

FRANKLIN TOWNSHIP ZONING ORDINANCE

ARTICLE 4 SPECIFIC CRITERIA

400. Adult-Related Uses.

- A. An adult-related use shall not be permitted to be located within one thousand (1,000) feet of any other adult-related use.
- B. No adult-related use shall be located within three hundred (300) feet of any land within the Open Space District, Residential District, or the lot line of any residentially used property.
- C. No establishment shall be located within six hundred (600) feet of any parcel of land which contains any one or more of the following specified land uses.
 - 1. Amusement park.
 - 2. Camp (for minor's activity).
 - 3. Child-care facility.
 - 4. Church or other similar religious facility.
 - 5. Community center.
 - 6. Museum.
 - 7. Park.
 - 8. Playground.
 - 9. School.
 - 10. Other lands where minors congregate.
- D. The distance between any two (2) adult-related uses shall be measured in a straight line, without regard to intervening structures, from the closest point on the exterior parcel line of each use. The distance between any adult-related use and any land use specified above shall be measured in a straight line, without regard to intervening structures, from the closest point on the exterior property line of the adult-related use to the closest point on the property line of said land use.
- E. No materials, merchandise, or film offered for sale, rent, lease, loan, or for view upon the premises shall be exhibited or displayed outside of a building or structure.
- F. Any building or structure used and occupied as an adult-related use shall be windowless, or have an opaque covering over all windows or doors of any area in which materials, merchandise, or film are exhibited or displayed, and no sale materials, merchandise, or film shall be visible from outside of the building or structure.
- G. No sign shall be created upon the premises pictorially depicting or giving a visual representation of the type of materials, merchandise or film offered therein.
- H. Each entrance to the premises shall be posted with a notice specifying that persons under the age of seventeen (17) years are not permitted to enter therein and warning all other persons that they may be offended upon entry.
- I. No adult-related use may change to another adult-related use, except upon approval of an additional conditional use.
- J. The use shall not create an enticement for minors because of its proximity to nearby uses where minors may congregate.
- K. No unlawful sexual activity or conduct shall be permitted.
- L. No more than one (1) adult-related use may be located within one (1) building or shopping center.

401. Age-Restricted Planned Residential Developments.

- A. Definition:

"Age restricted housing" A planned development of land consisting of multiple structures constructed expressly for use and residency by persons who have achieved the minimum age requirement for residency of fifty-five (55) years or older.
- B. Purpose:

The purpose of an Age Restricted Housing development is to encourage the development of affordable and market-rate housing for individuals age fifty-five and over, by allowing the greater variety of building types at a higher density than would normally be allowed; by allowing greater flexibility in site planning so as to promote the sound development of land which reduces residents'

FRANKLIN TOWNSHIP ZONING ORDINANCE

burdens of property maintenance and which reducing demands on municipal services; and to promote flexibility in land use planning in order to improve site layouts, protect natural features and environmental values and utilize land in harmony with neighboring properties.

C. Age Restricted Housing Objectives:

In making its recommendations, the Franklin Township Planning Commission must review the following mandatory standards requiring that the proposed use, buildings, and structures for an Age Restricted Housing development will:

1. Be compatible with adjacent land uses and with the single-family residential character of the neighborhood in which it is located.
2. Constitute no nuisance to abutting land and natural resources by reason of uncharacteristic air or water pollution or noise.
3. Provide safe and convenient access to the site from existing or proposed roads.
4. The site shall be located a minimum 150 feet from an existing roadway.
5. A community water and waste water system is required.
6. Provide for visual and noise buffering of the development to minimize impact to abutting properties
7. Provide for the long-term preservation and maintenance of open space and recreation areas.
8. Provide for long-term maintenance of the stormwater management system.
9. Be occupied by:
 - a. Persons who are 55 years of age or older, hereinafter referred to as "occupant";
 - b. A spouse, or significant other, under 55 years of age, of an occupant may reside in the occupant's unit, hereinafter referred to as "spouse";
 - c. A spouse who survives the occupant;
 - d. A spouse where the occupant has entered into a long-term care facility;
 - e. A mentally or physically handicapped child, brother or sister of an occupant or spouse who is dependent upon said occupant or spouse for daily care;
 - f. A paid caregiver providing medical or health care to an occupant or spouse.
10. Be in harmony with the general purpose and intent of this section.
11. Keep annual reports of all residents of the development including said resident's (persons residing in each unit as of the 1st of the year) name, address, and age. The Township has the right to request such annual report as deemed necessary by the Board of Supervisors of Franklin Township.
12. The following dimensional, height and density standards shall be applied to all Age Restricted Housing developments:

Minimum frontage	100 feet
Minimum lot area	5 acres
Maximum lot area	20 acres
Minimum yard setbacks (from property line)	
Front	100 feet
Side	45 feet
Rear	45 feet
Minimum structural setback from paved edge of access road	
Front	Min. 10 feet; Max. 20 feet
Side	10 feet
Rear	20 feet
Maximum building height	2 story/35 feet
Maximum building coverage	20%
Minimum landscape buffer	20 feet
Minimum open space requirement	25%
Maximum density	4 units/developable acre

FRANKLIN TOWNSHIP ZONING ORDINANCE

D. Building and Design Standards:

In order to achieve a development that reflects the residential character of the age restricted neighborhood in which it is located, the following minimum building and design standards shall be applied to all structures constructed.

1. There shall be no more than 4 dwelling units per structure
2. No dwelling unit shall contain more than 2 bedrooms
3. The front façade of all structures shall be oriented toward the access road serving the premises and not toward any parking lot or abutting property.
4. All structures, principal or accessory, shall have a gabled roofline, articulated footprint and may have varied facades.
5. No structure shall be greater than ten thousand (10,000) square feet in gross floor area. Gross floor area shall include attached garages but shall not include basements.
6. A minimum of twenty-five (25') separation between buildings shall be provided which shall be landscaped.
7. Principal structures that abut an access road must provide a six foot (6') landscaped buffer along the front and rear yards specifically planted at the edge of access roads.
8. Garages, if provided, shall be attached to and made an integral part of the principle structure.
9. Accessory structures shall comply with all setback requirements and shall be designed with architectural detailing of similar nature to the principal buildings located thereon.
10. Access roads, pedestrian/biking facilities and all infrastructure and utilities shall be designed and constructed in accordance with the Franklin Township Subdivision and Land Development Ordinance or next applicable.
11. All lighting fixtures shall be integrated into the architectural style of the development. All exterior structural and site lighting (not including access road lighting) shall be retained on site and shall but create a nuisance to abutting properties and streets. All exterior light sources shall be appropriately shielded from off-promise viewing. Access road lighting shall be designed to prevent nuisance to abutting properties by reason of light and glare.
12. One sign, no greater than sixteen square feet (16) in size and six feet (6') in height, shall be allowed at the intersection of the project's access road with the abutting public way. Signage may be illuminated with projected lighting, but it shall not be backlit or internally illuminated.
13. All stormwater shall be managed on site. Passive stormwater techniques are preferred and should be integrated as part of the landscaping plan for the site.
14. All structures located within an Age Restricted Housing Development shall be accessed by new private access roads.
15. All access roads shall be designed, constructed, and approved in accordance with the Subdivision and Land Development Ordinance.
16. Parking:
 - a. A minimum of 2 off-street parking spaces shall be provided per unit
 - b. A minimum of 2 parking spaces shall be provided for any delivery vehicles visiting accessory or ancillary use buildings located within the development.
 - c. Shall not be located within setback yards. However, a dwelling unit's driveway is considered an acceptable place to park.
 - d. No parking lots or access drives shall be located within the minimum twenty-five (25') foot separation area between structures.
 - e. All parking lots shall be located to the rear of any structure.
 - f. All parking lots shall be screened from abutting access roads, properties and streets through the use of landscaped berms and evergreen shrubs and trees a minimum of four feet (4') in height and five feet (5') in width.
17. Landscape Buffers, Open Space and Natural Resources
 - a. A minimum of a twenty-foot landscaped buffer shall be provided along the entire perimeter of the Age Restricted Housing development
 - b. A minimum of twenty-five percent (25%) of the total acreage of the entire Age Restricted Housing development shall be set aside as common open space for the use of the residents.

