

WASHINGTON TOWNSHIP

Ordinance No. 302

**ORDINANCE AMENDING THE ZONING CHAPTER OF
THE WASHINGTON TOWNSHIP CODE AS IT RELATES
TO PARKING, DUPLEX LOT SIZE, AND MAXIMUM LOT
COVERAGE IN AGRICULTURAL DISTRICTS**

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 to standardize the lot size requirements for duplexes, to clarify the maximum lot coverage in Agricultural Districts, to revise the parking requirements for townhouses on public streets, and to correct typographical errors in the Zoning Ordinance 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 360-63(A) is amended to read: "All buildings, including accessory buildings, shall not cover more than 30% of the area of the lot. All total structures shall not cover more than 50% of the lot."
2. Section 360-72(D)(1)(a)(6) is amended to read: "Off-street parking: two spaces when accessed via a private road, three spaces when accessed via a public street."
3. Section 360-76(D)(1)(a)(6) is amended to read: "Off-street parking: two spaces when accessed via a private road, three spaces when accessed via a public street."
4. Section 360-92 is amended by adding a subsection (C), which reads: "For duplexes, the minimum required for each dwelling unit shall be:

- (1) Lot area: 5,000 square feet.
- (2) Lot width: 50 feet.
- (3) Lot depth: 100 feet.
- (4) Front yard: 30 feet.
- (5) Side yard: 10 feet.
- (6) Rear yard: 30 feet.
- (7) Height (maximum): 40 feet.
- (8) Off-street parking per dwelling unit: two.
- (9) Building width: 20 feet.”

5. Section 360-126(B)(1) is amended to read: “The enforcement notice (cease-and-desist order) shall be sent to the owner of record of the parcel on which the violation has occurred, to any person who has filed a written request to receive enforcement notices regarding that parcel, and to any other person requested in writing by the owner of record.”

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.

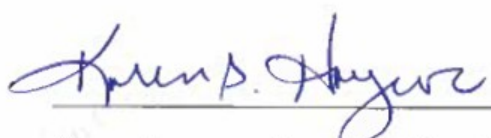
DULY ENACTED AND ORDAINED this 20th day of October, 2025, by the Board of Supervisors of the Township of Washington, Franklin County, Pennsylvania, in lawful session duly assembled.

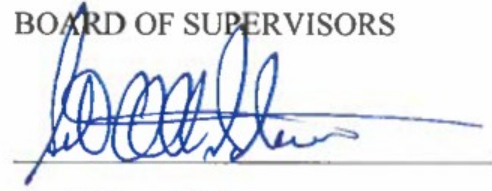
ATTEST:

WASHINGTON TOWNSHIP

BY:

BOARD OF SUPERVISORS





Karen Hargrave, Township Secretary

Scott Stine, Chairman

