

FRANKLIN TOWNSHIP ZONING ORDINANCE

ARTICLE 3 GENERAL

300. Purpose

The regulations set forth by this Article shall be minimum regulations and shall apply uniformly to each class of land use or kind of structure, except as provided herein.

301. Accessory Uses and Structures

A. Fences and Walls – The following regulations shall apply to fences and walls.

1. No fence or wall (except residential properties abutting nonresidential uses or districts, agricultural fences, required junkyard, antennas, or tennis court walls or fences, or a retainer wall of a building permitted under the terms of this Ordinance) shall be erected to a height of more than six feet (6') in a front yard and the side yard back to the beginning of an erected structure and no more than ten feet (10') in the remaining other yards within an Open Space (O), or Residential (R) Zone.
2. Within any Mixed Use (MU) and Industrial (I) Zone, no fence or wall shall be erected to a height of more than ten feet (10') in any yard.
3. No fence shall block motorist view of vehicles entering or exiting the property (clear sight triangle).
4. In any zone, fences on residential lots shall be limited to a height of six feet in the front yard and ten feet in other yards. Furthermore, no electric fence shall be permitted on a principal residential lot, unless the residence is part of a farm. (Underground, domestic pet control fences are permitted)

B. Swimming Pools – The following regulations shall apply to swimming pools.

1. No permanent swimming pool shall be permitted without an operable filtration system utilizing chlorine, bromine or some other antibacterial agent.
2. All swimming pools shall be completely enclosed by a minimum four (4') foot high fence or wall with no openings or holes greater than four inches (4") with a self-closing and lockable gate; however, this does not apply to above-ground pools having a wall measuring four feet (4') in height and having a retractable ladder.
3. Such fence or wall shall be erected before any pool is filled with water.
4. All pools must be set back at least ten feet (10') from all lot lines.
5. These requirements shall not apply to man-made ponds, lakes or other impoundments unless the primary purpose for their construction is swimming.

C. Tennis Courts – The following regulations shall apply to tennis courts.

1. All tennis courts shall include an open mesh permanent fence ten feet (10') in height behind each baseline.
2. Such fence shall extend parallel to said baseline at least ten feet (10') beyond the court's playing surface unless the entire court is enclosed.
3. Any lighting fixtures shall be arranged to prevent objectionable glare on adjoining property and according to lighting regulations of this ordinance.

D. Ornamental Ponds and Wading Pools – The following regulations shall apply to ornamental ponds and wading pools.

1. Such structures shall comply with all accessory use setbacks.
2. No such impoundment shall contain more than 450 cubic feet of water. All ponds, pools or other impoundments exceeding the requirements of this section shall be considered as "Man-made Lakes, Dams and Impoundment" and are subject to the criteria listed in Section 301.E of this Ordinance.
3. No such pond or pool shall have a length or diameter exceeding fifteen feet (15') nor a maximum depth exceeding two feet (2').

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4. All such ponds or pools shall be maintained so to not pose a nuisance by reason of odor, or the harboring of insects.
 5. No such pond or pool shall be used for the commercial hatching of fish or other species.
 6. All Ornamental Ponds and Wading Pools shall comply with the Water Supply Management Regulations of the State of Pennsylvania.
- E. Man-Made Lakes, Dams, and Impoundments – The following regulations shall apply to man-made lakes, dams, and impoundments.
1. Lakes, dams, ponds and impoundments may be permitted in any zone.
 2. Lakes, dams, ponds, and impoundments located along and connected to a stream shall require a permit from the Pennsylvania Department of Environmental Protection (PA DEP), Bureau of Dams and Waterways Division of Dam Safety; or a letter indicating that the proposed use does not require a PA DEP permit.
- F. Garage/Yard Sales – The following regulations shall apply to garage and yard sales.
1. Within any zone, an owner and/or occupant may conduct up to four (4) garage/yard sales per year.
 2. No garage or yard sale shall be conducted for a period longer than three consecutive days.
 3. Such sales may offer for sale personal possessions; no import or stocking of inventory shall be permitted.
 4. Only one six (6) square foot sign per face shall be permitted advertising the garage/yard sale; such sign must be set back at least ten feet (10') from any lot line and comply with the sign regulations of this Ordinance.
 5. In no case shall any aspect of the garage/yard sale be conducted in a street right-of-way.
 6. The conduct of garage sales beyond the extent described herein represents a commercial business and requires appropriate zoning authorization.
 7. All signs must be removed within forty-eight (48) hours following the end of sales.
- G. Forestry Operations.
To encourage maintenance and management of forested or wooded open space and promote the conduct of forestry as a sound and economically viable use of forested land and forestry activities, including, but not limited to timber harvesting, and to be in compliance with the Pennsylvania Municipalities Planning Code, as amended, forestry shall be a permitted use by right in all zoning districts. Standards are set forth in the Franklin Township Ordinance 3-1995 adopted November 14, 1995.
- H. Manure Storage Facilities – The following regulations shall apply to manure storage facilities:
1. All manure storage facilities shall be designed in compliance with the regulations established pursuant to the Agriculture, Community and Rural Environment Act (ACRE) Act 38 of 1005, of July 6, 2005, and the guidelines set forth in Manure Management for Environment Protection, Bureau of Water Quality Management Publication No. 43, and any revisions, supplements, and replacements thereof, published by the Pennsylvania Department of Environment Protection.
 2. All manure waste storage facilities' designs shall be reviewed by the York County Conservation District. The applicant shall furnish a letter from the Conservation District attesting to approval of the design of the proposed facility to the Township Planning Commission and the Township Board of Supervisors.
 3. Construction and subsequent operation of the manure waste storage facility shall be in accordance with the permit and the approved design. Any design changes during construction or subsequent operation will require the notification to the Board of Supervisors and the York County Conservation District.

302. Unenclosed Storage and Dumpsters

- A. Recreational Vehicles, Boats, Campers, Trailers and Trucks – In the Open Space (O) or Residential (R) districts or any residentially used tract no boats, campers, recreational vehicles, trailers, (except personal pickup truck), shall be stored within any front yard, unless located within a driveway.

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- B. Trash, Garbage, Refuse or Junk – The outdoor accumulation of trash, garbage, refuse or junk for a period exceeding fifteen (15) days is prohibited.
- C. Outdoor Storage – Commercial outdoor storage is permitted provided all outdoor storage areas are screened from adjoining roads and noncommercial properties, and the outdoor storage area comply with the setbacks and buffer yard requirements.
- D. Waste Products – Dumpsters may be permitted within the side or rear yard. All dumpsters shall be set back a minimum of fifty feet (50') from any adjoining residentially zoned or used properties. All waste receptacles shall be completely enclosed; also, receptacles must be emptied and cleaned a minimum of once every thirty (30) days.

303. Setback Modifications

- A. Where at least two separate tracts are improved with buildings located within one hundred feet (100') of the property line of an unimproved tract, and the buildings on those tracts are set back a distance less than that required by this Ordinance, the building to be constructed on the unimproved tract may be set back the average of the distances such existing buildings are set back.
- B. Accessory or Appurtenant Structures – The setback regulations do not apply to:
 - 1. Bus shelters; telephone booths; and cornices, eaves, chimneys, steps, canopies, and similar extensions but do apply to decks, porches and patios whether covered or not.
 - 2. Open fire escapes.
 - 3. Minor public utility structures, articles of ornamentation or decoration.
 - 4. Fences, hedges and retaining walls.

