

TOWNSHIP OF WASHINGTON  
FRANKLIN COUNTY, PENNSYLVANIA

ORDINANCE NO. 231

AN ORDINANCE

OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP  
OF WASHINGTON, FRANKLIN COUNTY,  
PENNSYLVANIA, AMENDING THE ZONING CHAPTER  
OF THE CODE OF THE TOWNSHIP OF WASHINGTON.

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

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 "act of May 1, 1933 (P.L. 103, No. 69) as amended, be it enacted and ordained by the Board of Supervisors of the Township of Washington, Franklin County, Pennsylvania, that the zoning chapter (chapter 360) of the Code of the Township of Washington is revised and amended as follows:

SECTION 1. Chapter 360-37(A)(B)(C)(D) and (E) shall be deleted and replaced with the following:

**360-37. Permanent signs.**

Permanent signs are all signs that are not temporary or prohibited and shall comply with the following requirements:

- A. Commercial District / Commercial Neighborhood District / Industrial District:  
Single lot, single building, multiple tenants; Single lot, multiple buildings, multiple tenants; & Single lot, single building single tenant.
  - (1) Sign height shall be no more than twenty-five (25') feet for a pole sign, or ten (10') feet for a ground sign, measured from the ground level of the sign location. The bottom of a ground sign shall be no more than twelve (12") inches from above the ground.
  - (2) Only one property lot pole sign or ground sign is permitted. On lots with multiple buildings and/or tenants, an additional eight (8) square feet of the total sign size as set forth in 360-37(A)(3) per tenant is permitted.
  - (3) Sign size shall be no more than thirty-two (32) square feet with an additional twenty-four (24) square feet maximum for a message board.

- (a) Message board may be part of, or separate from the main sign, but must be on the same pole or ground sign
  - (b) Electronic message boards shall be permitted in the Commercial and Industrial Districts only.
  - (c) Nonelectric message boards shall be designed and constructed in a manner capable of changing messages through a system of removable characters or panels attached to the face of the sign and are permitted in the commercial, commercial neighborhood or industrial districts.
- (4) One (1) wall sign per business shall be permitted and shall cover no more than ten percent (10%) of the building facade upon which they are installed. A single electric or non-electric message board may be incorporated as part of the allotted ten percent (10%) facade space.
  - (5) One (1) roof sign per building shall be permitted. Roof signs shall be no more than thirty-two (32) square feet and shall not exceed the highest peak of the existing roofline and shall be no more than four (4) feet higher than the highest eave of the roof.
  - (6) Projecting signs shall be permitted and shall be attached to a wall and project no more than six (6) feet from the building wall and shall be securely supported and fastened to the wall. These signs shall be a minimum of eight (8) feet from ground level. The maximum size for a projecting sign is twelve (12) square feet.
  - (7) Awning signs and canopy signs are permitted pursuant to Section 360-38. Only one (1) awning or canopy permitted for each business.
  - (8) Off-premises signs shall be permitted in the Commercial and Industrial Districts only, and be subject to the following conditions.
    - (a) Sign size shall be no more than twelve (12) square feet.
    - (b) Sign height shall be no greater than eight (8) feet from ground level.
    - (c) Signs shall be located on private property.
    - (d) Consent from the landowner shall be obtained.
    - (e) Municipal and non-profit organizations shall not be subject to 360-37(A)(8)(a)(b)(c) & (d) above.

**SECTION 2.** Section 360-37.F shall be renumbered 360-37.B

**SECTION 3.** Section 360-37.G shall be renumbered section 360-37.C and shall be amended as follows:

- C. Residential Districts (R-1, R-2, R-3 & F-C Districts).

