

**GREENE TOWNSHIP
FRANKLIN COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2026-2

AN ORDINANCE OF GREENE TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA, AMENDING CHAPTER 105 – “ZONING” OF THE CODE OF THE TOWNSHIP OF GREENE TO REVISE CERTAIN REQUIREMENTS CONCERNING PERSONAL WIRELESS OR CELLULAR TELECOMMUNICATIONS FACILITIES IN THE RESPECTIVE ZONING DISTRICTS WHERE SUCH USES ARE PERMITTED, AND ADDING AN ADDITIONAL PERMITTED USE TO THE EXIT 17 INTERCHANGE OVERLAY DISTRICT.

WHEREAS, the Board of Supervisors of the Township, as a governing body, is empowered to amend its Zoning Ordinance pursuant to the provisions of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10609; and

WHEREAS, Chapter 105, entitled “Zoning,” of the Code of the Township of Greene (the “Code”), at Article III thereof, entitled “District Use Regulations,” provides for specific uses of land which are permitted, either by right or by conditional use, in each respective zoning district of the Township of Greene (the “Township”); and

WHEREAS, the Board of Supervisors has determined that amending certain requirements concerning personal wireless or cellular telecommunications facilities in the respective zoning districts where such uses are permitted is in the interest of the health, safety, and welfare of the citizens and the residents of the Township; and

WHEREAS, the Board of Supervisors deems it in the best interest and for the general welfare of the citizens and residents of the Township to amend the Township’s Zoning Ordinance.

BE IT HEREBY ENACTED AND ORDAINED by the Board of Supervisors of Greene Township, Franklin County, Pennsylvania, as follows:

Section 1. Recitals. The above recitals are incorporated herein.

Section 2. Amendments to the Zoning Ordinance. Chapter 105, “Zoning,” of the Code of the Township of Greene is hereby amended by deleting the ~~stricken~~ text and adding the underlined text as follows:

A. Article III, “District Use Regulations,” §105-6, “Agricultural Residential District (AR)”:

“B.(11)(a) Such a facility with a tower shall be subject to minimum lot size of 60,000 square feet; ~~minimum yard requirements of 50 feet to all property lines, and~~ maximum height of a freestanding tower at 200 feet and of any building at 40 feet.”

~~“B.(11)(l) If this use is adjacent to a residential district or dwelling or public grounds and buildings, the~~ The setback from any property line shall be a distance of at least that equal to the height of the tower 150 percent of the combined height of the wireless support structure and antennae.”

~~“B.(11)(n) The tower shall be marked with alternate color bands or orange and white paint as authorized by the Federal Aviation Administration. These bands should be equal in width, approximately 1/7 of the height of the structure in width, perpendicular to the vertical axis, orange at the top and bottom of the structure, and an odd number of color bands on the structures. The paint for the bands shall conform to federal standards (No. 595 according to the color table: orange 12197 and white 17875).”~~

~~“B.(11)(o) The tower shall be mounted with obstruction lights on top if it exceeds 150 feet in height. At least one red flashing beacon (L-864) shall be installed in a manner to ensure an unobstructed view of one or more lights by an aircraft pilot. These lights shall be operated by a satisfactory control device, or they may remain lit continuously.”~~

B. Article III, “District Use Regulations,” Section 105-11, “Light Industrial District (LI)”:

~~“C.(5) Personal wireless or cellular telecommunications facilities (subject to the criteria in § 105-11F(3)).”~~

~~“F.(3)(a) Such facility with a tower shall be subject to minimum lot size of 80,000 square feet; minimum yard requirements of 60 feet to all property lines and maximum height of a freestanding tower at 200 feet and of any building at 45 feet.”~~

~~“F.(3)(l) If this use is adjacent to a residential district or dwelling or public grounds and buildings, the~~ The setback from any property line shall be a distance of at least that equal to the height of the tower 150 percent of the combined height of the wireless support structure and antennae.

C. Article III, “District Use Regulations,” Section 105-12, “Heavy Industrial District (HI)”:

~~“12.C.(14) Personal wireless or cellular telecommunications facilities (subject to the criteria in § 105-11F(3)).”~~

D. Article III, “District Use Regulations,” Section 105-15.2, “Exit 17 Interchange Overlay District”:

~~E. — All structures associated with the use, as well as the totality of the principal use of the premises, must be located in their entirety within the boundaries of the overlay district.~~

~~F. Neighborhood residential developments shall not be permitted within this overlay district.~~

~~G. All other permitted and conditional uses in the Transitional Commercial District shall be permitted herein subject to the requirements of § 105-9.1A through F. However, the sale or distribution of motor vehicle fuel, whether gas, diesel or otherwise, and/or sale and exchange of propane gas cylinders shall be permitted as part of any other permitted use within the Exit 17 Interchange Overlay District.~~

~~H. All uses shall be subject to the minimum area and parking regulations of § 105-21.1 unless otherwise specified herein.~~

“E. Agricultural Equipment Sales and Service Facility.