304. Height Limit Exceptions

- A. The height regulations do not apply to the following structures or projections provided such structures or projections are set back a horizontal distance at least equal to their height from any property line (except cellular phone antennae, which shall be set back in accordance with the setback regulations of Section 419).
 - 1. Water towers, antennas, utility poles, smokestacks, chimneys, farm silos, windmills, flagpoles, school gymnasiums, school auditoriums.
 - 2. Roof-top structures for the housing of elevators, stairways, water storage tanks, ventilating fans, and other mechanical appurtenances.
 - 3. Parapet walls or cornices used solely for ornamental purposes if not in excess of five feet (5') above the roofline.
- B. In no case shall any freestanding or roof-top structure above the maximum permitted height be used for the purpose of providing additional floor space for residential and commercial purposes.

305. Corner Lots

- A. A front yard, as provided for in the area and lot requirements for the various zones, shall be required along each street on which a corner lot abuts. A side yard and a rear yard are required for the remaining two property lines.
- B. Sight distance at intersections shall be observed in accordance with the Franklin Township Subdivision and Land Development Ordinance.

306. Minimum Habitable Floor Area

- A. All dwelling units must conform to the following minimum habitable floor area with the exception of mobile homes constructed in accordance with the Federal Manufactured Home Construction and Safety Standards, effective June 15, 1976, as amended:

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|---|------------------|
| 1. Efficiency Unit | 450 square feet |
| 2. One Bedroom Unit | 500 square feet |
| 3. Two Bedroom Unit | 750 square feet |
| 4. Three Bedroom Unit | 900 square feet |
| 5. Four Bedroom Unit | 1000 square feet |
| 6. For five or more bedrooms, an additional 125 square feet per bedroom. | |
| 7. The minimum habitable floor area for units within lodging establishments for transients shall be two hundred (200) square feet for each room used for sleeping purposes. | |

307. Required Vehicular Access

Every building hereafter erected or moved shall be on a lot adjacent to a public street or an approved private street. Approved access shall be in accordance with the Subdivision and Land Development Ordinance of Franklin Township, as may be amended from time to time. Access to all lots containing single-family dwellings shall be via driveways (see Section 308); access to lots containing other uses shall be via driveways (see Section 309). Sharing of access is encouraged.

308. Driveway Requirements (Residential Dwelling)

- A. Standards are set forth in the Franklin Township Ordinance 5-2002 adopted August 27, 2002, as amended.

309. Driveway Requirements (Nonresidential Uses, Excluding Farm Field Access)

- A. Standards are set forth in the Franklin Township Ordinance 5-2002 adopted August 27, 2002, as amended.

310. Off-Street Parking Requirements

- A. Off-street parking shall be required in accordance with the provisions of this section prior to the occupancy of any building or pursuit of any use, so as to alleviate traffic congestion on streets. These facilities shall be provided whenever:
1. A building is constructed or a new use is established;
 2. The use of an existing building is changed to a use requiring more parking facilities; or,
 3. An existing building or use is altered or enlarged so as to increase the amount of parking space required.
- B. Parking for Single Family Dwellings – Every single family dwelling shall be required to provide at least two (2) off-street parking spaces. Such spaces must be provided behind the street right-of-way line and may take the form of garages, carports or driveways. Additional regulations pertaining to driveways are contained in Section 308 of this Ordinance. The remaining regulations contained in this section do not apply to off-street parking facilities serving one single family dwelling.
- C. Site Plan Approval:
1. Each application for a zoning/building permit (for a use for which parking spaces are required) shall include a drawing (site plan) showing the proposed layout of the lot. The drawing shall clearly indicate all of the design elements required below.
 2. No zoning/building permit shall be issued for any use for which parking spaces are required unless the land development plan has been approved or necessary variances have been obtained.
- D. Surfacing – All parking lots shall be constructed and maintained with concrete or bituminous paving material approved by the Zoning Officer based on the recommendation of the Township Engineer.
- E. Separation from Streets and Sidewalks – Parking spaces shall be guarded by curbs or other protective devices, which are arranged so that parked cars cannot project into the streets, yards, or walkways. Parking areas shall be placed on the side or rear of the lot.

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F. Drainage – Parking lots shall be graded to a minimum slope of one percent (1%) to provide for drainage. Adequately sized inlets and storm sewers shall be provided to discharge water in accordance with a plan to be approved by the Township Engineer.

G. Parking Space Sizes – The following lists required minimum space sizes in feet:

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|-----------------|--------------------|
| 1. Parallel | 23 feet by 10 feet |
| 2. Non-parallel | 20 feet by 10 feet |

H. Design Standards For Handicapped Parking Spaces:

1. Handicapped parking spaces shall be provided in accordance with the provision of the American Disability Act of 1990, as amended.
2. Spaces shall be required in accordance with the following schedule:

Total Parking Spaces	Required Accessible Spaces
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1,000	2 % of total
1,001 and over	20 plus 1 for each 100 over 1,000

3. Size - Parallel 23 feet x 12 feet
 Non-parallel 20 feet x 12 feet
4. Location – Parking spaces for the physically handicapped shall be located as close as possible to ramps, walkways, entrances, and elevators. Where feasible, these parking spaces shall be located so that the physically handicapped are not forced to wheel or walk across main traffic lanes or behind parked cars to reach the ramps and other facilities. The spaces shall be situated in those areas of the parking lots located nearest to each primary building entrance.
5. Identification – Parking spaces for the physically handicapped shall be identified clearly.
6. Curbs Cuts:
 - a. Where a curb exists between a parking lot and a sidewalk, a horizontally scored ramp or curb cut shall be provided for wheelchair access.
 - b. The curb cut for pedestrian access shall not be less than four feet (4') wide and shall have a grade of not more than one foot (1') in twelve feet (12').
 - c. Curb cuts for pedestrian access shall be provided within thirty feet (30') of each accessible entrance to the structure, at all pedestrian walks and elsewhere to provide reasonable direct circulation within each development.
 - d. The curb cuts shall not be more than one hundred fifty feet (150') apart.
7. Sidewalks:
 - a. Exterior sidewalks shall not be obstructed.
 - b. Exterior sidewalks shall have a side slope not greater than one inch (1") in four feet (4'). They shall be at least five feet (5') wide and have a grade of not more than one foot (1') in twenty feet (20').
8. Storm Drains – Storm drain grates and similar devices shall not be located within the required access for the physically handicapped.

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9. Grade – The grade of parking spaces for the physically handicapped shall not be more than one foot (1') in twenty feet (20').

I. Interior Drive Widths:

Interior or drives between rows of parking spaces shall have the minimum widths indicated in the following table. Interior drives in areas where there is no parking permitted shall be at least eleven feet (11') wide for each lane of traffic.

Angle of Parking	Width in Driveway in Feet One-way Traffic	Width of Driveway in Feet Two-way Traffic
90 degrees	25	25
60 degrees	20	22
45 degrees	18	22
30 degrees	11	22
Parallel	11	22

J. Marking of Parking Spaces and Interior Drives – All paved parking lots shall be adequately marked, hard or turfed, and maintained for the purpose of defining parking spaces and interior drives. As a minimum, the lines of all parking spaces and interior drives (including directional arrows, etc.) shall be solid white and four inches (4") in width.

