

FRANKLIN TOWNSHIP ZONING ORDINANCE

TABLE OF AMENDMENTS

<u>Amendment Number</u>	<u>Date Enacted</u>	<u>Subject Matter and Section No.</u>	<u>Tab</u>
1	03/09/2005	<ol style="list-style-type: none">1. Adds Recreational Vehicles as Permitted Use Section No. 8022. Adds Essential Services as a Defined Term Section No. 2023. Exemption for Prior Sub-Divisions Sections 404, 505, 605, 705, 804 and 9044. Adds Townhouses as a Conditional Use Sections 706 and 1001.115. Adds the Definition of Elder Cottage Section 202	A
2	03/05/2007	Adds Community Medical Facilities and Community Commercial Facilities as Conditional Uses Section 603 C and D	B
3	08/21/2007	Adds Self Storage Units as Conditional Uses Section 704 A	C
4	09/29/2008	Repeals Special Conditions for Street Improvements and Residential Development Section 1001.14	D
5 + 6	01/12/2009	<ol style="list-style-type: none">1. Expands Permitted Uses in the AR District Section 4022. Changes Home Occupations to Permitted Uses Sections 402, 502, 602, 702, 802 and 902	E

FRANKLIN TOWNSHIP ZONING ORDINANCE CHAPTER 8, PART 3
AMMENDMENTS

AMENDMENT #1

AMEND SECTION 802.1 to read as follows:

Section 802 - Permitted uses

802.1 Principal Uses

A. Adult businesses, bakery, bottling works, brewery, building materials and construction equipment sales and manufacture, building components manufacture, cabinet making, custom carpentry and millwork, clothing, carpet, drapery, footwear and luggage manufacture, computer, computer chip and/or software manufacture, contractor's office and equipment and materials storage, dry cleaning and/or commercial laundry, electrical machinery and electric goods manufacturing and assembly, furniture manufacturing, hardware manufacturing, jewelry, time keeping, optical or musical instrument manufacturing, machine tools, dies and jigs, pattern making and machinery manufacturing, manufacture, assembly and/or packaging of finished or semi-finished products or components from parts or previously prepared materials produced elsewhere, printing, publishing, engraving or job printing, public transportation system garage and repair facility, public utility buildings, garages and storage yards, recycling center, rental of tools and equipment for construction and landscaping work, research laboratory, truck, tractor, trailer, farm equipment, recreational vehicle and motorcycle sales and service, used and scrap materials processing when conducted within an enclosed building with no on-site disposal, warehousing, storage and packaging, including self-storage facilities, wholesale business selling to other businesses and general farming.

AMENDMENT #2

ARTICLE 2: DEFINITIONS

Section 202 - Specific Definitions of Terms Used in This Ordinance

ADD

Essential Services - The erection, construction, alteration or maintenance by public utilities or municipal departments or municipal authorities or underground or overhead gas, electrical, stream or water transmission or distribution wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants and other similar equipment and accessories in connection therewith reasonably necessary for furnishing of adequate service by such public utilities or municipal or other governmental agencies or buildings or maintenance depots excluding communication towers and antennas.

ARTICLE 4: A/R AGRICULTURAL/RESIDENTIAL DISTRICT

Section 402.1 Principal Uses

ADD

Essential Services

Section 404 – D Maximum Height

Amend as Follows:

1. All Principal Structures 45 feet
2. All Accessory Structures 15 feet*
3. All Farm structures 45 feet

ARTICLE 5: R-1 LOW DENSITY RESIDENTIAL

Section 502.1 Principal Uses

ADD

Essential Services

Section 505 – D Maximum Height

Amend as Follows:

1. All Principal Buildings 45 feet
2. All Accessory Buildings 15 feet*

ARTICLE 6: R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT

Section 602.1

ADD

Essential

Section 605 – D Maximum Height

Amend as Follows:

1. All Principal Structures 45 feet
2. All Accessory Structures 15 feet*

ARTICLE 7: C -COMMERCIAL, RETAIL, SALES AND SERVICE DISTRICT

Section 702.1 Principal Uses

ADD

Essential Services

Section 705 – D Maximum Height

1. All Principal structures 45 feet
2. All Accessory Structures 30 feet*

ARTICLE 8: I - INDUSTRIAL DISTRICT

Section 802.1 Principal Uses

ADD

Essential Services

Section 804 – D Maximum Height

Amend as Follows:

1. All Principal Structures 60 feet
2. All Accessory Structures 30 feet*

ARTICLE 9: CON – CONSERVATION DISTRICT

Section 902.1 Principal Uses

Essential Services

Residential use in compliance with Federal Flood Plan regulations and the Franklin Township Flood Plain Ordinance.