FRANKLIN TOWNSHIP ZONING ORDINANCE

- c. Common open space shall consist of large, single contiguous area of open space, which shall retain those natural features of the site most worthy of preservation in their natural state, and which connect with any existing or potential conservation or open space areas on adjacent parcels. Not more than twenty-five percent (25%) of the common open space shall consist of wetlands. A maintenance plan shall be implemented to ensure the long-term protection of the open space.
- d. All significant features including trees of over twelve inches (12") diameter breast high, identified heritage features, water courses, one hundred year flood plains, wetlands, ponds, other water bodies, marches, stone walls, scenic points, and historic sites shall be preserved.

402. Agribusiness Operations.

- A. Minimum lot size shall be fifty (50) acres.
- B. Structures housing the agribusiness shall meet the following minimum setback requirements:
 - 1. Minimum yard requirements:
 - a. Front: Two hundred (200) feet.
 - b. Side and rear: One hundred (100) feet.
 - 2. Minimum setback requirements from any dwelling or water well not owned by the owner of the agribusiness operation: Five hundred (500) feet.
 - 3. Minimum setback from any church or school: Five hundred (500) feet.
- C. Location of any manure storage facility shall be in accordance with the setback requirements established by the Pennsylvania Manure Management Law.
- D. Maximum lot coverage shall not exceed ten (10) percent.
- E. Prior to approval for conditional use, applicants, who are required to have Nutrient Management Plan in accordance with the Pennsylvania Manure Management Law, shall demonstrate that such Plan has been prepared and submitted to York County Conservation District for review. No Certificate of Occupancy shall be issued until such Plan has received the approval of the Conservation District.
- F. A water supply feasibility report shall be prepared to demonstrate that sufficient water resources are available to serve the proposed use. The report shall assess any water quality and water quantity impacts for all public and private wells within a mile of the proposed agribusiness operation. The report shall be prepared by a licensed hydro geologist.
- G. The applicant shall demonstrate to the satisfaction of the decision making body that its methods of disposing of dead animals are in strict compliance with applicable standards established by the Pennsylvania Department of Environmental Protection. Dead turkeys, chickens, or piglets shall be kept in airtight containers. Larger dead animals shall be kept in a manner so as to minimize the spread of odors and disease.

403. Airport and/or land strip.

- A. A minimum lot area of fifty (50) acres is required.
- B. No portion of the area designated or utilized for aircraft take-off or landing shall be within two thousand five hundred (2,500) feet of any residential district or lot line of a residentially used lot, including those within adjacent municipalities, nor within three hundred (300) feet of any property line.
- C. All Federal and State operational and safety requirements shall be met.
- D. Any proposed airport or landing strip shall not adversely affect adjoining land uses, the safety of nearby residents or employees, or the future growth and development of the Township.

404. Animal Hospitals, Kennels, Pet Cemeteries, and Related Uses.

- A. All animal boarding buildings that are not completely enclosed, and any outdoor animal pens, stalls or runways shall be located within the rear yard and screened from adjoining properties, and shall be a minimum of one hundred (100) feet from all property lines.

FRANKLIN TOWNSHIP ZONING ORDINANCE

- B. All outdoor pasture/recreation areas shall be enclosed to prevent the escape of the animals; all such enclosures shall be set back a minimum of ten (10) feet from all property lines.
- C. The applicant shall furnish evidence of effective means of animal and veterinary waste collection and disposal which shall be continuously implemented.
- D. Credible evidence must be provided that water supplies of surrounding properties will not be contaminated by burial activity within the proposed cemetery.

405. Animal Husbandry.

- A. The use regulations shall apply to new buildings or a change of use in existing buildings utilized to house animals created after the effective date of this Ordinance.
- B. All buildings housing animals shall be setback as follows:
 - 1. Minimum yard requirements.
 - a. Front: Two hundred (200) feet
 - b. Side and rear: One hundred (100) feet.
 - 2. Minimum setback requirements from any dwelling or water well on adjacent property: Two hundred (200) feet.
 - 3. Minimum setback from any church or school: Two hundred (200) feet.

406. Athletic and Recreational Facilities Associated with a Private School.

- A. Uses shall be limited to the following:
 - 1. Fields, tracks and courts.
 - 2. Buildings associated with athletic/recreational purposes (e.g. rest room, locker rooms, athletic offices, training facilities, concessions, meeting rooms, shelters, and etc.).
 - 3. Seating, parking lots, driveways, and walkways associated with athletic/recreation facilities.
 - 4. Related signage, lighting, and utilities.
- B. As part of the site planning process and review for this conditional use, the applicant shall be required to prepare and submit a detailed natural and cultural features inventory of the site. Qualified experts must identify, describe plot, and discuss those specific measures used to conserve each of the following contained upon the site.
 - 1. One hundred (100) year floodplains.
 - 2. Steep slopes (>15%).
 - 3. Wetland and bodies of water.
 - 4. Sinkholes, caves, vistas, or other significant geologic features.
 - 5. Threatened or endangered species habitats.
 - 6. Archeological resources.
 - 7. Historic resources.
 - 8. Significant stands of mature trees and significant specimens.
- C. The applicant shall furnish expert evidence that the proposed use will not be detrimental to the use of adjoining or nearby properties due to hours of operation, noise, light, and litter. Those uses involving extensive outdoor activity shall provide sufficient screening or landscaping to mitigate any visual, audible, or both, impacts.
- D. Required parking will be determined based upon a combination of the types of activities proposed and the schedule listed in Section 718 of the SLDO. In addition, an unimproved grassed overflow parking area to be provided for peak use periods (athletic events, tournaments, etc.) may be required. Such overflow parking areas shall be accessible only from the interior driveways of the permanent parking lot. Overflow parking areas shall contain fencing to prevent vehicles from crossing adjoining properties or directly accessing adjoining roads.

FRANKLIN TOWNSHIP ZONING ORDINANCE

- E. Any booths or other structures used for the collection of admission fees, parking fees, or both, shall be set back and arranged to prevent vehicle backups on adjoining roads during peak arrival periods. Any other collection of fees (roaming parking lot attendants) shall be conducted in a manner to prevent vehicle backups on adjoining roads. If, at any time, the Township determines that traffic backups are occurring on adjoining roads, and such backups are directly related to the means of access to the subject property, the Township can require the applicant to revise means of access to relieve the undue congestion.

407. Automobile, Bus, Boat, Motorcycle, Snowmobile, Trailer, Manufactured Home, Truck, Farm and Excavation Machinery, and Heavy Equipment Sales and Service Facilities.

