

TOWNSHIP OF WASHINGTON
FRANKLIN COUNTY, PENNSYLVANIA

ORDINANCE NO. 214

AN ORDINANCE

OF THE BOARD OF SUPERVISORS OF WASHINGTON TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA, BY 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 THERETO, AMENDING ORDINANCE NO. 153, ADOPTED BY THE BOARD OF SUPERVISORS OF WASHINGTON TOWNSHIP ON APRIL 2, 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 term to Section 104 "Glossary and Definition of Terms."

Zero Lot Line Lot: Form of housing in which individual dwelling units are placed on separate platted lots and are constructed on the boundary line on one side and has the required setback on the other side.

SECTION 2. Change Section 1702.1 to read as follows:

1. Residential Uses:

All planned residential developments shall consist of at least two (2) of the following housing styles.

a. Single Family Detached Dwelling;

- b. Duplexes
- c. Townhouses;
- d. Multiple-family dwellings.

No single type of housing listed above shall exceed eighty percent (80%) of the total number of housing units.

Zero lot line lots are permitted provided the number does not exceed forty percent (40%) of the total number of housing units.

- e. Walkways, sidewalks, recreation areas, or payment in lieu of, must be installed by the developer as required by the Township.

SECTION 3. Change Section 1702.3.a to read as follows:

- 2. Land Use Density:
 - a. Average gross residential density for the total Planned Residential Development site shall not exceed five (5) dwelling units per acre.

SECTION 4. Change Section 1702.3.b to read as follows:

- 3. Land Use Density:
 - b. The percentage of the Planned Residential Development site to be devoted to common open space shall be no less than **forty five percent (45%)** of the total area of the site.

SECTION 5. Change Section 1703.3 to read as follows:

- 3. A Planned Residential Development shall be required to connect directly to a roadway classified in the Township Comprehensive Plan as an Arterial Roadway.

SECTION 6. Change Section 1704.1.b. to read as follows:

- 1. Residential Uses
 - b. Interior yards and/or structural spacing between dwellings and units shall be provided in accordance with the following minimums:

Front to Front	-	60 feet
Front to Side	-	40 feet
Front to Rear	-	60 feet
Side to Rear	-	40 feet
Side to Side	-	15 feet except zero lot line designs which shall only require one side yard setback of a minimum of eight (8) feet.

Rear to Rear - 50 feet
 Corner to Corner - 10 feet

SECTION 7. Add the following subsection to Section 1704.1.

1. Residential Uses
 - f. No building shall be closer than sixty feet (60') to any perimeter property boundary lines.


SECTION 8. In all other respects, the provisions of Ordinance No. 153, as amended, shall remain in full force and effect.

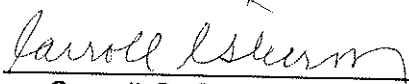
SECTION 9. This ordinance shall take effect five (5) days after its enactment.

DULY ENACTED AND ORDAINED this 21st day of July 2008, by the Board of Supervisors of Washington Township, Franklin County, Pennsylvania, in lawful session duly assembled.

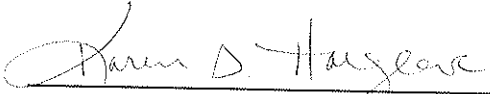
**WASHINGTON TOWNSHIP
 BOARD OF SUPERVISORS**

ATTEST:

BY 
 Karen S. Hargrave, Secretary

BY 
 Carroll C. Sturm, 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 July 21, 2008, in a regular session duly assembled.


 Karen S. Hargrave, Secretary

July 21, 2008

