

FRANKLIN TOWNSHIP ZONING ORDINANCE

6. Maximum lot coverage: 75 percent
 7. At least twenty (25) percent of the lot area shall be maintained with a vegetative cover and landscaping
- G. Maximum Permitted Height (excluding communication antennas):
1. Principle structures: Fifty feet (50')
 2. Accessory structures: Fifty feet (50')
 3. Agricultural Structures: Fifty feet (50') provided all structures are set back a distance at least equal to their height from all property lines
- H. Site and use requirements:
1. The parking lot shall be designed in accordance with the landscaping and buffering standards of the Franklin Township Subdivision and Land Development Ordinance.
 2. Outdoor refuse areas shall be enclosed by walls or opaque fencing designed to be architecturally compatible with the principle building(s). Wall or fencing shall be designed to shield the refuse areas from direct view of any adjacent property and shall be at least six (6) feet high.
 3. A buffer yard and screening in accordance with the Township Subdivision and Land Development Ordinance shall be provided at the lot line of all nonresidential properties abutting a residential use or district.
 4. Sharing of the access driveways and storm water management and parking facilities are encouraged with the appropriate maintenance agreements established at the time of land development.
 5. No more than one principal use shall be allowed on each lot.
- I. Sign Requirements: Signs shall be permitted in accordance with Article 3, Section 313 of this Ordinance.
- J. Agricultural Nuisance Disclaimer: Some of the lands within this Zone are located within an area where land is used for commercial agricultural production. Owners, residents and other users of this property may be subjected to inconvenience, discomfort and the possibilities of injury to property and health arising from normal and accepted agricultural practices and operations including but not limited to noise, odors, dust, the operation of machinery of any kind including aircraft, the storage and disposal of manure, the application of fertilizers, soil amendments, herbicides and pesticides. Owners, occupants and users of this property should be prepared to accept such inconveniences, discomfort and possibilities of injury from normal agricultural operations, and are hereby put on official notice that Section 4 of the Pennsylvania Act 133 of 1982 "The Right To Farm Act" may bar them from obtaining a legal judgment against such normal agricultural operations.
- K. General regulations:
1. In addition to the District regulations, Article 3 of this Ordinance contains additional provisions, which apply to all uses in the Township.

201. Mixed Use Zone (MU)

A. Purpose:

The primary purpose of the MU District is to promote a compatible range of light industrial, office and neighborhood commercial activities that will contribute to the well-being of the Township by diversifying its economy and providing valuable employment opportunities. Lot sizes, specific setbacks, landscape requirements are imposed upon business sites and outdoor storage areas to protect adjoining properties to provide an attractive site appearance. All development shall minimize

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intrusion on the features of the natural environment including woodlands, wetlands and steep slopes, preserving scenic views and vistas while allowing flexibility in design.

B. Permitted Uses:

1. Agribusinesses. (402)
2. Agricultural, horticultural and forestry-related uses. (402)
3. Automobile, bus, boat, motorcycle, trailer, manufactured home, truck, farm and excavation machinery, and heavy equipment sales and service facilities. (407)
4. Automobile filing stations, including minor incidental repair, excluding auto salvage
5. Banks and similar financial institutes
6. Business and professional offices
7. Car Washes. (411)
8. Cemeteries (412)
9. Churches or other places of worship. (442)
10. Commercial and/or Private/non-profit schools. (454)
11. Commercial day-care facilities
12. Farm equipment sales and service. (423)
13. Health and fitness facilities
14. Hospitals. (430)
15. Lawn and garden equipment and supplies sales and service
16. Light Manufacturing.
17. Medical and dental clinics
18. No Impact Home-Based Business (440)
19. Personal and household goods repair and maintenance services
20. Personal service establishments, such as: barber, beautician, laundries, dry cleaning or custom tailoring, excluding adult businesses
21. Public service office use and public utility structures.
22. Restaurants
23. Retail Sale and/or rental of goods (including convenience stores)
24. Sale of agricultural products not produced on the premises (451)
25. Studios
26. Veterinarian offices provided no outdoor keeping of animals is permitted
27. Accessory uses customarily incidental to the above permitted uses (less than 1000 sq.ft.)
28. Museums and Historical, Educational, or Cultural Attractions.

C. Conditional Uses:

1. Accessory uses customarily incidental to the permitted uses. (1000 sq.ft. or larger.)
2. Communication towers and cell site antenna. (419)
3. Private Clubs. (444)
4. Indoor Commercial Recreation Facility.
5. Rehab facilities. (446)

D. Special Exception Uses:

1. Commercial conversions. (415)

Uses designated as Special Exception are reviewed by the Franklin Township Zoning Hearing Board and uses designated as Conditional are reviewed and approved the Franklin Township Board of Supervisors.