K. Not less than a four (4') foot radius of curvature shall be permitted for horizontal curves in parking areas.

L. All dead end parking lots shall be designed to provide sufficient back-up area for all end spaces.

M. Lighting – Adequate lighting shall be provided if the parking lot is to be used at night. The lighting shall be in accordance with Section 316.10.

N. Driveway Requirements – Every parking lot shall be connected to a street by means of a driveway. This driveway shall be at least twelve feet (12') wide for each lane, exclusive of curb return and gutters. Section 309 specifies other requirements for access drives.

O. Landscaping and Screening Requirements – The following landscaping and screening requirements shall apply to all parking lots:

1. Landscaped Strip:

a. When a parking lot is located in a yard which abuts a street, a landscaped strip shall be provided on the property along the entire street line. If there is no building or other structure on the property, the parking lot shall still be separated from the street by the landscaped strip. This strip shall be measured from the street R.O.W. line. The strip may be located within any other landscaped strip required to be located along a street.

b. The following lists required width of landscape strips, which shall be measured from the street R.O.W. line, or from the street side of any sidewalk, whichever is greater:

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Number of Spaces in Parking Lot Including Joint Facilities	Landscape Strip Width in Feet
Less than 100	15
100 to 250	20
Over 250	25

c. Unless otherwise indicated, all parking lots constructed in side or rear yards (as defined herein) shall be set back a minimum of ten feet (10') from all property lines. Such setbacks shall be used for landscape strips.

2. Interior Landscaping:

- a. In any parking lot containing twenty (20) or more parking spaces (except a parking garage), five percent (5%) of the total area of the lot shall be devoted to interior landscaping. Such interior landscaping may be used, for example, at the end of parking space rows to break up rows of parking spaces at least every ten parking spaces, and to help visually define travel lanes through or next to the parking lot. Landscaped areas situated outside of the parking lot, such as peripheral areas and areas surrounding buildings, shall not constitute interior landscaping. For the purpose of computing the total area of any parking lot, all areas within the perimeter of the parking lot shall be counted, including all parking spaces and access drives, aisles, islands, and curbed areas. Ground cover alone is not sufficient to meet this requirement. Trees, shrubs, or other approved material shall be provided. At least one (1) shade tree shall be provided for each three hundred (300) square feet (or fraction) of required interior landscaping area. These trees shall have a clear trunk at least five feet (5') above finished-grade level.
- b. Parked vehicles may not overhang interior landscaped areas more than two and one-half feet (2 1/2'). Where necessary, wheel stops or curbing shall be provided to insure no greater overhang.
- c. If a parking lot of under twenty (20) spaces is built without interior landscaping, and later additional spaces are added so that the total is twenty (20) or more, the interior landscaping shall be provided for the entire parking lot.

P. Speed Bumps:

1. Speed bumps, constructed as part of driveways or parking lots, shall be marked with permanent, yellow diagonal stripes.
2. The speed bumps shall be in the form of mounds or depressions in the pavement and shall be designed to restrain motor vehicle speed.
3. There shall be a warning sign posted at each entrance to a parking area having speed bumps.
4. In no case shall the overall height (or depth) of speed bumps exceed three inches (3").

Q. Joint Parking Lots:

1. In all districts, joint parking lots may be permitted. These joint facilities can reduce the total number of parking spaces required by a maximum of twenty percent (20%); however, the plan must show that the full amount of parking spaces can be placed on the land. Therefore, the resulting joint parking lot will be required to provide at least eighty (80%) of the total number of spaces required by the sum of all of the joint parking users. Such reduced parking spaces must be appropriately distributed upon the lot to provide convenient walking distance between vehicle and each of the joint parking users. The parking area cannot be at a distance greater than 600 feet from the property line of the use.
2. In all districts, two or more properties may share facilities provided that cross easements held in perpetuity for parking are established on all such properties.

R. Prohibited Uses of a Parking Lot – Automobile parking lots are used for business invitees and employees and not for the sale of merchandise. However, parking lots may be used for carnivals,

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circuses, fairs, exhibitions or other similar events, so long as they do not continue longer than seven (7) days and no more than three (3) events per year are held.

- S. Schedule of Required Parking Spaces – The following lists required numbers of parking spaces by use type. Any use involving a combination of several uses shall provide the total number of spaces required for each individual use, except as provided by section 310.Q.

Type of Use	Minimum of One Parking Space for Each
COMMERCIAL USES	
Automobile repair, filling and washing facilities	400 square feet of gross floor and ground area devoted to repair and service facilities in addition to areas normally devoted to automobile storage and 1 per employee on major shift.
Automobile, boat and trailer sales	500 square feet indoor and outdoor display area
Carpeting, drapery, floor covering, and wall covering sales	500 square feet of gross floor area
Convenience stores	75 square feet of gross floor area
Drive-thru and/or fast-food restaurant	2 seats and 1 per each 2 employees
Food markets and grocery stores	100 square feet of gross floor area for public use and 1 per each employee on 2nd largest shifts
Funeral sales	100 square feet of gross floor area, 1 per each employee, and 1 per each mobile equipment, such as hearses and ambulances.
Furniture sales	500 square feet gross floor area
Hotel, motel, tourist home	Guest sleeping room and 1 per each employee on 2nd largest shifts. (Restaurants and other accessory uses shall be viewed separately.)
Mini-warehouses	25 units plus 1 per 250 square feet of office space plus 2 per any resident manager
Office buildings	300 square feet of gross floor area
Professional offices of veterinarians, physicians, dentists, etc.	6 spaces per each physician or dentist, etc.
Retail store or shop (except those listed above)	200 square feet of gross floor area of display area or sales area and 1 per each employee on 2nd largest shifts.
Warehousing	Employee on the 2nd largest shifts
Other commercial buildings	400 square feet of gross floor area
Recreational Uses	
Amusement arcade	80 square feet of gross floor area
Athletic field	4 seats of spectator seating. However, if no spectator seating is provided, a temporary parking area shall be provided on the site. Such area must provide sufficient number of spaces to serve all users of the site, and include a fence delineating such parking area.

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Type of Use	Minimum of One Parking Space for Each
RECREATIONAL USES	
Bowling alley, billiard room	1/4 lane/table and 1 per each 2 employees
Campgrounds	Per campsite, plus 1 per employee, plus 59% of the spaces normally required for accessory uses
Golf Course	1/8 hole, plus 1 per employee, plus 50% of the spaces normally required for accessory uses
Golf driving range	1 per tee and 1 per employee
Miniature golf course	1/2 per hole and 1 per employee
Riding school or horse stable	2 stalls plus 1 per every 4 seats of spectator seating
Picnic area	Per table
Skating rink	4 persons of legal occupancy
Swimming pools (other than one accessory to a residential development)	4 persons of legal occupancy
Tennis or racquetball clubs	Per court, plus 1 per employee, plus 50% of the spaces normally required for accessory uses

Type of Use	Minimum of One Parking Space for Each
SOCIAL AND INSTITUTIONAL USES	
Auditorium, banquet, conference, and meeting facility, church, theater, and other such places of public assembly	200 square feet but not less than 1 space per each 4 seats
Clubs and other similar places	2 seats but not less than 100 square feet of gross floor area and 1 per each employee on 2nd largest shifts
Nursing, rest or retirement homes	3 accommodations (beds) in addition to those needed for doctors and support staff
Hospital	Spaces shall be provided for visitors, at the rate of at least 1 space per each 1.5 accommodations (beds) plus 1 space for each doctor or professional staff and 1 space for each technical or nonprofessional staff on the largest shift
Museum, art gallery, cultural center, library	400 square feet of gross floor area
Rehabilitation center (without overnight accommodations)	1 per each employee and per each 3 people anticipated to be handled through the facility
Schools below grade ten including commercial daycare and kindergarten	6 students enrolled
Schools, tenth grade and above	3 students enrolled
Vocational training, college, technical schools and adult education facilities	1.5 students enrolled