- A. All service or repair activities shall be conducted within a completely enclosed building.
- B. All uses involving drive-thru service shall provide sufficient on-site stacking lanes to prevent vehicle backups on adjoining roads.
- C. No outdoor storage nor outdoor display of parts, equipment, lubricants, fuel or other materials used or discarded, as part of the service or repair operation, shall be permitted.
- D. All exterior storage areas shall be subject to lot coverage requirements and screened from adjoining properties and roads.
- E. Any ventilation equipment outlets associated with the service/repair work area(s) shall not be directed toward any adjoining residentially-zoned or lot line of a residentially used property.
- F. All vehicles and machinery shall be repaired and removed from the premises promptly.
- G. The demolition or junking of vehicles and machinery is prohibited. Demolished vehicles or parts thereof shall be removed from the site within two (2) weeks of arrival.
- H. The applicant shall furnish evidence that the disposal of materials will be accomplished in a manner that complies with all applicable State and Federal regulations.

408. Bed and Breakfasts.

- A. Bed and breakfasts shall only be permitted within detached buildings.
- B. Any modifications to the external appearance of the building (except fire escapes) shall complement its original character.
- C. All floors above or below grade shall have a direct means of escape to ground level.
- D. One (1) off-street parking space shall be provided for each room available for rent, in addition to those for the dwelling unit.
- E. A bed and breakfast may erect one (1) sign no larger than twelve (12) square feet.
- F. Meals may be offered only to registered overnight guests.
- G. The applicant shall furnish evidence that an approved means of sewage disposal and water supply shall be used.
- H. The applicant shall furnish proof of acquisition of any needed land development approvals and approval from the PA Department of Labor and Industry, and any other applicable State and Federal agencies.

409. Billboards.

- A. Shall be subject to all of the conditions of this section and must be three hundred (300) feet from any roadway.
- B. No billboards are permitted to be stacked.
- C. No billboard shall be located within one thousand (1,000) feet from another billboard.
- D. All billboards shall be a minimum of fifty (50) feet from all side and rear property lines.
- E. All billboards shall be set back at least thirty-five (35) feet from any street right-of-way lines.
- F. All billboards shall be set back at least three hundred (300) feet from any land within the residential (R) and open space (O) districts and from the lot line of any residentially used property.
- G. No billboard shall exceed an overall size of three hundred (300) square feet, nor exceed twenty-five (25) feet in height.
- H. 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.
- I. No billboards are permitted in the Open Space (O) or Residential (R) districts.

FRANKLIN TOWNSHIP ZONING ORDINANCE

410. Campgrounds.

- A. Setbacks – All campsites shall be located at least fifty (50) feet from any side or rear property line and at least one hundred (100) feet from any public street line.
- B. Each campsite shall be at least three thousand (3,000) square feet in size and shall either provide one (1) ten (10) feet by thirty (30) foot parking space which will not interfere with the convenient and safe movement of traffic, or equivalent parking shall be provided in a common parking space.
- C. An internal road system shall be provided. The pavement width of one-way access drives shall be at least fourteen (14) feet and the pavement width of two-way access drives shall be at least twenty-four (24) feet. On-drive parallel parking shall not be permitted.
- D. All campgrounds shall furnish centralized sanitary and garbage collection facilities that shall be set back a minimum of one hundred (100) feet from any property line. Such facilities shall be screened from adjoining residentially-zoned properties.
- E. Any accessory retail or service commercial uses shall be set back a minimum of one hundred (100) feet from any property line. Such accessory commercial uses shall be solely designed and constructed to serve the campground's registered guests and their visitors. Any parking spaces provided for these commercial uses shall only have vehicular access from the campground's internal road, rather than the public street. All accessory commercial uses and related parking shall be screened from adjoining residentially-zoned parcels.
- F. All campgrounds containing more than fifty (50) campsites shall have direct access to an arterial or collector street.
- G. A campground may construct one (1) freestanding or attached sign containing no more than thirty-two (32) square feet. Any reference to accessory commercial or recreational facilities shall remain secondary in size to the reference of the principle campground use. Such sign shall be set back at least ten (10) feet from the street right-of-way line, at least one hundred (100) feet from any residential zone or lot line of a residentially used property, and, at least twenty-five (25) feet from adjoining lot lines.
- H. A minimum of twenty percent (20%) of the gross area of the campground shall be devoted to active and passive recreational facilities, which shall not be located within one hundred (100) feet of any property line. Responsibility for maintenance of the recreation area shall be with the landowner.
- I. All outdoor play areas shall be set back on hundred (100) feet from any property line and screened from adjoining residentially-zoned properties. Such outdoor play areas shall be used exclusively by registered guests and their visitors.
- J. During operation, every campground shall have an office in which shall be located the person responsible for operation of the campground.
- K. All water facilities, sewage disposal systems, rest rooms, solid waste disposal, and vector control shall be approved and maintained in accordance with the requirements of the PA DEP.
- L. All lighting shall be arranged and shielded so that no glare or direct illumination shall be cast upon adjacent properties or public streets.

411. Car Washes.

- A. Gray water recycling is required.
- B. For automatic and self-service car washes, each washing bay shall provide a minimum one hundred (100) foot long on-site stacking lane which precedes the washing process. For full service car washes, such on-site stacking shall be a minimum of three hundred (300) feet per lane.
- C. All structures housing washing apparatuses shall be set back one hundred (100) feet from any street right-of-way line, fifty (50) feet from any rear property line, and twenty-five (25) feet from any side lot line.
- D. Trash receptacles shall be provided and routinely emptied to prevent the scattering of litter, and the applicant shall furnish and implement a working plan for the cleanup of litter and debris.
- E. The subject property shall front on an arterial or collector road.
- F. The applicant shall demonstrate adequate provision for the collection and disposal of greases and wastes.

FRANKLIN TOWNSHIP ZONING ORDINANCE

412. Cemeteries.

A. Permitted Uses.

1. Cemeteries.
2. Mausoleums.
3. Crematories.
4. Caretaker Residence.
5. Chapels.

B. Area and bulk regulations – All area and bulk regulations of the prevailing zoning district shall apply with the following exceptions:

1. The minimum size of a cemetery shall be five (5) acres.
2. The minimum front, side and rear yards shall be one hundred (100) feet.
3. The maximum lot coverage (building, driveways, parking areas and other paved surfaces) shall be ten percent (10%).

C. Parking requirements.

1. Places of assembly – One (1) space per two hundred (200) square feet of floor space or one (1) space per every five (5) seats, whichever is greater.
2. Caretaker residence – Two (2) spaces.
3. Employees – One (1) space per full-time and part-time employees.

D. Supplemental regulations:

1. Landscaping shall be required and set in place according to a plan approved by the Board.
2. An ornamental or densely planted buffer strip shall be required where the lot abuts an existing residential use or Residential (R) or Open Space (O) zoning districts.
3. No parking area shall be located within the required front, side or rear yards.

413. Cluster Developments.

A. Purpose.

This use is intended to blend various residential development types amid substantial areas of the Township that are characterized by severe development constraint and natural sensitivity. It is the express purpose to offer a density bonus and flexible design standards as enabled in the Act for the preservation and protection of natural-cultural features and the provision of public accessible common open space.