- (1) One (1) Residence Identification sign and one (1) Home Occupation sign is permitted per single family dwelling to identify family name, Home Occupation if applicable, property name and/ or street address. Signs shall be located at the end of the driveway or at the mailbox not to exceed four (4) square feet and shall not be illuminated
- (2) Residential Subdivisions (single family or multi-family). Each residential subdivision shall be permitted one (1) ground sign of twenty (20) square feet or less for identification of development on each street frontage. Lighting is permitted.
- (3) Schools, churches, hospitals, medical facilities and similar uses located in these districts are permitted one (1) pole or ground sign of no more than twenty (20) square feet on each street frontage. Lighting is permitted.
- (4) Sign height shall not exceed eight (8) feet.

**SECTION 4.** Section 360-37(G) shall be deleted. 360-39 shall also be deleted and the title and language in section 360-39 shall be replaced with the following: "360-39 – Reserved for future use."

**SECTION 5.** Section 360-40.B(1) shall be deleted and the remainder of Section 360-40(B) shall be renumbered accordingly.

**SECTION 6.** Section 360-41.C(1) shall be amended to read as follows:

- (1) Portable Signs (Permitted in Commercial & Industrial Districts only).
  - (1) Signs shall not be illuminated.
  - (2) Signs shall not exceed twelve (12) square feet.
  - (3) Signs cannot be used more than four (4) times per year for a period not to exceed fourteen (14) days each time permitted.
  - (4) There shall be a minimum of 30 days between uses of portable signs.

**SECTION 7.** Section 360-41.D shall be deleted and the remainder of 360-41 shall be renumbered accordingly

**SECTION 8.** The language and title of Section 360-42 shall be deleted and replaced with the following: "360-42 – Reserved for future use".

**SECTION 9.** The definition for Portable Sign in section 360-47 shall be amended as follows:

**PORTABLE SIGN** – Any sign not permanently attached to the ground or to a building or building surface. Signs mounted on portable or movable frames or structures, including signs placed on, but not affixed to or attached to the ground.

**Section 10.** Chapter 360-11(E) shall be amended to read as follows:

- E. Swimming Pools: Private swimming pools not in conjunction with other recreational uses shall be a permitted accessory use in any district provided that:
- (1) A Land Use Permit shall be required for the installation or construction of an outdoor above ground or below ground swimming pool on or not on the lot as the principal use.
  - (2) The pool is to be used solely by the occupants of the principal use of the lot on which it is located, and their occasional guests.
  - (3) The pool shall not be located within fifteen (15') feet of any rear or side lot lines or thirty (30') of any street right-of-way line. Decks and other accessories for pools must comply with the yard setbacks for the districts in which they are located.
  - (4) Swimming pools also require a building permit from Commonwealth Code Inspection Service, and must comply with current PA-UCC regulations.

**Section 11 – Section 360-5.B** shall be amended by adding definitions for “Day-Care Facility”, “In-Home Day-Care” and “Yard Sale” as follows:

**DAY-CARE CENTER** – A standalone facility in which day-care for any number of children performed in a building that is neither the provider’s home, nor the home of any other person.

**IN-HOME DAY-CARE** – Day Care for 5 or less children in a residence who are not residents of the dwelling in which the care is provided

**YARD SALE** – The sale or offering for sale of new, used or second-hand items of personal property at any one residential premises at any one time. The term yard sale shall include any type of such sale of twenty (20) or more items from a residential premise, regardless where on the premise the items for sale are actually located. The term yard sale shall include but is not limited to the following terms: garage sale, tag sale, porch sale, lawn sale, attic sale, basement sale, rummage sale, flea or flea market sale, and any similar casual sale of personal property from a residential premises.

**SECTION 12.** Chapter 360-11 shall be amended by adding the following subsection “I”:

- I. Yard sales, estate sales, garage sales, rummage sales and other sales of personal property shall be permitted in all zoning districts except that sales in the R-1, R-2, and R-3 zoning districts shall follow the following standards:
- (1) Sales shall occur no more than four (4) times in a twelve (12) month period and for no more that two (2) consecutive days at a time.

- (2) Working sale hours shall be set from 7:00 am to 6:00 pm. All equipment shall be stored out of sight before and after these hours.
- (3) The items offered for sale shall consist only of items owned by a person who occupies the property as his/her residence or by friends and/or family of the resident.