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Type of Use	Minimum of One Parking Space for Each
RESIDENTIAL USES	
Residential dwelling	2 spaces per unit
Boarding house, group home, and bed and breakfast	Bedroom plus 1 per nonresident employee

311. Off-Street Loading Facilities

- A. Off-street Loading – Shall be required in accordance with this section prior to the occupancy of any building or use identified herein so as to alleviate traffic congestion on streets. These facilities shall be provided whenever:
 - 1. A new use is established or a new structure is constructed.
 - 2. The use of a property or building is changed and thereby requiring more loading space.
 - 3. An existing use or structure is enlarged thereby requiring an increase in loading space.
- B. Site Plan Approval:
 - 1. Each application for a zoning/building permit (for use for which off-street loading spaces are required) shall include a drawing (site plan) showing the proposed layout of the loading area. The drawing shall clearly indicate the design elements required below.
 - 2. No land use/building permit shall be issued for any use for which a loading area is required unless the site plan has been approved or necessary variances have been approved.
- C. Surfacing – All driveways shall be paved with concrete or bituminous paving material, or another material suitable to the Zoning Officer with recommendation from the Township Engineer.
- D. Location – Except as provided elsewhere, a ground-level loading area may be located in any side or rear yard. No exterior portion of an off-street loading facility (including driveways) shall be located within fifty feet (50') of any land used for residential purpose or within a residential zone.
- E. Connection To Street – Every loading space shall be connected to a street by means of a driveway. The driveway shall be twenty-four feet (24') wide for two-way travel, or eighteen feet (18') wide for one way travel, exclusive of any parts of the curb and gutters. Section 309 specifies other requirements for driveways.
- F. Separation from Street, Sidewalks, and Parking Lots – Off-street loading spaces shall be designed so that there will be no need for service vehicles to back over streets or sidewalks. Furthermore, off-street loading spaces shall not interfere with off-street parking lots.
- G. Drainage – Off-street loading facilities (including driveways) shall be designed and constructed in accordance with the storm water management ordinance, drained to prevent damage to other properties or public streets. Furthermore, all off-street loading facilities shall be designed to prevent the collection of standing water on any portion of the loading facility surface, particularly next to driveways.
- H. Required Off-Street Loading Facilities Sizes – The following lists required minimum loading space sizes, in feet (excluding access drives, entrances, and exits):

Wholesale and Storage Uses	Length	Width	Height (If covered or obstructed)
	70 feet	12 feet	15 feet
All Other Commercial Uses	35 feet	10 feet	15 feet

- I. Lighting – Adequate lighting shall be provided. The lighting shall conform to Lighting Section of this Ordinance.

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J. Landscaping and Screening Requirements – All off-street loading facilities shall be surrounded by a fifteen-foot-wide landscape strip unless the off-street loading facilities is located by an adjoining residentially-zoned properties, residential districts and/or adjoining public streets; than, in lieu of the landscape strip screening must be provided.

K. Schedule of Off-Street Loading Spaces Required For the Uses Listed below:

Type Of Use	Gross Floor Area/Dwelling Units	Number Spaces Per
Hospital or other institution	First 10,000 square feet;	None
	10,000 to 1000,000 square feet	1
	Each additional 100,000 square feet (or fraction)	1
Hotel, motel or other similar lodging facilities	First 10,000 square feet;	None
	10,000 to 1000,000 square feet	1
	Each additional 100,000 square feet (or fraction)	1
Commercial	First 2,000 square feet;	None
	2,000 to 25,000 square feet;	1
	Each additional 40,000 square feet (or fraction)	1
Multi-family dwelling	Less than 100 dwelling units;	None
	100 to 300 dwelling units;	1
	each additional 200 dwelling units (or fraction)	1
Office building, including banks	First 10,000 square feet;	None
	10,000 to 100,000 square feet;	1
	Each additional 100,000 square feet (or fraction)	1
Retail sales and services per store	First 10,000 square feet;	None
	2,000 to 10,000 square feet;	1
	10,000 to 40,000 square feet;	1
	Each additional 100,000 square feet (or fraction)	1
Theater, auditorium, bowling alley, or other recreational establishment	First 10,000 square feet;	None
	10,000 to 100,000 square feet;	1
	Each additional 100,000 square feet (or fraction)	1
Undertaking establishment or funeral parlor	First 3,000 square feet;	None
	3,000 to 5,000 square feet;	1
	Each additional 10,000 square feet (or fraction)	1
Wholesale or warehousing (except mini-warehousing)	First 1,500 square feet;	None
	1,500 to 10,000 square feet;	1
	Each additional 40,000 square feet (or fraction)	1

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312. Buffer, Screening and Landscaping Requirements

A. Buffer Requirements. Franklin Township recognizes that the processes of development can alter natural topography and vegetation, as well as cause other negative impacts. The Township also recognizes that development creates impervious cover, vehicular traffic, artificial light, increases in air temperature, accelerated runoff, erosion, sedimentation, glare, noise and incompatible uses of land which can negatively impact the community's ecological balance, visual character and individual, as well as, community-wide livability. The Township intends to protect and enhance its economic base, quality of life, and community character by encouraging quality development. Recognizing that the Northern York Region Comprehensive Plan promotes the protection of health, safety and welfare of the public and encourages quality development, this section is adopted in order to aid and stabilize the ecological balance of the environment in the Township - provide buffers between uses of different character and intensity; enhance the Township's general appearance; safeguard and enhance property values; protect public and private investments; manage stormwater; conserve energy; and protect natural areas thereby providing natural habitats for wildlife.

1. Any nonresidential use adjoining a residential use or land within an open space or residential zone shall meet the following buffer yard width requirements, unless otherwise stipulated in this Ordinance. The buffer yard shall extend the entire length or width of the property line of the adjoining zone or lot.

Buffer Yard Table

Nonresidential or Mixed Use District*	Minimum Buffer Yard Width (feet)
Nonresidential use other than industrial and 10,000 square feet or under or any residential multifamily development	30'
Nonresidential use other than industrial and over 10,000 square feet	50'
Industrial use	75'

* Applies only when the use in the OS District is other than a single family residence.

2. No buffer yard or screening is required if a lot used for nonresidential or multi-family uses abuts another lot of similar use.
 3. All buffer yards shall meet the following requirements:
 - a. No buffer yard or part thereof shall be used for parking, storage, loading and unloading.
 - b. Buffer yards may coincide within any required building setback.
 - c. Buffer yards may be crossed by access roads, service drives or easements with a maximum width of thirty-five (35') feet, provided that the centerline of road, drive or easement crosses the lot line and buffer yard at not less than seventy five (75°) degrees; however, no turning or maneuvering of vehicles shall be permitted in the buffer area.
 - d. Buffer yards and screening shall extend for the entire width of the property line adjoining the residential property or district.
 - e. All screening materials and landscaping shall not encroach upon the adjoining property line at full maturity.
 4. The buffer yard for any nonresidential use separated from a residential use or residential zone by a public road shall be reduced by one (1) foot for every two (2) feet of the distance between the property line for which the buffer yard is required and the center line of the public road but by not less than one-half of the original buffer.
- B. Screening and Yard Ground Cover – Any part of the site in the buffer yard and other parts of the site, which is not used for buildings, other structures, loading or parking spaces and aisles, sidewalks, and designated storage areas shall be planted with an all-season ground cover approved by the Board of

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Supervisors (e.g., grass, ivy, vetch, pachysandra, etc.). In addition, gravel can be substituted if done in a manner to compliment other vegetative materials. It shall be maintained to provide an attractive appearance, and all non-surviving plants shall be replaced promptly.