All uses are permitted by right, conditional uses or special exception uses in this district and as indicated in Section C and D must attain strict conformance with the lot dimension requirements as well as other referenced relevant sections of this Ordinance.

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E. Minimum Lot Area Requirements:

1. Lots served by public water and public sewer: 10,000 square feet.
2. Lots served by public water or public sewer: 30,000 square feet.
3. Lots served by neither public water nor public sewer: 43,560 square feet.
 - a. Where no public sewer exists, the Township Sewage Enforcement Officer must analyze the results of the soil percolation tests in accordance with the Township Subdivision and Land Development Ordinance. On the basis of the analysis, the minimum lot sizes shall be increased to accommodate an approvable on-lot septic system with a replacement area.

F. Lot Dimension and Building Setback Requirements:

1. Minimum lot width: 75 feet.
2. Minimum front yard setback: 10 feet.
3. Minimum side yard setback: 20 feet.
4. Minimum rear yard setback: 50 feet.
5. Maximum building setback: 15 feet.
6. Maximum impervious lot coverage: 75 percent.
7. At least twenty-five (25) percent of the lot area shall be maintained with a vegetative cover and landscaping.

G. Maximum Permitted Building Height:

1. Principle structures: Forty feet (40').
2. Accessory structures: Forty feet (40')
2. Agricultural structures: Fifty feet (50') provided all structures are set back a distance at least equal to their height from all property lines.

H. Site and use requirements:

1. The parking lot shall be designed in accordance with the landscaping and buffering standards of the Franklin Township Subdivision and Land Development Ordinance.
2. Outdoor refuse and dumpster areas shall be enclosed by walls or opaque fencing designed to be architecturally compatible with the principle building(s). Wall or fencing shall be designed to shield the refuse areas from direct view of any adjacent property and shall be a minimum of five (5) feet in height and shall be located in the rear yard.
3. Buffer yard and screening requirements shall be provided at the lot line of all nonresidential properties that abut residential uses or an adjacent residential district.
4. A sound barrier is required for all exterior utilities that abut residential uses or an adjacent residential district.
5. No more than one principal use shall be allowed on each lot.

I. Driveways; stormwater management plans; and parking lots:

The joint use of access drives, stormwater management facilities and parking lots are encouraged and appropriate maintenance agreements shall be established at the time of land development. The Board of Supervisors may require owners/developers to design these facilities so that they may be used jointly by adjacent land uses..

J. Sign Requirements: Signs shall be permitted in accordance with Article 3, Section 313, of this Ordinance.

K. Agricultural Nuisance Disclaimer:

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Development proposed for lands within MU District located adjacent to pre-existing agri-businesses should clearly understand and respect the nature of the business to which it represents. Owners, residents and other users of this property may be subjected to occasional inconveniences, smells, discomfort and the possibilities of injury to property and health arising from normal and accepted agricultural practices and operations including but not limited to noise, odors, dust, the operation of machinery of any kind including aircraft, the storage and disposal of manure, the application of fertilizers, soil amendments, herbicides and pesticides. Property owners, or occupants of said adjacent properties should be prepared to accept such inconveniences, discomfort and possibilities of injury from normal agricultural operations, and are hereby put on official notice that Section 4 of the Pennsylvania Act 133 of 1982 "The Right To Farm Act" may bar them from obtaining a legal judgment against such normal agricultural operations.

L. General regulations:

1. In addition to the District regulations, Article 3 of this Ordinance contains additional provisions, which apply to all uses in the Township.

202. Open Space Zone (O)

A. Purpose.

The Open Space (O) Zone seeks to protect environmentally sensitive areas and preserve green contiguous open spaces of the Township that also have significant value for human and natural life. Specifically, forested areas, steep slopes, stream and creek valleys, lakes and floodplains are included. Permitted uses within this Zone encourage the most appropriate conservation/recreation activities for these areas. The District intent is to use a conservation subdivision design approach to conserve large contiguous tracts of land that prioritize conserving environmentally sensitive areas. The Township hereby promotes conservation minded housing development concepts that utilize cluster design dwelling unit layout.

B. Permitted Uses:

1. Agriculture, horticulture and forestry-related uses
2. Cluster residential neighborhood development plans (413)
3. Garages and other accessory structures
4. In-home daycare
5. Natural areas or wildlife refuges
6. No-Impact Home-Based Business (440)
7. Private swimming pools
8. Public and nonprofit parks and playgrounds
9. Public services office uses
10. Public utilities structures
11. Single-family detached dwellings and seasonal residences
12. Accessory uses customarily incidental to the above permitted uses (less than 1000 sq.ft.)