B. The minimum parent tract devoted to a cluster development shall be two (2) acres.

C. All proposed dwellings shall be connected to and served by both alternative or public sewer, and public water utilities.

D. Delineation of Required Common Open Space.

In accordance with the purposed of this section, proposed common open space shall only include those areas characterized by features listed in this section. Any proposed common open space that is not comprised of these features shall not be considered to be part of the cluster development. As part of the site planning process for the cluster development, the applicant shall be required to prepare a detailed natural and cultural features inventory of the site. Such features shall become all or part of the required common open space. Qualified experts must identify, describe and plot each of the following found on the proposed site:

1. 100-year floodplain.
2. Steep slopes [greater than fifteen percent (15%)].
3. Wetlands, streams, ponds, or other water bodies.
4. Sinkholes, caves, vistas, or other significant geologic features.
5. Threatened or endangered species habitats.

FRANKLIN TOWNSHIP ZONING ORDINANCE

6. Archaeological resources.
7. Historic resources.
8. Significant stands of mature trees.

In addition, the applicant may include proposed parklands within required common open space if such parkland complies with the following:

1. The site shall be located and designed so that safe and convenient access shall be provided to, at minimum, all existing and proposed inhabitants of the cluster development. Additionally, each site shall have at least one (1) area available for vehicular access that is no less than twenty-four (24) feet in width.
 2. The site shall be sized and configured so as to accommodate its intended uses. Sufficient lot width/depth dimension shall be provided so as to accommodate, where practical, ball fields, courts and other open play areas. Furthermore, should a development be proposed at a location contiguous to an existing park, parklands should be provided as an expansion of the existing facility.
 3. The site shall have suitable topography and soil conditions for use and development as active play areas. No more than twenty-five percent (25%) of the site shall be comprised of floodplains, storm water management facilities, slopes exceeding three percent (3%), or any combination thereof. Any unimproved site shall be provided with a healthy and vibrant grass ground cover.
 4. The site shall be located and designed to conveniently access proximate public utilities (e.g., sewer, water, power, etc.). However, no part of any overhead utility easement, nor any above ground protrusion of an underground utility is permitted in active play areas of the site.
 5. No part of the site shall be calculated as part of any required setback, yard, open space, or any combination thereof, for adjoining lots or uses as regulated by the Zoning Ordinance.
- E. The ownership and maintenance of common open space shall be governed by this Ordinance.
- F. Required Ratio and Permitted Densities of Housing Types.
The following tabulates permitted residential structure types and densities within cluster developments based upon the extent of proposed common open space.

Proposed Common Open Space (Percent of Total Site Area)	Percentage of Dwelling Units Permitted by Structural Type		
	Single-Family Detached	Duplex	Townhouses or Multi-Family Dwellings
Minimum 30% to 50%	At least 65%	No more than 35%	No more than 35%
51% to 65%	At least 30%	No more than 70%	No more than 70%
65% or more	No more than 100%	No more than 100%	No more than 100%

- G. Required Design Standards.
Within cluster developments, the maximum permitted residential density is five (5) units per acre of the site, including common open space. The following table and its footnotes present applicable design standards applied to the various dwellings/lots:

FRANKLIN TOWNSHIP ZONING ORDINANCE

Use	Minimum Lot Area	Maximum Permitted Height	Minimum Lot Width at Building Setback/(Frontage)	Maximum Lot Coverage	Minimum Required Yards			
					Front ³	One Side	Both Sides	Rear
Single-Family Detached Dwelling	6,000 sq. ft.	35 ft.	60 ft. (50 ft.)	50%	25 ft.	6 ft.	12 ft.	15 ft.
Duplexes	3,500 sq. ft. per unit	35 ft.	45 ft. (40 ft. per unit)	60%	25 ft.	10 ft.	N/A	15 ft.
Townhouses ¹	1,800 sq. ft. per unit	35 ft.	20 ft. (20 ft. per unit)	75%	25 ft.	15 ft.	(End Units)	20 ft.
Multiple-Family ²	43,500 sq. ft.	35 ft.	200 ft. (150 ft.)	60%	35 ft.	30 ft.	60 ft.	35 ft.

¹ No townhouse building shall contain more than eight (8) units. For each townhouse building containing more than four (4) units, no more than sixty percent (60%) of such units shall have the same front yard setback; the minimum variation of setback shall be two (2) feet. In addition, no more than two (2) contiguous units shall have identical roof lines that generally parallel the ground along the same horizontal plane. All townhouse buildings shall be set back a minimum of fifteen (15) feet from any interior access drives, or parking facilities contained on commonly-held lands. All townhouse buildings shall be setback at least thirty (30) feet from any perimeter boundary of the development site. In those instances where several townhouse buildings are located on the same lot, the following footnote 2 shall apply.

² In those instances where several multiple-family dwelling buildings, townhouse buildings, or both, are located on the same lot, the following separation distances will be provided between each building:

- a. Front to front, rear to rear, or front to rear, parallel buildings shall have at least fifty (50) feet between faces of the building. If the front or rear faces are obliquely aligned, the above distances may be decreased by as much as ten (10) feet at one end if increased by similar or greater distance at the other end.
- b. A minimum yard space of thirty (30) feet is required between end walls of buildings. If the buildings are at right angles to each other, the distance between the corners of the end walls of the building may be reduced to a minimum of twenty (20) feet.
- c. A minimum yard space of thirty (30) feet is required between end walls and front or rear faces of buildings.
- d. All multiple-family dwelling buildings shall be set back a minimum of fifteen (15) feet from any interior access drives or parking facilities contained on commonly-held lands.

³ If the property abuts an arterial road, the minimum front yard setback shall be forty (40) feet from the right-of-way line.

414. Commercial Camps and Resorts.

A. The regulatory and design requirements of a commercial resort/campground facility are based around the potential impacts on abutting properties and added traffic on existing roadways.

1. Shall provide a description of all activities the camp/resort will offer.
2. Shall provide emergency plans for guests in the event of an environmental, domestic, criminal, and for natural hazard event.
3. Must have a maintenance plan that denotes weekly, monthly and annual maintenance elements that will help ensure safety and reduce potential liability challenges.
4. The camp must display the proper ATV permits from appropriate state and or national agencies.
5. All ATV riders must remain on site unless written permission from other adjacent property owners have been given.
6. Hours of operations shall be posted and shall be made available to the Township.
7. A minimum of fifty acres (50) is required for a campground/resort facility planned development.

FRANKLIN TOWNSHIP ZONING ORDINANCE

8. Any swimming pools shall be fenced and open to guests during predetermined hours of operations.
9. Shall provide plans for new trails for biking, horse back riding, or motorized vehicles, excluding cars, trucks, vans, and sport utility vehicles.
10. A minimum of twenty-five percent (25%) of the planned development shall be preserved for open space. Any trails, pathways, or stormwater detention facilities can be calculated as part of the open space acreage.
11. Such commercial recreational facilities shall include require a one hundred foot (100') buffer yard located on the perimeter of the entire development.
12. Shall construct new access roadways into and out of the commercial recreational development.
13. Shall locate and show on the development plan all significant environmental features. It is required to preserve all environmentally significant features. Wooded areas that will be impacted shall be designated and shown on the plan. The degree of impact shall be reported officially and documented as part of the plan's submission.
14. Shall provide a parking plan for all vehicles and the storage of 2, 3, and 4 wheel all terrain vehicles. This parking must be located inside the buffer yard around the parameter of the entire development.