1. Landscaping Requirements – Any required landscaping and buffer yards (landscape strips and interior landscaping) shall include a combination of the following elements: deciduous trees, ground covers, evergreens, shrubs, vines, flowers, rocks, gravel, earth mounds, berms, walls, fences, screens, sculptures, fountains, sidewalk furniture, or other approved materials. Artificial plants, trees, and shrubs may not be used to satisfy any requirement for landscaping or screening. No less than eighty percent (80%) of the required landscape area shall be vegetative in composition, and no outdoor storage shall be permitted within required Landscape areas.
2. For each seven hundred fifty (750) square feet of required area for landscape strips, one shade/ornamental tree shall be provided. For every three hundred (300) square feet of interior landscaping required (parking lots) one shade tree shall be provided. If deciduous, these trees shall have a clear trunk at least five feet (5') above finished grade; if evergreen, these trees shall have a minimum height of six feet (6'). All required landscape strips shall have landscaping materials distributed along the entire length of the lot line abutting the yard.
3. Screening – The following materials may be used: evergreens (trees, hedges, or shrubs), walls, fences, earth berms, or other approved similar materials. Any wall or fence shall not be constructed of corrugated metal, corrugated fiberglass, or sheet metal. Screening shall be arranged so as to block the ground level views between grade, and a height of six feet (6'). Landscape screens must achieve this visual blockage within two (2) years of installation.
4. Selection of Plant Materials – Trees and shrubs shall be suitable for the Franklin Township environment. Any tree or shrub which dies shall be replaced. All landscaping and screening treatments shall be properly maintained.

313. Signs

A. Statement of Purpose.

The purposes of this section are as follows:

1. To provide for signs as a means of effective visual communication.
2. To promote adopted comprehensive planning and zoning objectives.
3. To assure compatibility of sign with land uses and buildings in the vicinity of the signs and in the community as a whole.
4. To improve the safety of pedestrians, vehicular traffic and property.
5. To enhance the economic value of the community.
6. To enhance the aesthetic environment.
7. To minimize adverse effects of signs on nearby property.
8. To otherwise promote the public health, safety, morals, and general welfare of the community.
9. To regulate the use of signs through a sign permitting process.
10. To enable the fair and consistent enforcement of these sign regulations.

B. Sign Area and Height.

The following guidelines shall apply when interpreting area and height regulations in this Article:

1. Sign Area:

The area of a sign shall encompass all elements of the sign such as: letters, figures, logo, decorative border, symbols, designs, or other display signs that may include an informative kiosks that denote special sales, hours, or other business information.

- a. When the sign is detached (freestanding) from the building containing the primary business, the sign area shall include any borders, framing, trim, decorative attachments, background, and space between elements; (sign area calculations shall not include any supporting structure), unless that structure is illuminated, is in the form of a symbol, or contains advertising elements.
- b. When the sign is applied to a wall or otherwise has no definable edges, the sign area shall include all color, artwork, or other means used to differentiate the sign from the surface upon which it is placed.

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- c. When a single sign structure has more than one face with the same message, and no two sign faces are more than three feet (3') apart at any point, the area shall be computed by determining the greatest total area of all sign faces visible from any single location.

2. Height:

The height of a sign shall be measured from the average ground level beneath the sign to the highest point of the sign structure. The ground level shall be the lower of the ground level existing at the time of construction or the ground level existing prior to construction and prior to any earth disturbance at the site. This prior ground level may be established by any reliable source, including, without limitation, existing topographic maps, aerial photographs, photographs of the site, or affidavits of people who are personally familiar with the site. No person(s) or sign company shall artificially increase the maximum height of a sign by altering the grade at the base of the sign by any means.

- a. No sign shall be higher than the height limitation of the district in which it is located.
- b. The height of freestanding signs shall be controlled by the standards in Table 2.
- c. Wall signs may be at any height on the wall to which they are attached, except that they may not extend higher than the top of the wall.
- d. Roof signs may extend no more than five feet (5') above the lowest point where they are attached to the building and may not extend above the highest point of the roof.

C. General Regulations.

The following regulations shall apply to all signs, in addition to the specific regulations and supplemental regulations contained in the following provisions of this article. Where the general regulations are contradicted by the specific or supplementary regulations, the specific or supplementary regulations shall control:

1. All signs shall reflect the general character of the neighborhood.
2. All sign shall be constructed of durable materials and maintained in good condition.
3. When a sign becomes unsafe, the Zoning Officer shall give written notice to the owner of the premises on which the sign is located that the sign must be made safe or removed immediately.
4. The areas surrounding all sign shall be maintained in a neat, clean and attractive condition.
5. All signs shall be removed within one (1) month if the purpose for which they were erected (business failure or relocation) no longer exists.
6. Each property which displays one or more permanent freestanding signs and which is in an area where street addresses have been assigned, must prominently display the address on one permanent freestanding sign visible from the street. The address must include the street number; the street name is optional. The address must be of a size and design which is easily identifiable and legible from moving traffic in the street at a distance of one hundred feet (100') (3-inch high lettering/numbers with a $\frac{3}{4}$ " stroke). The sign area taken up by the address shall be included as part of the sign area calculation. "Center" signs are exempt from this requirement.
7. No temporary signs shall be permitted, except political campaign signs or as authorized elsewhere in this Article.
8. No sign shall be located within a street right-of-way.
9. No sign within the clear sight triangle should obstruct vision between the heights of thirty inches (30") and eight feet (8') above the elevation of the centerline of the street.
10. No signs shall be painted, tied, pasted, nailed, stapled, or otherwise attached to utility poles, trees, fences, fire hydrants, or in an unauthorized manner to walls or other signs, except insofar as such signs comply with generally applicable rules, regulations, or policies formally adopted by the governing body.
11. Any freestanding sign within a floodplain must receive approval as a special exception.
12. No sign shall be placed so as to obstruct any door, stairway, fire escape, or other means of egress or ingress.
13. No sign shall be placed so as to obstruct ventilation or light from a building.
14. No overhead or projecting sign shall have a clearance of less than eight feet (8') between any pedestrian walk and the lowest part of the sign.
15. No sign which is parallel to and attached to the face of a building shall project or have a thickness of more than eighteen inches (18") extending over a public sidewalk.
16. No sign which is perpendicular to and attached to the face of a building shall project more than forty-eight inches (48") from the building.