Section 904-D Maximum Height

Amend as Follows:

1. All Principal Structures 45 feet
2. All Accessory Structures 30 feet*

*Note: No accessory structure can exceed 75% of the height of the principal structure.

AMENDMENT #3

1. Setback Changes for Pre 1985 Subdivisions.

Sections 404, 505, 605, 705, 804 and 904 containing Bulk and Dimensional Standards in each of the Zoning Districts are hereby amended by adding thereto, the following:

The setback distances contained in this section shall not apply to property in Plans of Subdivision recorded prior to the effective date of the Franklin Township Subdivision Ordinance. For such lots, the setback distances contained in the Franklin Township Subdivision Ordinance shall be in effect and shall supercede the setback distances contained in the Franklin Township Zoning Ordinance.

2. Residential Use in Conservation District.

Section 902.1 – Principal Uses is hereby amended by adding thereto the following:

- E. Residential use in compliance with Federal Flood Plain Regulations and the Franklin Township Flood Plain Ordinance.

AMENDMENT #4

ARTICLE 7: C – COMMERCIAL DISTRICT

ADD

Section 704 – Conditional Use

- A. Townhouses (Attached Single Family Dwellings – Including Condominiums)

Section 705 – Building and Dimensional Standards

ADD

- A. Minimum Lot Ares
 - 4. Townhouse Group 21,780 sq. ft.
 - 5. Individual Townhouse 5,445 sq. ft.
- C. Minimum Setback
 - 6. Rear Townhouses 30 feet
 - 7. Between Townhouses on same lot 35 feet
 - 8. From Front of Townhouse to property line 30 feet
 - 9. From Front of Townhouse to internal street 30 feet

- E. Maximum Lot Coverage (all buildings on lot)
 - 1. Total Area Occupied by Buildings Divided by lot area (%)
 - a. Townhouses 45%

Article 10: SUPPLEMENTARY REGULATIONS

Section 1001.11 Landscaping Requirements along the Edges of Lots in Commercial or Industrial Zones abutting or directly Across an Intervening Street From Lots in the R-1, R-2 A/R, or CON Zones.

ADD

Within any non-residential zone, the buffer requirements shall apply to non-residential development adjacent to existing residential development.

AMENDMENT #5

This amendment will allow for the regulation and provision of elder cottages in all zoning districts which allow single family dwellings.

ARTICLE 2: DEFINITIONS

Section 202 – Specific Definitions of Terms Used in This Ordinance

ADD

Elder Cottage. A mobile home which is located on a single family lot as an accessory structure. Such structure is to be used for the resolution of a hardship to provide housing for elderly immediate family members.

ARTICLE 10: SUPPLEMENTARY REGULATIONS

Section 1004 – Special Residential Uses

ADD

1004.11 Elder Cottages

- A. An elder cottage, as herein defined, shall be permitted in all zoning districts which allow for single family dwellings.
- B. An elder cottage may be provided which demonstrates that a ship would occur is such use was not permitted.

- C. The elder cottage must be removed when it can no longer serve the occupant an herein defined. Such cottage will be provided for and removed by agreement.
- D. Prior to permit issuance adequate documentation must be provided to demonstrate to the sewage needs can adequately be met. All minimum set-back requirements of the district of location must be met.

ALL ARTICLES SHALL BE AMENDED AS FOLLOWS:

Change the words "Building Permit" to "Zoning Certificate". The word "permit" shall be changed to read certificate.

SECTION 1703 – Occupancy Permits

Shall be revised as follows:

1703.1 For New Construction

- A. Change "Occupancy Permit" to "Zoning Certificate"
- C. Change "Occupancy Permit" to "Zoning Certificate"

1703.2 For Change of Existing Use

- A. Change "Occupancy Permit" to "Zoning Certificate"
- C. Change "Occupancy Permit" to "Zoning Certificate"

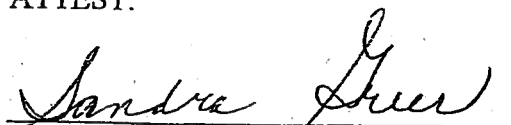
1703.3 For Change of Ownership or Tenant

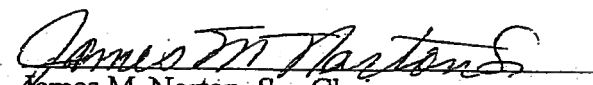
- A. Change "Occupancy Permit" to "Zoning Certificate"
- B. Change "Occupancy Permit" to "Zoning Certificate"
- C. Change "Occupancy Permit" to "Zoning Certificate"

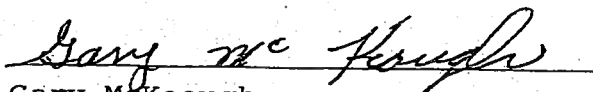
ADOPTED this 9th day of March, 2005.