415. Commercial Conversions.

- A. The conversion of a one-unit residential structure into two (2) or more residential or non-residential units or a combination of the both. A residential conversion can also apply to the conversion of a non-residential structure into a residential living unit. Regulatory requirements of a residential conversion are as follows:
 1. Must have ample water and wastewater infrastructure.
 2. Must provide one parking space per residential unit.
 3. Must provide separate entrances for each unit.
 4. Must provide outdoor lighting for all off-street parking lots.
 5. All outdoor lighting must not impact residential dwelling units on an abutting property.
 6. Must add additional safety measures including handrails for outside stairs, lighting at stairways, smoke detection devices per unit, and must obtain proper roof inspection report.

416. Commercial Livestock Operations.

- A. Minimum Lot Area – twenty (20) acres
- B. Any area used for the housing, feeding and watering of livestock shall be set back at least one hundred (100) feet from all property lines, and at least five hundred (500) feet from any land within the Residential and Mixed Use Districts.
- C. The applicant shall furnish qualified evidence that the proposed use has an approved manure management plan that complies with the Pennsylvania "Nutrient Management Act" of 1993. All subsequent operations on the site shall be required to strict adhere to an approved manure management plan.
- D. The applicant shall furnish evidence from the York County Conservation District that the proposed use has an approved conservation plan.

417. Commercial Recreation/Amusement Facilities.

- A. If the subject property contains more than two (2) acres, it shall front on an arterial or collector road.
- B. Those uses involving extensive outdoor activities shall provide sufficient screening or landscaping measures to mitigate any visual, audible, or both, impacts on adjoining properties.
- C. Any structures exceeding the maximum permitted height may be permitted so long as they are setback from all property lines at least the horizontal distance equal to their height, plus an additional fifty (50) feet. Furthermore, such structures shall not be used for occupancy.
- D. The applicant shall furnish expert evidence that the proposed use will not be detrimental to the use of adjoining properties due to hours of operation, noise, light, litter, dust, and pollution.

FRANKLIN TOWNSHIP ZONING ORDINANCE

- E. Required parking will be determined based upon a combination of the types of activities proposed and the schedule listed in the Franklin Township SLDO. In addition, an unimproved grassed overflow parking area to be provided for peak use periods may be required. Such overflow parking areas shall be accessible only from the interior driveways of the permanent parking lot. Overflow parking areas shall contain fencing to prevent vehicles from crossing adjoining properties or directly accessing adjoining roads.
- F. Any booths or other structures used for the collection of admission fees, parking fees, or both, shall be back and arranged to prevent vehicle backups on adjoining roads during peak arrival times. Any other collection of fees (roaming parking lot attendants) shall be conducted in a manner to prevent vehicle back-ups on adjoining roads. If, at any time after the opening of the commercial recreation facility, the Township determines that traffic backups are occurring on adjoining roads, and such backups are directly related to the means of access to the subject property, the Township can require the applicant to revise means of access to relieve the undue congestion.
- G. Any outside pedestrian waiting lines, shall be provided with a means of shade.

418. Commercial Schools.

- A. Passenger “drop-off” and “pick-up” areas shall be provided and arranged so that students do not have to cross traffic lanes on or adjacent to the site.
- B. Any outdoor activity areas shall be located in the side or rear yards, set back twenty-five (25) feet from all property lines, and screened from adjoining properties. Any outdoor activity areas intended for the use of persons under eighteen (18) years of age shall be completely enclosed by a minimum four (4) foot high fence. Any vegetation materials located within the outdoor activity area shall be of a nonharmful type (not poisonous, thorny, allergenic, etc.). All outdoor activity areas shall provide a means of shade, such as a shade tree(s) or pavilion(s).

419. Communication Antennas, Towers and Equipment

Communication and Cell Towers and Antennas are permitted subject to the following provisions:

- A. Purpose: In recognition of the technical development in the telecommunications field which have provided new options for the expansion and delivery of communications services to the Township and its residents, the purpose of this Article is as follows:
 - 1. To accommodate and recognize the need for the Township police, fire and emergency medical services and its residents and visitors to rely on wireless communications services for business and personal uses.
 - 2. To encourage efficient and adequate wireless communication services in the Township while at the same time, protecting the public health, safety and welfare, and minimize any adverse effects on residential property value.
 - 3. To minimize adverse visual impact and effects of communication antennas and antenna support structures through proper design, sighting, number, and vegetative screening in the Township while recognizing federal and state statutes and regulation which impose certain limitations on the Township’s ability to regulate the placement and construction of the towers and antennae.
 - 4. To avoid potential damage to adjacent properties from antenna support structure failure and falling ice or debris, through engineering and proper sighting of antenna support structures.
 - 5. To encourage the joint use of any new and existing antenna support structures to reduce the number of such structures needed in the future.
 - 6. To govern all towers and antennas except those less than forty-five (45) feet for private non-commercial use by the property owner.
- B. The applicant shall demonstrate that the proposed communications tower and communications antennas proposed to be mounted thereon comply with all applicable standards established by the Federal Communications Commission governing human exposure to electromagnetic radiation.
- C. Communications towers shall comply with all applicable Federal Aviation Administration, Commonwealth Bureau of Aviation and applicable Airport Zoning Regulations.
- D. Any applicant proposing construction of a new communications tower shall demonstrate that a good faith effort has been made to obtain permission to mount the communications antennas on an

FRANKLIN TOWNSHIP ZONING ORDINANCE

existing building, structure or communications tower. A good faith effort shall require that all owners of potentially suitable structures within a one-quarter (1/4) mile radius of the proposed communications tower site be contacted and that one (1) or more of the following reasons for not selecting such structure apply.

1. The proposed antennas and related equipment would exceed the structural capacity of the existing structure and its reinforcement cannot be accomplished at a reasonable cost.
 2. The proposed antennas and related equipment would cause radio frequency interference with other existing equipment for that existing structure and the interference cannot be prevented at a reasonable cost.
 3. Such existing structures do not have adequate location, space, access or height to accommodate the proposed equipment or to allow it to perform its intended function.
 4. Addition of the proposed antennas and related equipment would result in electromagnetic radiation from such structure exceeding applicable standards established by the Federal Communications Commission governing human exposure to electromagnetic radiation.
 5. A commercially reasonable agreement could not be reached with the owners of such structure.
- E. If the communication antenna is to be mounted on any existing structure, a full site plan shall be required showing the property and location of the communication facility to the Franklin Township Planning Commission. The applicant shall be required to submit a written agreement with the owner of the tower or structure allowing the shared use.
- F. The Planning Commission shall also be provided with a copy of the signed agreement for its knowledge and records. All adjacent parcel owners, regardless of municipality of the parcel, must be notified in writing at least two (2) weeks prior to the special exception hearing.
- G. Access shall be provided to the communications tower and communications equipment building by means of a public street or easement to a public street.
- H. A communications tower may be located on a lot occupied by other principal structures and may occupy a leased parcel within a lot meeting the minimum lot size requirements for the zoning district.
- I. The applicant shall demonstrate that the proposed height of the communications tower is the minimum height necessary to perform its function.
- J. The maximum height of any communications tower shall be one hundred fifty (150) feet; provided, however, that such height may be increased to no more than two hundred (200) feet, provided the required setbacks from adjoining property lines (not lease lines) are increased by one (1) foot for each one (1) foot of height in excess of one hundred fifty (150) feet.
- K. The foundation and base of any communications tower shall be set back from a property line (not lease line) located in any residential use district at least one hundred (100) feet and shall be set back from any other property line (not lease line) at least fifty (50) feet.
- L. The base of a communications tower shall be landscaped so as to screen the foundation and base and communications equipment building from abutting properties.
- M. The communications equipment building shall comply with the required yards and height requirements of the applicable zoning district for an accessory structure.
- N. The applicant shall submit certification from a Pennsylvania registered professional engineer that a proposed communications tower will be designed and constructed in accordance with the current structural standards for steel antenna towers and antenna supporting structures. Communication facilities with support structures must be constructed to the Electronic Industries Association/Telecommunications Industries Association (EIA/TIA) 222 Revision F Standard entitled "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures" (or equivalent), as it may be updated or amended.
- O. The applicant shall submit a copy of its current Federal Communications Commission license; the name, address and emergency telephone number for the operator of the communications tower; and a Certificate of Insurance evidencing general liability coverage in the minimum amount of \$1,000,000 per occurrence and property damage coverage in the minimum amount of \$1,000,000 per occurrence covering the communications tower and communications antennas.
- P. All guy wires associated with guyed communications towers shall be clearly marked so as to be visible at all times and shall be located within a fenced enclosure.
- Q. The site of a communications tower shall be secured by a fence with a minimum height of eight feet (8') to limit accessibility by the general public.