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17. No sign shall be illuminated in a manner which constitutes a public safety or traffic hazard and all signs shall comply with lighting regulations of this ordinance.
18. No sign shall be permitted which imitates or which might be confused with an official traffic sign or signal, such as (1) by containing the words "STOP" or "DANGER" or (2) by including red, green or yellow lights.
19. No sign or window display shall include a revolving beam or beacon of light resembling an emergency vehicle or facility.
20. No sign shall advertise activities or products, which are illegal under Federal, State, or local municipal laws or regulations.
21. No sign shall include statements, words or pictures, which are considered to be vulgar, obscene or pornographic.
22. No streamers, pennants, spinners, reflectors, ribbons, tinsel, or similar materials shall be displayed outside a nonresidential building. (See Section 313.E for regulations which apply to banners used as special events signs.)
23. In addition to any other signage permitted by this Article, each commercial property may display a flag not to exceed thirty-five (35) square feet with a company or corporation identification logo on the premise on an approved, standard flagpole.
24. No animated, sequential, intermittent, flashing, rotating, or oscillating signs shall be permitted, except for time and temperature signs. Commercial uses may include informational kiosks as part of their sign design with approval from the Board of Supervisors.
25. No sign shall emit smoke, visible vapors, particles, sound, or odor.
26. No sign shall use a motor vehicle as a sign structure.
27. No inflatable signs shall be permitted on a permanent basis, they are considered temporary and shall follow the requirements of a temporary sign.
28. No open flames shall be permitted as part of a sign or in any other way to attract attention.
29. Advertising painted upon or displayed upon a barn or other structure shall be considered a sign and shall comply with the regulations of this Article.
30. Any sign which is a historical marker and is accurate for its specific location, whether original or a replica, shall be exempt from the regulations of this Article.
31. Signs may be interior lighted with non-glaring lights; signs may be externally lighted by lights which are shielded so there is no direct light transmitted to other properties or public rights-of-way and shall comply with lighting regulations of this ordinance.
32. The light from any illuminated sign shall not adversely affect (1) safe vision of operators of vehicle moving on public or private streets or parking areas, (2) any residential district, or (3) any part of a building or property used for residential purposes and shall comply with lighting regulations of this ordinance.
33. No lighting shall be permitted to outline commercial buildings or structures or parts thereof through the use of exposed neon tubing, strings of lights, or other means, with the exception of customary holiday decorations, which may be installed thirty (30) days prior to and removed not later than twenty-one (21) days after the holiday.
34. All electrically illuminated signs shall be constructed to the standards/listing of the Underwriters Laboratories, Inc. and the latest edition of the National Electric Code.

D. Specific Regulations.

Tables 1 and 2 provide regulations for specific kinds of signs in each zoning district. Note that there are also supplemental regulations in Section 313.E which should be review for most kinds of signs; these are referenced in the second column of Table 1, the note at the top of Table 2, Part A, and the second column of Table 2, Part B.

1. Permitted Signs and Sign Permit Requirements: Table 1 indicates, for each zoning district, which kinds of sign are permitted and not permitted, and which kinds of signs require permits. Part A applies to signs on residential properties; Part B applies to signs on nonresidential properties.
2. Permitted Number, Area, Height, and Setback for Signs: Table 2 indicates, for each zoning district, information about the permitted number, maximum area, maximum height, and minimum setback for each kind of sign. Part A has standards for the following kinds of signs: business signs (except "Center" signs), home occupation signs, and identification signs (except development signs and public use signs). Part B has standards for other kinds of signs.

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E. Supplemental Regulations.

In addition to the regulations contained elsewhere in this Article, the following shall apply to specific kinds of signs. The regulations in Tables 1 and 2 apply in addition to the following supplemental regulations. Where the provisions in the supplemental regulations and Tables 1 and 2 are contradictory, the provisions contained in the supplemental regulations shall control.

1. Billboards:

- a. Shall be subject to all of the conditions of this section.
- b. No billboard shall be located within one thousand (1,000') feet from another billboard.
- c. All billboards shall be set back at least thirty-five (35') feet from any street right-of-way lines.
- d. All billboards shall not be located within three hundred (300') feet from any land within the residential (R) and open space (OS) districts or lot line of a residentially used lot.
- e. No billboard shall exceed an overall size of three hundred (300') square feet, nor exceed twenty-five (25') feet in height.
- f. All properties upon which a billboard is erected shall be regularly maintained so as not to create a nuisance by means of weeds, litter or vector habitation.
- g. No billboards shall be located in the open space (OS) or residential (R) districts.

2. Business Signs:

- a. Are generally regulated in accordance with Tables 1 and 2A.
- b. Business signs, for individual businesses which are permitted by Table 2A, must be located so that they are identified with and on the same premises as the individual business except when included as part of a center sign.
- c. One special kind of business sign is regulated in accordance with Tables 1 and 2B: "Center Signs" are allowed for shopping or commerce centers, which meet at least two of the following three minimums: five (5) units, twenty thousand (20,000) square feet of building area, and five (5) acres of land.

3. Contractor Signs:

- a. Each contractor sign must be setback at least ten feet (10') from the road cart way, and may not be illuminated.
- b. No off-premise contractor signs are permitted.
- c. If there are four (4) or more contractor signs (from separate-unrelated contractor firms) on a single lot, they must be combined in a single display by attaching them to a single background panel or frame as large as necessary to accommodate one (1) sign per contractor. The height of the display sign may not exceed ten feet (10') in height and ten feet (10') in width and the display sign may project a maximum of twelve inches (12") from the wall if attached parallel to the building.

4. Garage/Yard Sale Signs:

Garage/yard sale signs may be placed no more than one (1) week prior to the day of the sale and must be removed within 48 hours after the day of the sale.

5. Home Occupation Signs:

- a. A home occupation sign may include name, address, an occupation or activity, and a logo or trademark.
- b. There may be no illumination, except a sign for emergency medical office practice or emergency service may be illuminated and shall conform to the lighting requirements of Township.

6. Identification Signs:

Identification signs are generally regulated in accordance with Tables 1 and 2A. However, two special kinds of identification sign are regulated in accordance with Tables 1 and 2B: "Development Signs" and "Public Use Signs".

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7. Development Signs:
Development signs are allowed for residential developments. They may include only the name of the development and may not include any commercial advertising.
 8. Incidental Signs:
Incidental signs must have a setback of ten feet (10') from the right-of-way, unless they are thirty inches (30") or less in height, in which case no setback is required.
 9. Nonprofit Organization Signs:
The governing body may require that they be placed at designated entrances to the community or on common display panels.
 10. Open House Signs:
 - a. Open house signs must include the words "Open House," the day and time of the open house, and the name of the realtor.
 - b. They may be displayed no more than three (3) days in advance of the open house and must be removed within two (2) hours of the end of the open house.
 - c. There may be no more than two off-premise open house signs for each open house, with not more than one (1) sign per intersection.
 - d. Open house signs shall be limited to use for eight (8) days per month per property.
 - e. The placement of open house signs may not interfere with pedestrian or vehicular traffic and must comply with all applicable General Regulations.
 11. Real Estate Signs:
 - a. Real estate signs must be removed within five (5) days of the completion of the activity which they advertise.
 - b. No off-premise real estate signs are permitted.
 12. Sidewalk Signs:
 - a. Sidewalk signs shall not be more than twenty-four inches (24") wide and forty-eight inches (48") high if placed next to the curb.
 - b. The distance between sidewalk signs shall be at least fifteen feet (15').
 - c. Minimum of four feet (4') of unobstructed walkway shall be maintained, and all sign should be removed at the close of business for the day.
 - d. Sidewalk signs are not permitted in the public right-of-way(s).
 13. Special Event Signs:
 - a. Special event signs shall comply with any generally applicable rules, regulations or policies of the governing body and, if a special event has a specific date, signs for that event may be displayed no more than twenty-one (21) days in advance.
 - b. All special event signs must be removed within five (5) days of the end of the event.
 14. Election Signs:
 - a. Election signs shall comply with any generally applicable rules, regulations or policies of the governing body and signs for that election may be displayed no more than twenty-one (21) days in advance.
 - b. All election signs must be removed within twenty-one (21) days of the end of the election.
- F. Permitting Procedures and Fees.
Permits for the placement of signs are required as indicated by Table 1. Sign permit application requirements, such as forms, plans and fees shall be established by the governing body.
- G. Nonconforming Signs.
Nonconforming signs may continue to be displayed, as long as there is compliance with the following limitations and conditions:

