

**TOWNSHIP OF WASHINGTON  
FRANKLIN COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 204**

**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 2<sup>ND</sup>, 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.** Section 303.5 and 303.5(a), (b), (c), and (d) are deleted in their entirety and the new 303.5 shall read as follows:

"See each zoning district for the required buffer yard requirements in that district."

**SECTION 2.** Change Section 1305.2 and add a new Section 1306 to Article XIII as follows:

Section 1305.2 shall remain the same except the "buffer yard" reference shall be revised to read as follows:

"Buffer yard (as required by Section 1306 of this ordinance)".

Add Section 1306 as follows:

**"SECTION 1306 Buffer Yards**

Buffer yard requirements for the commercial zoning district shall be as follows:

- a. Where commercial use abuts any district other than Commercial, Industrial or Agricultural, a buffer yard of not less than thirty (30') feet shall be required and off-street parking and loading areas shall be set back a minimum of fifteen (15') feet.
- b. Buffer yards shall be in addition to normal yard setbacks for this District.
- c. All buffer yards shall be planted with grass, sod or ground cover, and where specified, screen planting. Buffer yards shall be maintained and kept free of all debris and rubbish.
- d. No structure (except permitted signs), fences or walls, manufacturing or processing activity, or storage of materials shall be permitted in buffer yards. However, access driveways may cross the buffer yard."

**SECTION 3.** Change Section 1405.2 and add a new Section 1406 to Article XIV as follows:

Section 1405.2 shall remain the same except the "buffer yard" reference shall be revised to read as follows:

"Buffer yard (as required by Section 1406 of this ordinance)".

Add Section 1406 as follows:

**"SECTION 1406 Buffer Yards**

Buffer yard requirements for the commercial neighborhood zoning district shall be as follows:

- a. Where commercial use abuts any district other than Commercial, Industrial or Agricultural, a buffer yard of not less than thirty (30') feet shall be required and off-street parking and loading areas shall be set back a minimum of fifteen (15') feet.
- b. Buffer yards shall be in addition to normal yard setbacks for this District.

- c. All buffer yards shall be planted with grass, sod or ground cover, and where specified, screen planting. Buffer yards shall be maintained and kept free of all debris and rubbish.
- d. No structure (except permitted signs), fences or walls, manufacturing or processing activity, or storage of materials shall be permitted in buffer yards. However, access driveways may cross the buffer yard."

**SECTION 4.** Change Section 1602.1(b) to read as follows:

- "b. A minimum buffer zone of one hundred feet (100') in width including the required setback shall be provided along any common property line with a residential use or district."

**SECTION 5.** In all other respects, the provisions of Ordinance No. 153, as amended, shall remain in full force and effect.

**SECTION 6.** Severability. If any section, subsection, sentence, clause, phrase, or portion of the Ordinance is for any reason held to be invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

**SECTION 7.** This ordinance shall take effect five (5) days after its enactment.

**DULY ENACTED AND ORDAINED** this 6<sup>th</sup> day of November 2006, 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 *Carroll C. Sturm*  
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 November 6, 2006, in a regular session duly assembled.

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

Date: November 6, 2006