FRANKLIN TOWNSHIP ZONING ORDINANCE

- R. No signs or lights shall be mounted on a communications tower, except as may be required by the Federal Communications Commissions, Federal Aviation Administration or other governmental agency which has jurisdiction.
- S. Communications towers shall be protected and maintained in accordance with the requirements of the Pennsylvania State Building Code.
- T. If a communications tower remains unused for a period of twelve (12) consecutive months, the owner or operator shall dismantle and remove the communications tower within six (6) months of the expiration of such twelve (12) month period.

420. Cottage Industry.

- A. Cottage industry shall include but not be limited to the following uses provided the standards of this Section are met.
 - 1. All uses listed under accessory home office uses
 - 2. Woodworking and furniture shops.
 - 3. Automobile repair shops.
 - 4. Farm-related businesses.
- B. The cottage industry must be conducted completely within the dwelling unit or an accessory structure.
- C. There shall be no exterior storage of materials, equipment, vehicles, or other supplies to be used in conjunction with the cottage industry.
- D. Not more than thirty-five (35) percent of the habitable floor area of the dwelling unit, excluding attached accessory structures, shall be utilized for the cottage industry. Attached structures, including garages and/or detached accessory structures, may be used for the cottage industry.
- E. Articles sold or offered for sale shall be limited to those produced on the premises, sold as part of a home party sales operation, or for a licensed distributorship conducted by the resident.
- F. There shall be no exterior indications of the cottage industry or variation of the residential character of the main building.
- G. The cottage industry shall not cause any external impact such as increased noise, excessive light, or offensive odor.
- H. The cottage industry is to be conducted only by members of the family residing in the dwelling unit plus no more than two (2) non-resident assistants or employees.
- I. One (1) unanimated, non-illuminated flat sign having an area of not more than four (4) square feet shall be permitted on each street front of the lot.
- J. A cottage industry including studios or rooms for instruction shall provide all necessary parking off-street.
- K. Delivery and pick-up of materials or commodities to and from the premises by a commercial vehicle shall not exceed two (2) trips per week and the deliveries shall not restrict traffic circulation.

421. Drive-Thru or Fast-Food Restaurants.

- A. The subject property shall front on an arterial or collector road.
- B. Exterior trash receptacles shall be provided and routinely emptied so as to prevent the scattering of litter. All applications shall include a description of a working plan for the cleanup of litter.
- C. All drive-thru window-lanes shall be clearly delineated from the parking lot's interior driveways. Such lanes shall contain no less than two hundred (200) feet of vehicle stacking area preceding the first service window.
- D. Any exterior speaker/microphone system shall be arranged or screened to prevent objectionable noise impact on adjoining properties.
- E. All exterior seating/play areas shall be completely enclosed by a three (3) foot high fence.
- F. No part of the subject property shall be located within two hundred (200) feet of any land within the Residential (R) and Open Space (O) Districts or within that distance of the property line of a residentially used property.

FRANKLIN TOWNSHIP ZONING ORDINANCE

422. Equestrian Farms (Riding Stables).

- A. Minimum Lot Area: Ten (10) acres.
- B. Any structure used for the boarding of horses shall be set back at least two hundred feet (200') from any property line.
- C. All stables shall be maintained so to minimize odors perceptible at the property line.
- D. All outdoor training, show, riding, boarding, or pasture areas shall be enclosed by a minimum four (4') foot-high fence, which is located at least twenty-five feet (25') from all property lines.
- E. All parking compounds and unimproved overflow parking areas shall be set back at least ten feet (10') from adjoining lot lines.

423. Farm Equipment Sales and Services.

- A. Farm equipment or lawn and garden sales and service shall be permitted as an accessory use to the principal agricultural use of the lot.
- B. Permitted Uses.
 - 1. Distribution, sales and/or servicing of equipment and machinery commonly used for agricultural purposes.
 - 2. Distribution, sales and/or services of lawn and garden equipment and supplies.
- C. Area and Bulk regulations – All area and bulk requirements of the Open Space (O) District shall apply with the following exceptions:
 - 1. The minimum lot area (principle and accessory uses) shall be five (5) acres.
 - 2. The building set-back shall be at least fifty feet (50') from any lot or street line.
 - 3. No accessory building utilized in connection with the farm equipment or lawn and garden sales and service may be located in any required side or rear yard.
 - 4. No accessory building shall project nearer to the street on which the principle building fronts than such principal building.
- D. Parking Requirements.
 - 1. One (1) parking space per non-resident employee plus three (3) spaces for customer parking.
 - 2. One (1) off-street loading berth shall be required.
 - 3. No parking area shall be located within the required front, side or rear yards.
- E. Supplemental Regulations.
 - 1. The sales and service business shall be easily accessible from an improved street or highway with safe ingress and egress for vehicular traffic.
 - 2. Exterior lighting, other than that essential for the safety and convenience of the users of the premises, shall be prohibited. All exterior lighting shall be shielded from the view of all surrounding streets and lots.
 - 3. One (1) premise sign identifying the sales and service business use shall be permitted provided that such sign shall not exceed twelve square feet (12 sq. ft.) in area.
 - 4. No outdoor displays of goods for sale or rental shall be located in required front or side yards.

424. Flag-Lot Residences.

- A. Flag-lots shall only be permitted when they will enable the preservation of some important natural or cultural feature, which would otherwise be disturbed by conventional subdivision techniques; and further, flag-lots shall only be permitted on a ratio of one flag-lot for each contiguous twenty (20) acres, or portion thereof.
- B. For the purpose of this section a flag-lot shall be described as containing two (2) parts: (1) The "flag" shall include that portion of the lot that is the location of the principal and accessory buildings. (2) The

FRANKLIN TOWNSHIP ZONING ORDINANCE

“pole” shall be considered that portion of the site that is used for vehicular access between the site and its adjoining road; also, the pole must be a minimum of fifty (50) feet in width.