**Section 13. Section 360-21.C** shall be amended by adding a new (7) as set forth below and re-numbering the current (7) to (8):

(7) In-home day-care of children who are not residents of the dwelling in which the care is provided, given that that the residence is a single family detached dwelling and that all state requirements are met in all zones, other than Medium Density Mobile Home Residential (R-3).

**Section 14. Section 360-65.E.** shall be deleted

**Section 15. Section 360-66.D.** shall be amended to read as follows:

D. Day-care center with six or more children.

**Section 16. Section 360-71.F** shall be added and shall read as follows:

F. In-home day-care in single family semidetached (duplex) and single family attached (townhouse) dwellings provided that the following precursory conditions have been met:

- (1) Written consent of all adjacent and adjoining property owners and/or tenants and, in the case of single family attached (townhouse) dwellings, written consent from the property owners of each dwelling unit in that section townhouses which share a common wall with one another.
- (2) Conditional use applicant shall be the owner of the property in which the in-home day-care shall be provided. If the applicant is not the property owner, they must provide written consent of the property owner.
- (3) All state required regulations are met

**Section 17. Section 360-75.G and 360-75.H** shall be added and shall read as follows:

G. In-home day-care in single family detached dwellings

H. In-home day-care in single family semidetached (duplex) and single family attached (townhouse) dwellings provided that the following precursory conditions have been met:

(1) Written consent of all adjoining property owners and, in the case of single family attached (townhouse) dwellings, written consent from the property owners of each dwelling unit in that section townhouses which share a common wall with one another.

(2) All state required regulations are met

**Section 18. Section 360-81.A.(3)** shall be amended to read as follows:

(3) Nursing homes, day-care centers, domiciliary care facilities, convalescent homes and geriatric centers, hospitals, and mortuaries.

**Section 19. Section 360-88** shall be amended by adding a new "I" as set forth below and re-lettering the current "I" to "J":

I. Day-care centers

**Section 20. Section 360-100.X** shall be added and shall read as follows:

X. Day-care centers

**Section 21.** The references in other sections in the code to the sections of the code revised by this ordinance shall be amended to refer to the new code sections.

**Section 22.** In all other respects, the provisions of the Code of the Township of Washington, as amended, shall remain in full force and effect.

**Section 23.** If any article, section or provision of this ordinance should be decided by the courts to be unconstitutional or invalid, such decision shall not affect the validity of this Ordinance as a whole or any part thereof other than the part so decided to be unconstitutional or invalid.

**Section 24.** This ordinance shall take effect five (5) days after its enactment.

**DULY ENACTED AND ORDAINED** this 17th day of January, 2011 by the Board of Supervisors of Township of Washington, Franklin County, Pennsylvania, in lawful session duly assembled.

TOWNSHIP OF WASHINGTON  
BOARD OF SUPERVISORS

ATTEST:

BY Karen S. Hargrave  
Karen S. Hargrave, Secretary

BY Jeffrey B. Geesaman  
Jeffrey B. Geesaman  
Vice-Chairman

	<b>In-Home (SFD)</b>	<b>In-Home (TH/Dup)</b>	<b>Center</b>
<b>F-C</b>	<i>Yes</i>	<i>n/a</i>	<i>Conditional</i>
<b>A</b>	<i>Yes</i>	<i>n/a</i>	<i>No</i>
<b>R-1</b>	<i>Yes</i>	<i>n/a</i>	<i>Conditional</i>
<b>R-2</b>	<i>Yes</i>	<i>Conditional</i>	<i>Conditional</i>
<b>R-3</b>	<i>Conditional</i>	<i>Conditional</i>	<i>Conditional</i>
<b>C</b>	<i>Yes</i>	<i>n/a</i>	<i>Yes</i>
<b>C-N</b>	<i>Yes</i>	<i>Conditional</i>	<i>Yes</i>
<b>I</b>	<i>Yes</i>	<i>n/a</i>	<i>Yes</i>