

**TOWNSHIP OF WASHINGTON
FRANKLIN COUNTY, PENNSYLVANIA**

ORDINANCE NO. 181

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, 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 THERETO, AMENDING ORDINANCE NO. 153, ADOPTED BY THE BOARD OF SUPERVISORS OF WASHINGTON TOWNSHIP ON APRIL 2ND, 2001, AND KNOWN AS THE WASHINGTON TOWNSHIP ZONING ORDINANCE.

WHEREAS, the Board of Supervisors of Washington Township, Franklin County, Pennsylvania, adopted on April 2, 2001, Washington Township Ordinance No. 153, known as the Washington Township Zoning Ordinance and thereafter as amended; and

WHEREAS, the Board of Supervisors of Washington Township deem it to be in the interest and welfare of the residents of the Township to amend the Washington Township Zoning Ordinance as described below.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED, and it is hereby enacted and ordained by the Board of Supervisors of Washington Township, Franklin County, Pennsylvania, that the Washington Township Zoning Ordinance, Ordinance No. 153, text be revised by amending the Ordinance as follows:

SECTION 1. Add the following terms to Section 104, "Glossary and Definition of Terms."

CONSTRUCTION PERMIT: A permit obtained from the UCC Code Administrator designated by the Township for the purpose of compliance with the Uniform Construction Code, Act 45.

LAND USE PERMIT: A permit required by the Township for construction of any structure, addition, attachment, foundation, or other structural changes.

LAND USE OCCUPANCY PERMIT: A permit required by the Township prior to occupancy of any structure which falls under the Uniform Construction Code requirements.

UNIFORM CONSTRUCTION CODE (UCC): Act 45 of 1999 as amended and regulations promulgated thereunder.

UCC OCCUPANCY PERMIT: A permit issued by the UCC Code Administrator certifying final inspections have been completed.

SECTION 2. Change the second sentence in Section 600.2 to read as follows:

“2. The net parking space per vehicle shall not be less than nine feet (9’) wide and twenty feet (20’) long with a twenty foot (20’) access drive or not less than nine feet (9’) wide and eighteen feet (18’) long with a twenty-four foot (24’) or larger access drive.”

SECTION 3. Change Section 606.2 to read as follows:

“2. Access drives shall not be less than twenty feet (20’) nor exceed forty feet (40’) in width, unless greater width is required to meet PennDot standards.”

SECTION 4. Change all reference to “building permit” in article XIX to “land use permit”. Change “building permit” to “land use permit” in Sections 1903, 1903.1, 1903.2, 1904, 1904.1, 1904.2, 1904.3, 1904.5, 1905, and 1908.

SECTION 5. Change Sections 1903(2)(b)(3) and (4) to read as follows:

“(3) Alterations of or additions to existing multi-family residential structures and new construction of multi-family residential structures – complete building plans drawn to scale, showing the exact size and shape of the proposed building, including elevation views; and including off-street parking plans and stormwater management plans.”

“(4) Alterations of or additions to existing commercial or industrial structures and new construction of commercial or industrial structures – complete building plans drawn to scale, showing the exact size and shape of the proposed building, including elevation views; and including off-street parking plans and stormwater management plans.”

SECTION 6. Change Section 1903 by adding the following sections:

“1903.3 Construction Permit Required

If a construction permit is required for a building project under the UCC, applicants, after obtaining a land use permit from the Township, shall obtain the required permit from the UCC Code Administrator before starting any construction.”

“1903.4 UCC Occupancy Permit Required

If a UCC construction permit is required, occupancy and use of the project to be permitted shall not occur until a UCC occupancy permit is issued by the UCC Code Administrator.”

“1903.5 Land Use Occupancy Permit

All construction projects requiring a UCC occupancy permit before occupancy or use from the UCC Code Administrator shall also obtain a land use occupancy permit from the Township before occupying or using the construction project.

Prior to obtaining a land use occupancy permit, the applicant shall have completed or provided bonding to guarantee the completion of the following items:

- a. Required stormwater management facilities
- b. Driveway and driveway pipe or dip is constructed as per the plan
- c. All drainage swales at the correct elevation, seeded and not impeded in any way
- d. Final lot grading is complete with fifty percent (50%) grass coverage
- e. Silt fencing installed as required.

Applicant may bond by providing certified check, bank check, or other bank security acceptable to the Township to guarantee the above requirements prior to occupancy. Applicant may be granted an extension of time to comply with 1903.5(c) and/or 1903.5(d) if weather conditions warrant such extension.”

SECTION 7. Change Section 1905 to read as follows:

“Section 1905. Expiration of Land Use Permits

“Each land use permit shall expire if the work authorized has not commenced within nine (9) months after date of issuance or has not been completed within eighteen (18) months from date of issuance.

If no amendments or other codes or regulations affecting subject property or activity have been enacted in the interim, the Zoning Officer may authorize, in writing, the extension of the permit for an additional nine (9) months, following which no further work is to be undertaken without a new land use permit.”

SECTION 8. Change Section 1908, Forms, to read as follows:

- “1. Land use permits.
9. Land use occupancy permit.
10. Rezoning.”

SECTION 9. In all other respects, the provisions of Ordinance No. 153, as amended, shall remain in full force and effect.

SECTION 10. This ordinance shall take effect five (5) days after its enactment.

DULY ENACTED AND ORDAINED this 29th day of December 2004, by the Board of Supervisors of Washington Township, Franklin County, Pennsylvania, in lawful session duly assembled.

**WASHINGTON TOWNSHIP
BOARD OF SUPERVISORS**

ATTEST:

BY *Karen S. Hargrave*
Karen S. Hargrave, Secretary

BY *Arthur T. Cordell*
Arthur T. Cordell, Chairman

I, Karen S. Hargrave, Secretary of the Board of Supervisors, Washington Township, Franklin County, Pennsylvania, do certify that the foregoing is true and correct copy of an ordinance adopted at a regular meeting of the Washington Township Supervisors held December 29, 2004, in a regular session duly assembled.

Karen S. Hargrave
Karen S. Hargrave, Secretary

Date: December 29, 2004