- C. Requirements for the Flag.
 - 1. The minimum lot area and lot width requirements of the Township Zoning Ordinance shall be measured exclusively upon the flag.
 - 2. For purposes of determining required yards and setbacks, the following shall apply:
 - a. Front yard – The area between the principal structure and that lot line of the flag which is most parallel to the street providing vehicular access to the site. Additionally, all areas of the pole shall be considered to be within the front yard.
 - b. Rear yard – The area between the principle structure and that lot line of the flag that is directly opposite the front yard, as described above.
 - c. Side yards – The area between the principal structure and that one outermost lot line which forms the flag and pole, plus the area on the opposite side of the principle structure.
- D. The flag-lot shall contain adequate driveway dimension for vehicular backup so that ingress to, and egress from, the lot is in the forward direction.
- E. Requirements for the pole.
 - 1. The pole shall maintain a minimum width of twenty-five (25) feet.
 - 2. No part of the pole shall be used for any portion of an on-lot sewage disposal system, nor any other improvement except a driveway and other permitted improvements such as landscaping, fencing utility connections to off-site facilities, mailboxes, and signs.
 - 3. The cartway contained on the pole shall be located at least six (6) feet from any adjoining property line, and twenty (20) feet from any existing structures on the site or any adjoining property.
 - 4. No pole shall be located within one hundred fifty (150) feet of another on the same side of the street.

425. Generator/Electric Generating Building.

- A. Because electric generating companies have off-site impacts on adjacent properties the following regulatory requirements apply:
 - 1. Water and sewer requirements for a generator/electric generating facility shall meet with the Franklin Township Supervisors, Zoning Officer and appropriate water and sewer authorities for anticipated immediate, 5-year and 10-year facility needs.

426. Golf Courses.

- A. In no case shall the golf course design permit or encourage a golf ball to driven across any building, building lot, street, access drive, or driveway.
- B. Golf paths – golf paths shall be graded so as to discharge storm water runoff. Surface conditions of paths shall be provided with an all-weather surface at points of concentrated use.
 - 1. The golf course design shall minimize golf path crossings of streets and driveways. Easily identifiable golf paths must be provided for crossings of street, access drives or driveways. The golf course design shall both discourage random crossing and require use of the golf path crossings of streets, access drives and driveways. Golf path crossings shall conform with the following:
 - a. Each crossing shall be perpendicular to the traffic movements.
 - b. Only one (1) street, access drive or driveway may be crossed at each location.
 - c. No crossing is permitted between a point fifteen (15) feet and one hundred fifty (150) feet from the cartway edge of a street, access drive or driveway intersection.

FRANKLIN TOWNSHIP ZONING ORDINANCE

- d. The crossing must be provided with a clear sight triangle of seventy-five (75) feet, measured along the street, access drive or driveway centerline and the golf path centerline, to a location on the centerline of the golf path, five (5) feet from the edge of the roadway. No permanent obstruction over three (3) feet high shall be placed within this area.
 - e. Sight distance – Golf path intersections shall be designed to provide adequate sight distance with regard to both horizontal and vertical alignment.
 - f. The golf cart path shall not exceed a slope of eight percent (8%) within twenty-five (25) feet of the cartway crossing.
 - g. Golf path crossing shall be designed warning motorists and pedestrians and golfers. The surface of the golf path shall be brightly painted with angle stripes.
 - h. When golf paths cross interior roads, a stop sign is required.
 - i. Golf path crossings of collector or arterial streets shall consist of a tunnel that is located below street grade. The golf course design shall both prohibit on-grade crossing of collector or arterial streets and require the use of the tunnel. The construction of the collector or arterial roadway crossing of the tunnel shall comply with PennDOT standards.
- C. All golf course building shall be set back seventy-five (75) feet from any adjoining roads and one hundred (100) feet from adjoining residential structures or parcels.
- D. Golf courses include the following accessory uses, provided such uses are reasonably sized, and located so as to provide incidental service to the golf course employees and users.
- 1. Clubhouse, which may consist of:
 - a. Restaurant, snack bar, lounge and banquet facilities.
 - b. Locker and rest rooms.
 - c. Pro shop.
 - d. Administrative offices.
 - e. Golf cart and maintenance equipment storage and service facilities.
 - f. Guest lodging for those using the golf course, provided:
 - 1. No lodging units have separate exterior means of ingress/egress.
 - 2. All lodging units shall be contained within the main clubhouse.
 - 3. Such guests lodging shall have a total occupancy of no more than twenty (20) persons.
 - g. Fitness and health equipment, including workout machines, spas, whirlpools, saunas, and steam rooms.
 - h. Game rooms, including card table, billiards, ping-pong, and other similar table games.
 - i. Babysitting rooms connected fence-enclosed play lots.
 - 2. Accessory recreation amenities located outside of a building, including:
 - a. Driving range, provided that no lighting is utilized.
 - b. Practice putting greens.
 - c. Swimming pools.
 - d. Tennis, platform tennis, handball, racquetball, squash, volleyball, and badminton courts.
 - e. Bocce ball, croquet, shuffleboard, quoits, horseshoe pits, and washer courses.
 - f. Picnic pavilions, picnic tables, park benches, and barbecue pits.
 - g. Hiking, biking, horseback riding, and cross-country ski trails.
 - h. Playground equipment and play lot games, including 4-square, dodge ball, tetherball, and hopscotch.
 - 3. Freestanding maintenance equipment and supply buildings and storage yards.
- E. All outdoor storage of maintenance equipment or golf carts shall be set back at least one hundred (100) feet and screened from adjoining residential structures and roads.
- F. All dumpsters and off-street parking or loading areas shall be screened from adjoining or nearby residences. In addition, all off-street loading and dumpsters shall be screened from adjoining roads.

FRANKLIN TOWNSHIP ZONING ORDINANCE

427. Granny Flats (accessory housing).

- A. The total building coverage for the principal dwelling, any other accessory structures, and the secondary dwelling together shall not exceed the maximum lot coverage requirement for the underlying zone, where applicable.
- B. The secondary dwelling shall be occupied by a maximum of two (2) people.
- C. The secondary dwelling's utility systems may be physically connected to or totally separate from the sewage disposal and water supply and all other utilities of the principal dwelling. In either case, however, all systems must meet the requirements of the Township Sewage Enforcement Officers and regulations of the Township regarding sewage disposal and water supply systems, whether on-lot or public.
- D. In addition to all parking requirements for the principal dwelling, a minimum of one (1) off-street parking space, with unrestricted ingress and egress, shall be provided for the secondary dwelling.
- E. The secondary dwelling shall not be installed, located, or constructed in the front yard and shall adhere to all side yard setback requirements for principal uses.
- F. Only one (1) granny flat unit shall be allowed per lot.

428. Heliport.

- A. Minimum Lot Area – Thirty (30) acres
- B. All facilities shall be designed and operated in strict compliance with all applicable State and Federal laws and regulations.
- C. The applicant shall furnish evidence of the obtainment of a license from the Pennsylvania Department of Transportation Bureau of Aviation prior to the approval of the special exception/conditional use application.
- D. No part of the take-off/landing strip and/or pad shall be located nearer than one hundred feet (100') from any property line.

