

TOWNSHIP OF WASHINGTON  
FRANKLIN COUNTY, PENNSYLVANIA

ORDINANCE NO. 79

AN ORDINANCE

OF THE BORAD 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 Washingotn 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 XXI, CLM Commercial Light Manufacture District is adopted as an amendment and supplement to the Zoning Ordinance as follows:

ARTICLE XXI

CLM COMMERCIAL LIGHT MANUFACTURE

Section 2100: Purpose

The purpose of the CLM, Commercial Light Manufacture District is to provide a location for the orderly development of both commercial and light manufactural processing units in the same area. For the most part, the manufacturing shall be composed of processing or assembling of previously processed materials. The manufacturing buildings shall be compatible with commercial uses. Public water and sewerage service shall be available.

Section 2101: Permitted uses

- A. Commercial
  - 1. Retail stores and personal service shops.

- 2. Banks, businesses and professional offices
- 3. Auto and truck repair shops
- 4. Restaurants and other places serving food and/or beverages.
- 5. Transfer and distribution centers.
- 6. Municipal operations.

- B. Light Manufacturing
  - 1. Manufacture and assembly of electrical appliances, electronics, and communications equipment, professional, scientific and controlling instruments, and photographic or optical products.
  - 2. Manufacturing, and assembling of articles or merchandise from previously prepared materials, excluding heavy metals.
  - 3. Manufacturing, compounding, processing, packaging, or treatment of cosmetics, pharmaceuticals and food products, except rendering or refining of fats and oils.
  - 4. Manufacture of pottery or other similar ceramic products using only previously pulverized clay and kilns fired only by electricity or gas.
  - 5. Laboratories, chemical, physical testing and biological.
  - 6. Clothing and shoe manufacture.
  - 7. Warehouses.
  - 8. Research and development facilities of a type similar to the above uses.
- C. Other uses similar to those enumerated above.

Section 2102: Design criteria

- 1. Lot area requirements: The minimum lot area shall be 10,000 square feet.
- 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 - fifty (50) feet from a public roadway
  - thirty (30) feet otherwise.
  - Side yards (2) -
    - A. Commercial - side yard width of ten (10) feet
    - B. Manufacture - side yard width of twenty-five (25) feet.
  - Rear yard depth - Thirty (30) feet.

- 6. Buffer Zone: A buffer zone of fifty (50) feet shall be required in addition to the side and rear yard setbacks for any area that abuts an existing single family detached dwelling. In addition, screen planting shall be provided in accordance with Section 303.7, except that the minimum height requirement of Section 303.7a shall be four (4') feet.
- 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 2103. Industrial Performance Standards

- 1. The manufacturing processes shall be primarily housed within a structure. Little or no exterior manufacturing shall be permitted.
- 2. The industrial performance standards set forth in Section 306 shall be met.

SECTION 2. The Zoning Map is hereby amended as described hereafter and on the accompanying map: change to CL, Commercial Light Manufacture District of portions of the existing C-Commercial District and R-A Residential Apartment District in Rouzerville situated along the southern side of Pa. Route 16 and extending in part to the northern side of T.R. 355 ( Broad Street ), bounded and described as follows: Beginning at the southeast corner of Pen Mar Road Extended (T-369) and Buchanan Trail East (Pa. Route 16) and extending approximately 1300 feet easterly along the South side of Pa. Route 16 to the boundary line of lands of Jack Kramer and the Henry O. Smith Estate; thence, southerly along the property line of the Smith Estate approximately 442 feet; thence, continuing along the property line of the Smith Estate and Nickson Oyer approximately 400 feet to the North side of Broad Street (T-355); thence, westerly along T-355 approximately 600 feet to lands of Charlotte Smith, thence, along said lands of Smith North approximately 300 feet; thence, through said lands of Smith westerly approximately 330 feet to a point on Pen Mar Road Extended (T-369); thence, along the East side of T- 369 approximately 200 feet to the southeast corner of T-369 and Pa. Route 16, the place of beginning.

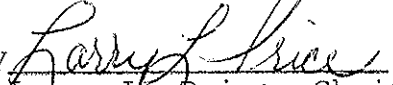
SECTION 3. In all other respects the provisions of Ordinance No. 44 and the Washington Township Zoning Map, as amended, shall remain in full force and effect.

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

Duly enacted and ordained this 20th. day of June, 1983, by the Board of Supervisors of Washington Township, Franklin County, Pennsylvania, in lawful session duly assembled.

ATTEST:

  
 Shirley B. Grove, Secretary

WASHINGTON TOWNSHIP  
 BOARD OF SUPERVISORS  
 By   
 Larry I. Price, Chairman