

WASHINGTON TOWNSHIP

Ordinance No. 300

**ORDINANCE AMENDING THE ZONING CHAPTER OF
THE WASHINGTON TOWNSHIP CODE AS IT RELATES
TO FUNERAL HOMES, CREMATORIA, DISPENSARIES,
DATA CENTERS, AND VAPE SHOPS**

WHEREAS, the Board of Supervisors of Washington Township has determined that it would be in the interest and welfare of the residents of Washington Township to revise the zoning ordinance and clarify the zones where funeral homes, crematoria, dispensaries, data centers, and vape shops are permitted uses of land in Washington Township as follows:

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, as amended, **BE IT ENACTED AND ORDAINED** by the Board of Supervisors of Washington Township, Franklin County, Pennsylvania as follows:

I. AMENDMENTS TO CHAPTER 360, ZONING

1. Section 360-5(B) of the Washington Township Code is amended by adding a new definition for "Crematorium" as follows: "A place or structure for the incineration of human corpses."

Section 360-5(B) of the Washington Township Code is amended by adding a new definition for "Dispensary/Vape Shop" as follows: "Retail establishments that sell marijuana, marijuana products, THC products, similar products (including but not limited to synthetic or imitation cannabinoids), and related accessories and paraphernalia. Dispensaries and vape shops are limited to the Commercial District only."

The definition of "Funeral Home" in § 360-5(B) of the Washington Township Code is amended to read: "An establishment with facilities for preparation of the dead for burial or for cremation off-site at a crematorium, for viewing of the body, and for funerals."

Section 360-5(B) of the Washington Township Code is also amended by removing the definition of "Mortuary."

2. The portion of the table in Section 360-49(C) that reads "Mortuary or funeral parlor" is amended to read "Funeral Home."

3. Section 360-81 is amended in its entirety to read as follows:

“§ 360-81 Permitted uses.

- A. Churches or similar places of worship including parish houses and parsonages.
- B. Nursing homes, day-care centers, domiciliary care facilities, convalescent homes and geriatric centers, hospitals, and funeral homes (but excluding crematoria).
- C. Federal, state and local municipal buildings and uses, essential services and essential municipal services facility.
- D. Multiple-use buildings, provided there is a minimum lot area of 10,000 square feet for the first use and 5,000 square feet for each additional use in accordance with the yard and setback requirements of this district.
- E. The following uses in accordance with the commercial lot area requirements:
 1. A single apartment or conversion apartment when combined with another permitted commercial use in a multiple-use building.
 2. Hotels, motels, tourist homes, restaurants, commercial recreational facilities.
 3. Automobile, motor home, and/or manufactured home sales garages, service stations, repair garages, and new and used car dealers, subject to the following:
 - a. Entrance and exit driveways shall have an unrestricted width of not less than 12 feet nor more than 30 feet and shall be located not less than 20 feet from any property line.
 - b. Vehicle lifts or pits, dismantled or salvage automobiles and all parts or supplies shall be located within completely enclosed buildings. Wrecked automobiles shall be screened from adjacent properties. In no case will more than five unregistered, untagged vehicles be allowed on a single property.
 - c. All service or repair of motor vehicles, other than such minor servicing as change of tires or sale of gasoline or oil, shall be conducted in completely enclosed buildings. This requirement shall not be construed to mean that the doors to any repair shop must be kept closed at all times.
 - d. The storage of gasoline or flammable oils in bulk shall be located fully underground and not nearer than 50 feet from any property line other than the street line.
 4. Drive-in establishments.
 5. Wholesaling, storing, and warehousing.
 6. Shopping centers in accordance with the provisions of this chapter.
 7. Retail businesses.