ATTEST:

FRANKLIN TOWNSHIP SUPERVISORS


Sandra Greer, Secretary


James M. Norton, Sr., Chairman


Gary McKeough

**AMENDMENT TO
FRANKLIN TOWNSHIP ORDINANCE**

The Franklin Township Zoning Ordinance is hereby amended, as set forth hereinafter, to add 603 C, Community Medical Facilities as an additional conditional use under Section 603.

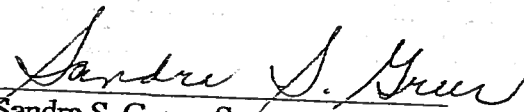
603. Conditional Uses.

C. Community Medical Facilities – Such as medical, including but not limited to, dental, chiropractic, pediatrician, eye, family physician, laboratory/clinic, physical therapy, exercise facility, health spa, therapeutic massage, exercise machine facility, subject to the following criteria:

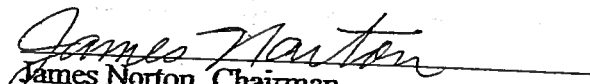
1. The minimum lot size is two (2) acres (97,120 sq. ft.).
2. Total square feet of buildings shall not exceed 12,000 square feet aggregate.
3. All setbacks and heights to be same as rest of the R-2 section.
4. Property must abut along one (1) side property that is Commercial or Industrial zoned and a second side of the property must abut a public paved Township or PaDOT roadway.
5. The remaining side or sides of the property to be subject to the construction of a buffer zone as determined by the Board of Supervisors.
6. The use of the property shall be to serve the local community.

ORDAINED and ENACTED, this 5th day of March, 2007.

ATTEST


Sandra S. Greer, Secretary

FRANKLIN TOWNSHIP BOARD OF
SUPERVISORS


James Norton, Chairman

ORDINANCE NO. *made a part of Zoning Ord.*

AN ORDINANCE OF THE TOWNSHIP OF FRANKLIN AMENDING THE FRANKLIN TOWNSHIP ZONING ORDINANCE TO ALLOW SELF STORAGE UNITS AS A CONDITIONAL USE IN THE C COMMERCIAL DISTRICT

WHEREAS, Franklin Township has received a request to amend its Zoning Ordinance to allow Self Storage Units as a conditional use in the C Commercial District; and

WHEREAS, the proposed Amendment has been submitted to the Franklin Township Planning Commission and the Beaver County Planning Commission for review; and

WHEREAS, the Franklin Township Board of Supervisors has held a public hearing on the amendment pursuant to public notice; and

WHEREAS, the Board of Supervisors deem it to be in the best interest of the Township to adopt the aforesaid Amendment;

NOW THEREFORE, the Franklin Township Zoning Ordinance is hereby amended by adding thereto the following:

Section 704. Conditional Uses. The following land uses are allowed as Conditional Uses within the C Commercial District, subject to the Application Requirement contained in Section 1403 of the Zoning Ordinance, the Criteria for Review contained in Section 1404 of the Zoning Ordinance, the procedure for approval of Conditional Uses contained in Section 1405 of the Zoning Ordinance and the limitation on expansion contained in Section 1406 of the Zoning Ordinance:

- A. Self Storage Units, subject to the following conditions:
1. The Use shall be on a parcel of at least two acres;
 2. The parcel must have direct access to a public highway or street;
 3. The yard setback and lot coverage's of the C District will apply;
 4. A visual buffer shall be required where the land use is within reasonable view of a residential district;
 5. Outside storage limitations, property maintenance, lighting requirements and any other requirements deemed necessary for public health and safety shall be set by the Board of Supervisors according to the size and location of each property site.

ORDAINED AND ENACTED this 21st day of AUGUST, 2007, by the Franklin Township Board of Supervisors.