F. All structures associated with the use, as well as the totality of the principal use of the premises, must be located in their entirety within the boundaries of the overlay district.

G. Neighborhood residential developments shall not be permitted within this overlay district.

H. All other permitted and conditional uses in the Transitional Commercial District shall be permitted herein subject to the requirements of § 105-9.1A through F. However, the sale or distribution of motor vehicle fuel, whether gas, diesel or otherwise, and/or sale and exchange of propane gas cylinders shall be permitted as part of any other permitted use within the Exit 17 Interchange Overlay District.

I. All uses shall be subject to the minimum area and parking regulations of § 105-21.1 unless otherwise specified herein.”

Section 3. All ordinances, or parts thereof, of the Township of Greene inconsistent with the provisions of this Ordinance are hereby repealed.

Section 4. In all other respects, the ordinances of the Township of Greene shall remain as previously enacted and ordained.

Section 5. The provisions of this Ordinance are declared to be severable. If any provision of this Ordinance is declared by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance.

Section 6. This Ordinance shall be effective immediately.

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DULY ENACTED AND ORDAINED this ____ day of _____, 2026, by the Board of Supervisors of Greene Township, Franklin County, Pennsylvania, in lawful session duly assembled.

ATTEST:

**BOARD OF SUPERVISORS
GREENE TOWNSHIP**

Secretary

Todd E. Burns, Chairman

Travis L. Brookens

Shawn M. Corwell

APPROVED this ____ day of _____, 2026

CERTIFICATION/ATTESTATION

I, Gina R. Griffith, Township Secretary, hereby certify and attest that the foregoing ordinance was advertised in the *Public Opinion* on _____, 2026, a newspaper of general circulation in the Municipality and was duly enacted and approved as set forth at a Regular Public Meeting of the Board of Supervisors held on _____, 2026.

Gina R. Griffith, Township Secretary

NOTICE IS HEREBY GIVEN that the Board of Supervisors of Greene Township, Franklin County, Pennsylvania, will hold a public hearing to consider for adoption an Ordinance entitled and summarized hereinafter, at its regularly scheduled meeting to be held on _____, 2026, at ____:00 p.m., at the Greene Township Municipal Building. The title of the proposed Ordinance is:

AN ORDINANCE OF GREENE TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA, AMENDING CHAPTER 105 – “ZONING” OF THE CODE OF THE TOWNSHIP OF GREENE TO REVISE CERTAIN REQUIREMENTS CONCERNING PERSONAL WIRELESS OR CELLULAR TELECOMMUNICATIONS FACILITIES IN THE RESPECTIVE ZONING DISTRICTS WHERE SUCH USES ARE PERMITTED, AND ADDING AN ADDITIONAL PERMITTED USE TO THE EXIT 17 INTERCHANGE OVERLAY DISTRICT.

Following the public hearing, the Board of Supervisors may vote to enact said proposed ordinance.

A summary of the proposed Ordinance is as follows:

Amending certain provisions of Chapter 105 – “Zoning” to amend certain yard, setback and other requirements concerning personal wireless or cellular telecommunications facilities in the respective zoning districts where such uses are permitted, and adding an additional permitted use to the Exit 17 Interchange Overlay District for agricultural equipment sales and service facilities. All other aspects of the Code of the Township of Greene are to remain the same, provisions of the Ordinance are severable, and certain ordinances or parts thereof inconsistent with this Ordinance are repealed.

The full text of the proposed Ordinance may be examined at the Greene Township Municipal Building, 1145 Garver Lane, Chambersburg, Pennsylvania 17202, during regular business hours. A copy of the proposed Ordinance has been filed with the newspaper publishing this notice and at the Greene Township Municipal Building.

PUBLICATION AND ADVERTISING INSTRUCTIONS

- Set date for public hearing.
- Advertise in the *Public Opinion* on _____, _____ and _____, 2026 (at least one week apart with the last advertisement being at least 7 days before the public hearing and the first advertisement being no more than 30 days before the public hearing).
- Keep a copy of the proposed ordinance in the Township office for public inspection and review.
- Forward copy of proposed ordinance to the Township and County Planning Commissions for their recommendation. Provide 30 days to comment before the public hearing. Keep cover letter in the Township offices.
- Send a copy of the full proposed ordinance to the *Public Opinion* when the advertising is requested. Keep cover letter in the Township offices. Maintain the proof of publication in the Township offices.
- Send an attested copy of the proposed ordinance to the Franklin County Law Library. Keep cover letter in the Township offices.
- Within 30 days after enactment, send a copy of adopted ordinance to the County planning agency. Keep cover letter in the Township offices.