8. Business services.
 9. Personal services.
 10. Repair services.
 11. Manufacturing, assembling, etc., where goods so produced or processed are to be sold exclusively on the premises.
 12. Veterinary clinics, hospitals, animal care facilities.
 13. Social and service clubs.
 14. Dispensaries and vape shops. Dispensaries and vape shops cannot be located within 500 feet of any residentially zoned district or any of the following residentially related uses:
 - a. Churches or similar places of worship;
 - b. Schools, and the adjunct play areas;
 - c. Public playgrounds, public swimming pools, public parks and public libraries.
- F. Accessory uses and buildings customarily incidental to the above permitted uses, provided that no outside storage of materials or processing activity shall be permitted unless the activity is effectively screened from the adjacent properties by a wall or fence.””

4. Section 360-88 is amended in its entirety to read as follows:

“§ 360-88 Permitted uses.

- A. Churches or similar places of worship including parish houses and parsonages;
- B. Federal, state and local municipal buildings and uses, essential services and essential municipal services facility.
- C. Retail businesses, such as variety stores, apparel stores, drugstores, grocery stores, eating establishments, antique shops, music shops, sporting good stores, and book, stationery, magazine, candy and tobacco shops, but excluding dispensaries and vape shops, and excluding establishments primarily designed to provide drive-in or drive-through facilities.
- D. Business services, such as bank, credit unions, loan companies and other financial institutions, real estate and insurance agencies, utility offices, government, business and professional office, medical or dental clinical facilities but excluding establishments primarily designed to provide drive-in or drive-through facilities and veterinary clinics.
- E. Personal services such as barber shops, beauty salons, photographic studios, coin-operated laundromats, funeral homes, tailor, dressmaking, millinery and dry cleaning and laundry operations, but excluding establishments primarily designed to provide drive-in or drive-through facilities and crematoria.

F. Repair services, such as radio, television, and appliance shops, plumbing shops, carpenter shops, upholstery shops, and shoe-repair shops, excluding automotive or vehicle repair shops, vehicle sales lots and similar vehicle related businesses.

G. Single-family dwellings, duplex units and conversion apartments.

H. Conversion of apartments, conversion of existing single-family detached or multifamily dwellings to two-family or more dwellings. Each unit shall be provided with two points of entrance/exit from the building and a minimum of two off-street parking spaces per dwelling unit. The area required per unit shall be as per Subsection I as listed below.

I. Multiple-use buildings, provided there is a minimum lot area of 10,000 square feet for the first use and 5,000 square feet for each additional use in accordance with the yard and setback requirements of this district.

J. Day-care centers.

K. Accessory uses and buildings customarily incidental to the above permitted uses, provided that no outside storage of materials or processing activity shall be permitted unless the activity is effectively screened from the adjacent properties by a wall or fence.”

5. Section 360-100(I) is amended to read: “Laboratories, data centers, and crematoria.”

II. EFFECTIVENESS

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

III. SEVERABILITY

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

IV. REPEAL

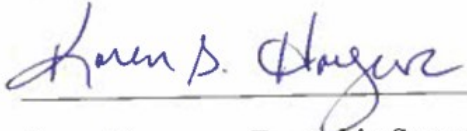
This ordinance repeals the portions of any and all other resolutions and ordinances which are inconsistent with the terms of this ordinance. Any and all such provisions not inconsistent with this ordinance are hereby continued in full force and effect and are hereby reaffirmed as to their adoption by the Board of Supervisors of the Township. It is the intention of said Board of Supervisors that only such provisions as this ordinance expressly amends shall be deemed

repealed, and only changed provisions in this ordinance shall be deemed to be enacted from the effective date of this ordinance.

DULY ENACTED AND ORDAINED this 20th day of October, 2025, by the Board of Supervisors of the Township of Washington, Franklin County, Pennsylvania, in lawful session duly assembled.

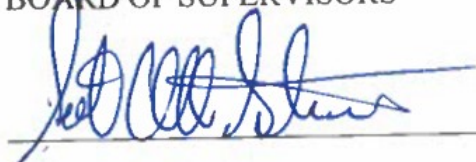
ATTEST:

BY:



Karen Hargrave, Township Secretary

WASHINGTON TOWNSHIP
BOARD OF SUPERVISORS



Scott Stine, Chairman

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