FRANKLIN TOWNSHIP BOARD OF SUPERVISORS

By: Larry M^cKeough

Sandra Green
SECRETARY

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWNSHIP OF FRANKLIN
AMENDING THE FRANKLIN TOWNSHIP ZONING
ORDINANCE TO REPEAL SECTION 1001.14

WHEREAS, Franklin Township has heretofore adopted the Franklin Township Zoning Ordinance; and

WHEREAS, Franklin Township has amended the aforesaid Zoning Ordinance from time-to-time; and

WHEREAS, Franklin Township now desires to further amend the Franklin Township Zoning Ordinance;

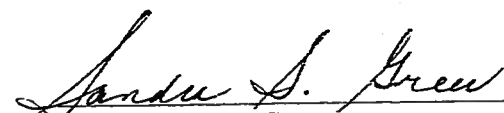
NOW, THEREFORE, IT IS HEREBY ORDAINED AND ENACTED by the Franklin Township Board of Supervisors as follows:

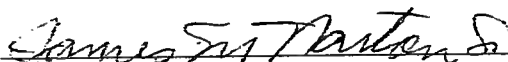
1. Repeal of Section 1001.14. Section 1001.14 of the Franklin Township Zoning Ordinance entitled "Special Conditions for Street Improvements and Residential Development" is hereby repealed in its entirety. (The subject matter of Section 1001.14 is now covered in Article 8 of the Franklin Township Subdivision Ordinance).

ORDAINED AND ENACTED, this 29th day of SEPTEMBER, 2008.

ATTEST:

FRANKLIN TOWNSHIP BOARD OF
SUPERVISORS


Sandra S. Greer, Secretary

By: 
James M. Norton, Sr., Chairman

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWNSHIP OF FRANKLIN, BEAVER COUNTY,
AMENDING THE FRANKLIN TOWNSHIP ZONING ORDINANCE

WHEREAS, Franklin Township ("Franklin") has heretofore adopted the Franklin Township Zoning Ordinance; and

WHEREAS, Franklin intends, in this Ordinance, to amend the aforesaid Zoning Ordinance; and

WHEREAS, this Ordinance has been submitted to the Franklin Township Planning Commission and the Beaver County Planning Commission for review; and

WHEREAS, Franklin has held a public hearing on this Ordinance pursuant to public notice, as provided in the Pennsylvania Municipalities Planning Code;

NOW, THEREFORE, this 12th day of JANUARY, 2008, it is hereby ordained and enacted as follows:

1. Amendment to Zoning Ordinance. The Franklin Township Zoning Ordinance is hereby amended in part to read as follows:

A. Article IV, Permitted Use in the A/R Agricultural/Residential District is hereby amended to read as follows:

Section 402 Permitted Uses

A lot or property may be used, and a building or structure may be erected or used within this Zoning District for any of the following purposes: All principal uses, accessory uses, conditional uses and special exceptions currently allowed in the R-1 Low Density Residential District, the R-2 Medium Density Residential District, the C Commercial District, the I Industrial District and C the Conservation District and the A/R Agriculture Residential District.

B. Sections 402, 502, 602, 702, 802 and 902 are hereby amended by adding to the list of permitted uses, the following:

Home occupations in accordance with the requirements of Section 1005.1 of the Franklin Township Zoning Ordinance (copy attached hereto for convenience).

ORDAINED AND ENACTED at a meeting of the Franklin Township Board of Supervisors, this 12th day of JANUARY, 2008.

ATTEST:

FRANKLIN TOWNSHIP BOARD OF SUPERVISORS

Sandra Greer
Sandra Greer, Secretary

By: James M. Norton
James M. Norton, Chairman

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWNSHIP OF FRANKLIN, BEAVER COUNTY,
AMENDING THE FRANKLIN TOWNSHIP ZONING ORDINANCE

WHEREAS, Franklin Township ("Franklin") has heretofore adopted the Franklin Township Zoning Ordinance; and

WHEREAS, Franklin intends, in this Ordinance, to amend the aforesaid Zoning Ordinance; and

WHEREAS, this Ordinance has been submitted to the Franklin Township Planning Commission and the Beaver County Planning Commission for review; and

WHEREAS, Franklin has held a public hearing on this Ordinance pursuant to public notice, as provided in the Pennsylvania Municipalities Planning Code;

NOW, THEREFORE, this _____ day of _____, 2009, it is hereby ordained and enacted as follows:

1. Amendment to Zoning Ordinance. The Franklin Township Zoning Ordinance is hereby amended in part to read as follows:

A. Article IV, Permitted Use in the A/R Agricultural/Residential District is hereby amended to read as follows:

Section 402 Permitted Uses

A lot or property may be used, and a building or structure may be erected or used within this Zoning District for any of the following purposes: All principal uses, accessory uses, conditional uses and special exceptions currently allowed in the R-1 Low Density Residential District, the R-2 Medium Density Residential District, the C Commercial District, the I Industrial District, except for Adult Business, and C the Conservation District and the A/R Agriculture Residential District.

ORDAINED AND ENACTED at a meeting of the Franklin Township Board of Supervisors, this 13th day of July, 2009.

ATTEST:

FRANKLIN TOWNSHIP BOARD OF SUPERVISORS

Sandra Greer
Sandra Greer, Secretary

By: James M. Norton
James M. Norton, Chairman