C. Conditional Uses:

1. Accessory use customarily incidental to the above permitted uses (1000 sq.ft. or larger)
2. Agribusiness (402)
3. Airport and/or landing strip (403)
4. Animal husbandry (405)
5. Athletic and recreation-related facilities associated with private schools (406)
6. Bed and breakfast (408)
7. Campgrounds and facilities (410)
8. Commercial camps and resorts (414)
9. Commercial livestock operations (416)

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10. Communication antennas, towers and equipment (419)
11. Cottage industry (420)
12. Equestrian farms (422)
13. Golf courses (426)
14. Granny flats (accessory housing) (427)
15. Joint-use driveways (434)
16. Places of worship including accessory buildings such as parish houses and church school facilities (442)
17. Private clubs (444)
18. Quarries and other extractive-related uses (437)
19. Riding schools and horse boarding stables (422)
20. Rural occupations (450)
21. Sawmills (453)
22. Senior Care Facilities (455)
23. Shooting ranges (457)
24. Recreational Vehicle Camps (460)
25. Wind energy conversion systems (464)
26. Kennels
27. Museums and Historical, Educational and Cultural Attractions.

D. Special Exception Uses:

1. Cemeteries (412)

Uses designated as Special Exception are reviewed by the Franklin Township Zoning Hearing Board and uses designated as Conditional are reviewed and approved the Franklin Township Board of Supervisors.

All uses are permitted by right, conditional uses or special exception uses in this district and as indicated in Section C and D must attain strict conformance with the lot dimension requirements as well as other referenced relevant sections of this Ordinance.

E. Site Requirements:

1. No more than one principal use shall be allowed on each lot.

F. Lot Area and Dimensional Requirements

1. Maximum density:

- a. One (1) dwelling unit or nonresidential lot per four (4) acres.

2. Lot dimension requirements:

- a. Minimum lot size: Two (2) acres.
- b. Minimum lot width: One hundred and fifty (150') feet.
- c. Maximum lot coverage: Twenty-five percent (25%)
- d. Seventy-five percent (75%) of the lot area shall be maintained in vegetative cover, or woodlands, and or landscaping materials.
- e. Lot size and width adjustments: In accordance with Franklin Township Sewage Enforcement Officer's analysis of soil percolation tests, the minimum lot size and width shall be increased to accommodate an approvable on-lot sewage system.

3. Setback requirements.

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- a. Front yard: Fifty (50) feet.
 - b. Side yard: Twenty-five (25) feet.
 - c. Rear yard: Thirty (30) feet.
 - d. All wells shall be set back from any property line a minimum of fifty (50) feet.
- G. Alternate Design Options.
1. Alternate design options can be found in Section 317 of this Ordinance.
 2. The above lot area and dimensional requirements (202.E) may or may not be applicable if an alternate design option is utilized.
- H. Maximum Permitted Height (excluding communication antennas):
1. Principle structures: Thirty-five feet (35').
 2. Accessory structures: Twenty-five feet (25').
 3. Agricultural Structures: Fifty feet (50') provided all structures are set back a distance at least equal to their height from all property lines.
- I. Sharing of the driveways and storm water management and parking facilities are encouraged with the appropriate maintenance agreements established at the time of land development.
- J. Sign Requirements: Signs shall be permitted in accordance with Article 3, Section 313, of this Ordinance.
- K. Agricultural Nuisance Disclaimer. Some of the lands within this Zone are located within an area where land is used for commercial agricultural production. Owners, residents and other users of this property may be subjected to inconvenience, discomfort and the possibilities of injury to property and health arising from normal and accepted agricultural practices and operations including but not limited to noise, odors, dust, the operation of machinery of any kind including aircraft, the storage and disposal of manure, the application of fertilizers, soil amendments, herbicides and pesticides. Owners, occupants and users of this property should be prepared to accept such inconveniences, discomfort and possibilities of injury from normal agricultural operations, and are hereby put on official notice that Section 4 of the Pennsylvania Act 133 of 1982 "The Right To Farm Act" may bar them from obtaining a legal judgment against such normal agricultural operations.
- L. General regulations.
1. In addition to the District regulations, Article 3 of this Ordinance contains additional provisions, which apply to all uses in the Township.

203. Residential Zone (R)

- A. Purpose. The purpose of this Zone is to accommodate new residential lots and residential neighborhoods within the Township. All development shall have minimal intrusion on the land's of natural and environmental features including woodlands, streams and stream valleys, open space, floodplains, wetlands and steep slopes. The R District promotes residential unit diversity and allows flexibility in dwelling unit layout and site design that ultimately maintains the rural character of Franklin Township.
- B. Permitted Uses:
1. Accessory day-care facilities