TOWNSHIP OF WASHINGTON
FRANKLIN COUNTY, PENNSYLVANIA

ORDINANCE NO. 235

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) and the subdivision and land development chapter (chapter 310) of the Code of the Township of Washington is revised and amended as follows:

SECTION 1. Chapter 310-5 shall be amended to include the following definitions:

RIDGE LINE – the line following the highest points on mountain or elevated area

VIEW SHED – An area of land, water, or other environmental element that is visible to the human eye from a fixed vantage point

STEEP SLOPES – Any naturally occurring slope in excess of 30% inclination or declination

GREEN WAY – A scenic trail or open area reserved for travel or recreational activities

SECTION 2. Chapter 310-8 shall be amended to read as follows:

Pre-application plans and data shall consist of a sketch plan of the proposed development, together with general information describing or outlining existing covenants, land characteristics, community facilities and utilities, and information describing the
proposed subdivision or land development, such as the number of residential lots, typical lot width and depth, business areas, playgrounds, park areas, other public areas, proposed protective covenants, if any, proposed utilities, street improvements, disposal sites, sinkholes, or water sources.

For residential subdivisions in the A and F-C zoning districts where the minimum lot area has been decreased, with the remainder of the parcel remaining in open space, the sketch plan shall also illustrate the location(s) of the proposed open space. Priority areas to be considered include the following:

1. Streams
2. Wetlands
3. Floodplains
4. Steep Slopes
5. Wooded Areas
6. Ridgelines and Scenic Viewsheds
7. Historic Structures and Locations
8. Greenways/Parks
9. Buffer area between residential and non-residential uses

SECTION 3. Chapter 360-59(C) shall be amended to read as follows:

C. Where a parcel greater than 8.0 Acres in size is to be subdivided into residential lots, the minimum lot area may be reduced to 1 acre, provided that 50% of the original parcel remains as open space. The Open Space shall be reviewed by the township planning commission and Board of Supervisors by way of sketch plan, for their approval before a preliminary plan may be submitted.

SECTION 4. Chapter 360-59(C) shall be renumbered as Chapter 360-59(D).

SECTION 5. Chapter 360-63(C) shall be amended to read as follows:

C. Where a parcel greater than 8.0 Acres in size is to be subdivided into residential lots, the minimum lot area may be reduced to 1 acre, provided that 50% of the original parcel remains as open space, or in agricultural use. The Open Space shall be reviewed by the township planning commission and Board of Supervisors by way of sketch plan, for their approval before a preliminary plan may be submitted.

SECTION 6. Chapter 360-63(C) shall be renumbered as Chapter 360-63(D).

SECTION 7. 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 8. In all other respects, the provisions of the Code of the Township of Washington, as amended, shall remain in full force and effect.
SECTION 9. 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 10. This ordinance shall take effect five (5) days after its enactment.

DULY ENACTED AND ORDAINED this 19th day of September 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, Secretary

BY Stephen D. Kulla, Chairman