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1. There may be no expansion or increase in the nonconformity in any way.
2. Maintenance and repair of the sign is permitted; if necessary, up to fifty percent (50%) of the sign and its supporting structure may be replaced in the event of damage; any such replacement must be completed within six (6) months of the damage occurring.
3. The sign must be brought into conformity if, for a period of at least three (3) months, the message has no longer applied to an activity on the premises.

**TABLE 1
Permitted Signs and Sign Permit Requirements***

Type of Sign	Supplemental Regulations	Zoning Districts	
		R & O	MU & I
Part A - Signs on Residential Properties			
Freestanding Signs and Building Signs - Permanent			
Home Occupation Sign	313.E.5	Permit Required	Permit Required
Identification Sign	313.E.6	Permit Required	Permit Required
Incidental Sign	313.E.8	Permitted	Permitted
Other		Not Permitted	Not Permitted
Freestanding Signs and Building Signs - Temporary			
Garage/Yard Sale Sign	313.E.4	Permitted	Permitted
Open House Sign	313.E.10	Permitted	Permitted
Real Estate Sign	313.E.11	Permitted	Permitted
Contractor Sign	313.E.3	Permitted	Permitted
Election Sign	313.E.14	Permitted	Permitted
Special Event Sign (on premise)	313.E.13	Permitted	Permitted
Special Event Sign (off premise)	313.E.13	Not Permitted	Not Permitted
Other		Not Permitted	Not Permitted
Part B - Signs on Nonresidential Properties			
Freestanding Signs and Building Signs - Permanent			
Business Occupation Sign	313.E.2	Permit Required	Permit Required
Identification Sign	313.E.6	Permit Required	Permit Required
Incidental Sign	313.E.8	Permitted	Permitted
Other		Not Permitted	Not Permitted
Freestanding Signs and Building Signs - Temporary			
Business Sign	313.E.2	Permitted	Permitted
Open House Sign	313.E.10	Permitted	Permitted
Real Estate Sign	313.E.11	Permitted	Permitted
Contractor Sign	313.E.3	Permitted	Permitted
Sidewalk Sign	313.E.12	Permitted	Permitted
Special Event Sign	313.E.13	Permitted	Permitted
Other		Not Permitted	Not Permitted

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TABLE 2
Permitted Number, Area, Height, and Setback for Signs

Type of Sign and Standards	Zoning Districts	
	R & O	MU & I
Part A		
Business Signs (except center signs), Home Occupation Signs, and Identification Signs (except development signs and public use signs)		
Number permitted and maximum area refer to the combined total of all kinds of sign; also see Supplement Regulations for additional standards; Business Signs (Section), Home Occupation Signs (Section), and Identification Signs (Section)		

Freestanding Signs

Number Permitted Per Lot	1	1
Maximum Area (Sq. Ft.)	6	20
Maximum Height (Ft.)	6	10
Minimum Setback from Right-of-Way (Ft.)	10	10
Building Signs		
Number Permitted Per Lot	2	No Limit. 1 sq. ft. per linear foot of façade up to maximum of 100 sq. ft.
Maximum Total Area of All Building Signs on Lot (Sq. Ft.)	6	
Total of All Signs		
Total Number of Signs Permitted per Lot	2	No Limit
Maximum Total Area of All Signs on Lot (Sq. Ft.)	12	100

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TABLE 2

Permitted Number, Area, Height, and Setback for Signs

Type of Sign	Supplemental Regulations	Zoning Districts	
		R & O	MU & I
Supplemental Regulations			
Part B - Other Kinds of Signs			
See Supplemental regulations referenced in second column for additional standards; Note that minimum setbacks apply to freestanding signs only and are to be measured from the right-of-way.			
CENTER SIGN	313.E.2		
Maximum Area (Sq. Ft.)		20	80
Maximum Height (Ft.)		6	20
Minimum Setback (Ft.)		10	10
Number Permitted/Center		1 per principal entrance, up to maximum of 2, except that there may be more than 2 if all entrances are at least 1,200 ft. apart.	
CONTRACTOR SIGN	313.E.3		
Maximum Area (Sq. Ft.)		8	8
Maximum Height (Ft.)		6	6
Minimum Setback (Ft.)		*	*
Number Permitted/Lot See Section for multiple signs on one lot		1 per contractor	
DEVELOPMENT SIGN	313.E.7		
Maximum Area (Sq. Ft.)		20	20
Maximum Height (Ft.)		6	6
Minimum Setback (Ft.)		10	10
Number Permitted/ Residential Development		1 per principle entrance up to maximum of 2 entrances	
GARAGE/YARD SALE SIGN	313.E.4		
Maximum Area (Sq. Ft.)		6	6
Maximum Height (Ft.)		6	6
Minimum Setback (Ft.)		10	10
Number Permitted/Lot		1 per sale	
INCIDENTAL SIGN	313.E.8		
Maximum Area (Sq. Ft.)		6	6
Maximum Height (Ft.)		6	6
Minimum Setback (Ft.)		10	10
Number Permitted/Lot		No limit	
GOVERNMENT SIGN		Placed within rights-of-way; Generally not regulated by this Article	

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Zoning Districts: R - Residential; O – Open Space; MU - Mixed Use; I - Industrial

Notes: ¹ Number permitted on each street frontage, except that in a structure with multiple businesses, the individual businesses may not have their own freestanding sign.

Notes: ² Area permitted on each street frontage.

Notes: * An additional freestanding sign is permitted for each additional street frontage with the area to be calculated as indicated in note ² above and with no freestanding sign to exceed 80 square feet.

314. Buffer Areas

- A. The purpose of the buffer area is to present regulations and certain restrictions necessary for the control of environmentally sensitive areas throughout Franklin Township. The buffer areas are intended to prevent the erection of structures in areas unfit for human usage by reason of damage to the public health, safety and welfare. The buffer areas are also intended to aid in the protection of views, vistas, flora and fauna.
- B. Buffer areas shall include the areas adjacent to the outer bank or edge of all watercourses, springs and seeps, and the edge of all floodplains, wetlands and steep slopes.
- C. Buffer area distance requirements.
 - 1. Edge of environmentally sensitive area – Fifteen feet (15') beyond. No development (construction of any building), agricultural processes, or other earth moving activities allowed. Land located within this area shall be maintained in forest or in other vegetation at all times. Mowing and normal land maintenance is permitted.
 - 2. Fifteen feet (15') – Thirty feet (30'). No development (construction of any building) allowed. Agricultural processes are allowed with the following provisions:
 - a. No buildings allowed.
 - b. A minimum five foot (5') wide forested or grass filter strip maintained fifteen feet (15') beyond the environmentally sensitive area.
 - c. The basal area of trees shall not be reduced below fifty percent (50%) of the basal area present before cutting occurs.
- D. Necessary public improvements including road crossings, bridges, culverts, utilities, impoundments and trails, will be permitted subject to plan review by Franklin Township Planning Commission and subsequent approval by the Franklin Township Board of Supervisors.
- E. Any structure or agricultural practice existing on the effective date of this Ordinance or created by an amendment to this Ordinance may continue although such structure does not conform to the buffer area requirements of this Ordinance. However, if such structure or practice has been damaged or destroyed by fire, explosion, windstorm, or other natural or criminal acts, they shall meet the following restoration requirements:
 - 1. The practice or structure shall be restored to its originally state within one (1) year following the settlement of all claims or if no claims exist, from the date the practice or structure was damaged and shall continue uninterrupted, otherwise the nonconforming practice or structure status shall be void.

