C, Commercial District and R-U Residential Urban District; thence, East approximately 315' with said zoning district boundary line to the Western Maryland Railroad track; thence, Southwest with the Western edge of the railroad track until same intersects Monterey Lane; then with the East side of Monterey Lane, LR 28027 back to the point of beginning.

From a point at the intersection of the Western Maryland railroad track and the East side of Monterey Lane said point being the Northwest corner of

the Joann L. Bachtell property; thence, South along the East edge of Monterey Lane to the edge of the second Western Maryland railroad track; thence, East approximately 250' with the edge of the Railroad track to a point; thence, North with the Western edge of Summit Avenue, T-692 to a point at the intersection of Summit Avenue and Norwood Avenue T-668; thence, West with the centerline of Norwood Avenue approximately 96 feet to a point 200' to the East of Monterey Lane, LR 28027; thence, North maintaining a depth of 200' to a point at the centerline of Orchard Avenue T-372; thence, with the centerline of Orchard Avenue a distance of 50' to a point; thence North maintaining a depth of 250' from Monterey Lane to the Western Maryland railroad track; thence, Southwest with the railroad track to the point of beginning.

c. Change to N-C Neighborhood Commercial District of a portion of the existing R-U, Residential Urban District situated between the Southern edge of the second Western Maryland railroad track and North of the Maryland State Line, including all the property located on both sides of Church Street T-373 and bordering Monterey Lane.

SECTION 3. In all other respects the provisions of Ordinance No. 44 and the Washington Township Zoning Map, as amended, shall remain in full force and effect.

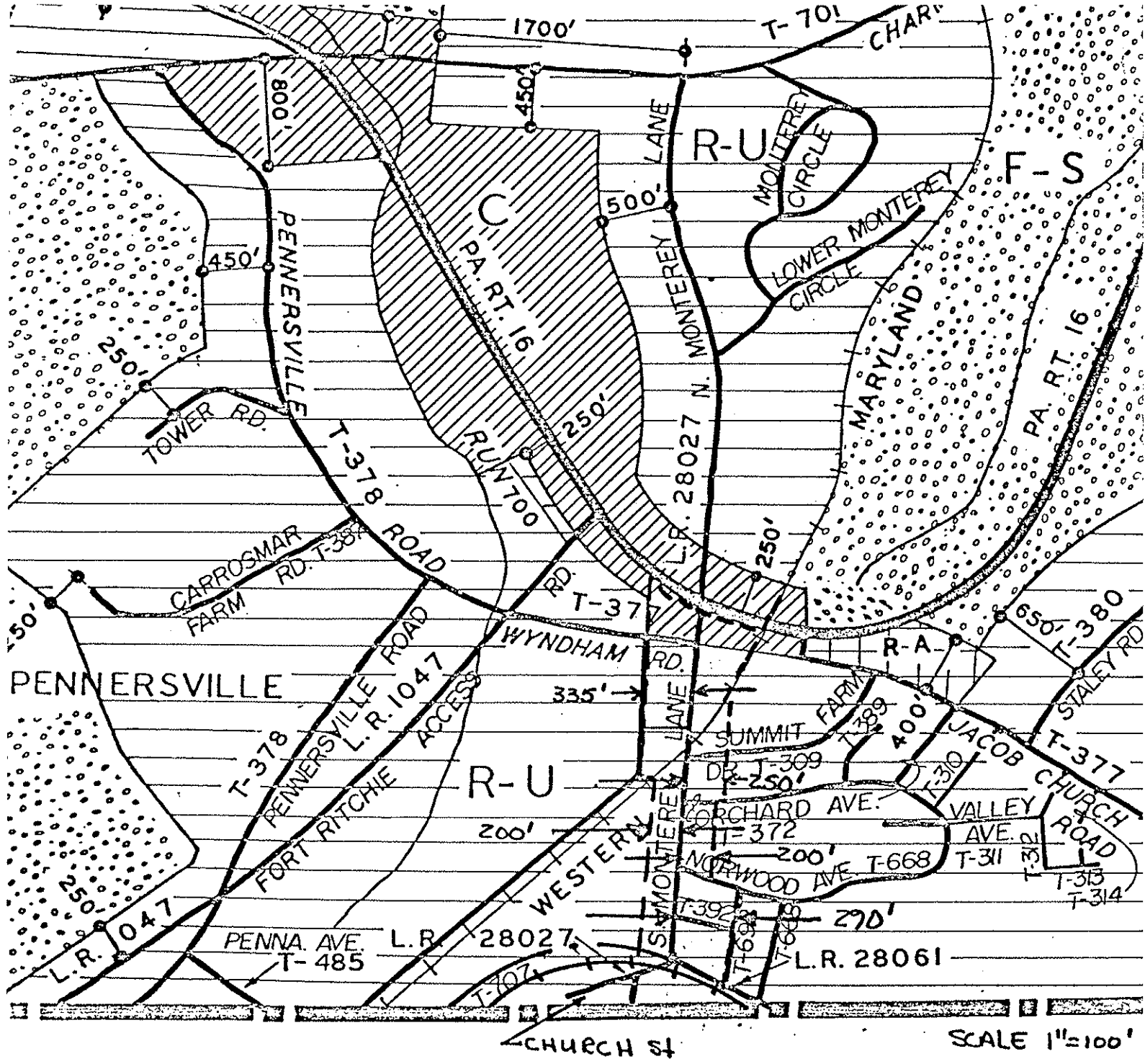
SECTION 4. This Ordinance shall take effect in accordance with law.

Duly enacted and ordained this 1st. day of December, 1980, by the Board of Supervisors of Washington Township, Franklin County, Pennsylvania, in lawful session duly assembled.

ATTEST:

Shirley B. Grove  
Shirley B. Grove  
Secretary

WASHINGTON TOWNSHIP  
BOARD OF SUPERVISORS  
By Thurlow R. Null  
Thurlow R. Null  
Chairman



# N G M A P

ASSOCIATES  
Surveyor

WASHINGTON  
PLANNING

TOWNSHIP  
COMMISSION