315. Ownership and Maintenance of Common Open Space, Recreation Areas and Public Facilities

- A. For all developments proposing the use of common open space, community sewer and/or community water facilities a plan for the ownership and maintenance of the common open space and/or sewer and water facilities shall be submitted for approval by the Board of Supervisors prior to final plat approval. Such ownership, administration, and maintenance shall be arranged to be in accordance with one of the following methods:

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1. An offer of dedication to the Township; however, the Township shall not be obligated to accept the dedication of common open space and/or sewer and water facilities.
2. The transfer of the total common open space area or a portion thereof to a private, non-profit organization whose purpose is the preservation of open space land and/or natural resources, subject to the following:
 - a. The language and deed restrictions are acceptable to the Township.
 - b. The organization shall be a bona fide conservation organization with a perpetual existence.
 - c. The conveyance must contain appropriate provision for reverter or transfer if the organization is unable to carry out its function.
 - d. The organization must enter into a maintenance agreement with the Township.
3. Establishment of a Homeowners' Association (HOA) subject to the following:
 - a. Prior to final plat approval the developer shall submit a detailed statement including covenants, agreements, and other specific documents indicating ownership, method of maintenance and utilization of the common open space, recreation areas and public facilities.
 - b. Covenants shall be recorded either prior to or simultaneously with the approved plan.
4. Landowner deed or deeds of trust, approved by the Board, for the purpose of ownership, administration and maintenance of common open space and community sewer and/or water facilities. The Trustee shall be empowered to levy and collect assessments from property owners for working capital, operating expenses, insurance and contingencies.

316. Performance Standards for all Uses

A. Performance Standards.

All uses and structures shall be subject to and comply with the following regulations, or as amended, where applicable and all uses and structures shall comply with all applicable state and federal statutes and regulations.

1. Noise Pollution and Vibration: "Rules and Regulations" of the Pennsylvania Department of Environmental Protection.
2. Air Pollution. Airborne Emissions and Odor: "Rules and Regulations" of the Pennsylvania Department of Environmental Protection.
3. Water Pollution: The Clean Streams Law, June 22, 1937 P.L. 1987, 35 P.S. 691, or as amended.
4. Mine Reclamation and Open Pit Setback: Pennsylvania Act 147, the "Surface Mining Conservation and Reclamation Act" of 1971, or as amended.
5. Glare and Heat: "Rules and Regulations" of the Pennsylvania Department of Environmental Protection.
6. Subdivision and land developments shall be reviewed in accordance with the requirements of the Franklin Township Subdivision and Land Development Ordinance.
7. Act 101: Municipal Waste Planning, Recycling and Waste Reduction Act, Act of July 28, 1988, P.L., No. 101 (Act 101), as amended.
8. Act 537: Pennsylvania Sewage Facilities Act, Act of January 24, 1966, P.L. 1535, No. 537 (as amended).
9. No use or operations shall be permitted which creates a public nuisance or hazard to adjoining property by reason of fire, explosion, radiation or other similar cause.
10. Outdoor Lighting: Where light fixtures are installed to provide exterior illumination, excluding overhead street lighting and warning, emergency, or traffic signals, the following restrictions shall apply to all uses.
 - a. All outdoor lighting, whether or not required by this ordinance; shall have intensities and uniformity ratios in accordance with the current recommended practices of the Illumination Engineering Society of North America (IESNA) as contained in the IESNA Lighting Handbook.
 - b. All future amendments to the recommended practices of the IESNA shall be made a part of the Ordinance without further action by the Board of Supervisors.
 - c. Street lighting fixtures, when required for safety considerations, may be controlled by photocells for dusk to dawn operations.

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- d. The lighting from any luminary shall be shaded, shielded, or directed to prevent direct light from being distributed beyond an angle of thirty-five (35) degrees from a vertical plane onto adjacent properties and/or surrounding areas. Unshielded lighting is not permitted, except for temporary holiday lighting.
- e. Lighting shall be designed so that glare, reflection and/or direct illumination does not exceed one (1) foot-candle beyond the property line on which the lighting originates.
- f. Externally illumination signs shall be lighted by fixtures mounted on top of the sign and aligned down, rather than by fixtures mounted at the bottom of the sign and aimed up. Sign lighting shall be equipped with timers and extinguished between the hours of eleven (11) PM and dawn.
- g. Such lighting on private, residential, commercial, industrial, municipal, recreational or institutional property; shall be aimed, located, designed, fitted and maintained so as not to present a hazard to drivers or pedestrians by impairing their ability to safely traverse (disabling glare).
- h. Pole-mounted lamps shall be placed directly above the area to be illuminated and shielded at the top and sides; or positioned near the perimeter of a property and aimed toward the area requiring illumination, subject to applicable yard setback provisions. Lighting shall not have any "spill-over" during work or off-hours of operation.
- i. Vegetation screens shall not be employed to serve as the primary means for controlling glare. Rather, glare control shall be achieved primarily through the use of such means as cutoff fixtures, shields and baffles, and appropriate application of mounting height, wattage, aiming angle, fixture placement, etc.
- j. The installation or erection of any lighting, which maybe confused with warning signals, emergency signals, or traffic signals, shall not be permitted.
- k. Maintenance: Lighting fixtures shall be maintained so as to always meet the requirements of this Ordinance.
- l. Nonconforming Lighting: Any lighting fixture existing on the effective date of this Ordinance which does not conform with the requirements of this Ordinance shall be considered a lawful, nonconforming lighting fixture. A nonconforming lighting fixtures shall be made to comply with the requirements of this Ordinance when such fixture is replaced, relocated or repaired.

317. Alternate Design Options

A. Purpose.

The Alternate Design Options is to aid the Franklin Township Zoning Ordinance, Section 202. The design standards in this section are to encourage the protection of the aesthetic nature of Franklin Township in conjunction with good planning practices. The Open Space (O) Zone seeks to protect environmentally sensitive areas and preserve green 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 and will consider 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 Base 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 (400 sq. ft. or smaller)

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C. Conditional Uses:

1. Accessory use customary incidental to the above permitted uses (larger than 400 sq. ft.)
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)
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. Shooting ranges (457)
23. Trailer camps (460)
24. Wind energy conversion systems (464)

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. Alternate Design Options.

1. The following is a list of alternate design options permitted by Franklin Township:
 - a. Cluster residential neighborhood development plans.

G. Cluster Developments:

Standards are set forth in this Ordinance; section 413.