429. Home Improvement and Building Supply Stores.

- A. If the subject property contains more than two (2) acres, it shall front along an arterial or collector road.
- B. The retail sales area shall be all areas open for public display, including but not limited to shelves, racks, bins, stalls, tables, and booths, plus any adjoining aisles or walkways from which consumers can inspect items for sale. The retail sales area shall include both interior and exterior areas as listed above.
- C. Off-street parking shall be provided at the rate of one (1) space for each two hundred (200) square feet of interior retail sales area, plus one (1) space for each five hundred (500) square feet of exterior retail sales area.
- D. All exterior storage and retail sales areas shall include a dust-free surface and a completely enclosed six foot (6') high fence and gate.
- E. The applicant shall furnish expert evidence that any exterior amplified public address system and exterior lighting has been arranged and designed so as to prevent objectionable impact off of the site.
- F. Any drilling, cutting, sawing, mixing, crushing or some other preparation of building materials, plus any testing or repair of motorized equipment, shall be conducted within a completely enclosed building.
- G. The applicant shall submit a traffic study as governed by the Franklin Township SLDO.

430. Hospitals and Related Uses.

- A. Minimum lot area is five (5) acres.
- B. The subject property shall have frontage along an arterial or collector road.
- C. Adequate provision shall be made for a system of roads sufficient to accommodate predictable vehicular traffic and to ensure safe and efficient vehicular access for emergency management equipment.

FRANKLIN TOWNSHIP ZONING ORDINANCE

- D. Emergency entrances shall be located on a building wall which faces away from adjoining residentially-zoned properties or separated by at least three hundred (300) feet from residentially-zoned properties.
- E. The applicant shall submit a traffic study.
- F. Alternative or public sewer, and public water utilities shall be utilized.
- G. Adequate provision shall be made for the collection, disposal and recycling of garbage, trash and medical and hazardous waste.
- H. Where more than one (1) of the following uses are proposed, either at one time or separately over time, integrated site function and design shall be required consistent with the creation of a campus-like environment.
 - 1. Hospitals and hospices.
 - 2. Intermediate care and skilled nursing facilities.
 - 3. Medical and dental offices.
 - 4. Outpatient health services, including, but not limited to, laboratories, radiological and diagnostic imaging services, blood banks, outpatient surgery centers, and outpatient clinics and patient care facilities.
 - 5. Health and fitness clubs.
 - 6. Commercial day-care facilities.
 - 7. Commercial schools with exclusively health care-related curricula to prepare enrolled students for careers in health care, nursing schools, and other allied health technology training programs.
 - 8. Accessory buildings, uses and services customarily incidental to the above uses, including, but not limited to, the following:
 - a. Administrative offices.
 - b. Public uses and essential services (e.g., private central utility plant, electrical switching facility, steam generation facility, heating facility, ventilation facility, and oxygen facility).
 - c. Automobile parking lots and parking garages.
 - d. Housing for students, employees and their families in accordance with the standards of the residential district.
 - e. Lodging facilities for patients and their families.
 - f. Retail sales of medical/health care-related supplies (e.g., durable medical equipment, prosthetics, pharmaceutical supplies) and retail sales/service for the convenience of employees, patients, and visitors (e.g., uniforms, flowers, gifts, uniform cleaning, barber/beauty salons, automatic teller banking, restaurants). All retail sales and services shall be located within buildings in which other permitted uses are located. Retail sales and services may not exceed five percent (5%) of the floor area of existing buildings within the Zone.
 - g. Short-term, intermitted education programs which are not intended to prepare students for careers in health care, but rather, are intended to inform employees, patients, health care providers, or the public regarding health care issues.
 - h. Helistop.
 - i. Incinerators and autoclaves.
- I. Specific requirements for selected accessory uses.
 - 1. The helistop shall only be used for emergency transport by helicopter of patients. The helistop shall not include auxiliary facilities, such as fueling and maintenance equipment. The helistop shall be setback a minimum of three hundred (300) feet from any adjoining property and any street. The applicant must demonstrate compliance, through a written statement, and continue to comply with applicable State and Federal standards.
 - 2. For incinerators and autoclaves, only the processing of waste generated on-site is permitted. All processing and storage of waste shall be conducted within a completely-enclosed building. All storage of waste shall be in a manner that is leak- and vector-proof. No storage of waste shall exceed seven (7) days in length. The incinerator shall be set back at least a distance equal to its height from all lot lines. The applicant must demonstrate compliance, through a written statement, and continue to comply with all applicable State and Federal standards and regulations.

FRANKLIN TOWNSHIP ZONING ORDINANCE

- J. The maximum permitted height is sixty (60) feet for hospitals, provided all structures are set back a horizontal distance equal to their height from each property line and street right-of-way line; thirty-five (35) feet for all other uses.

431. Hotels, Motels and Similar Lodging Facilities.

- A. The subject property shall front on an arterial or collector street.
- B. The applicant shall furnish evidence that an approved means of sewage disposal and water supply shall be used.
- C. The following accessory uses may be approved as part of the special exception application:
 - 1. Auditorium.
 - 2. Barber and beauty shop.
 - 3. Gift shop.
 - 4. Meeting facilities.
 - 5. Recreational uses and swimming pools.
 - 6. Restaurants.
 - 7. Sauna, spa or steam room.
 - 8. Solarium.
 - 9. Valet shop.
 - 10. Other similar retail sales and personal services.
- D. The above accessory uses (aside from outdoor recreational uses) shall be physically attached to the main hotel building.
- E. One (1) freestanding restaurant, tavern or nightclub shall be permitted on the same lot as a principal hotel, subject to the following:
 - 1. The proposed restaurant shall offer the preparation and serving of food and drink to be consumed on the premises; no drive-thru or fast-food service shall be permitted.
 - 2. No additional freestanding signs (other than those permitted for the principal hotel use) shall be permitted.
 - 3. Sufficient off-street parking spaces shall be provided and located to conveniently serve the freestanding restaurant without interfering with required off-street parking associated with the hotel use.

432. Hunting, Fishing, or Skiing Lodges.

- A. A hunting, fishing or skiing lodge shall be defined as a facility catering exclusively to members and their guests, including buildings and premises intended for outdoor recreational purposes which are not conducted for profit, and excluding any vending stands, merchandizing or commercial activities. Such facility may offer overnight accommodations and meals to no more than twenty (20) guests.
- B. Outdoor recreation/activity areas shall be set back at least fifty (50) feet from any property line.
- C. All parking is to be set back thirty (30) feet from any adjoining lot lines.
- D. The applicant shall furnish evidence that an approved means of sewage disposal and water supply shall be used.

433. Industrial Uses.

The applicant shall provide a detailed description of the proposed use in each of the following topics:

- A. The nature of the on-site processing operations, the materials used in the process, the products produced, and the generation and methods for disposal of any byproducts. In addition the applicant shall furnish evidence that the disposal of materials will be accomplished in a manner that complies with State and Federal regulations.
- B. The general scale of the operation in terms of its market area, specific floor space requirements for each step of the industrial process, the total number of employees on each shift, and an overall needed site size.

FRANKLIN TOWNSHIP ZONING ORDINANCE

- C. Any environment impacts that are likely to be generated (e.g. noise, smoke, dust, litter, glare, vibration, electrical disturbance, wastewater, storm water, solid waste, etc.) and specific measures employed to mitigate or eliminate any negatives impacts. The applicant shall further furnish evidence that the impacts generated by the proposed use fall within acceptable levels as regulated by applicable laws and ordinances.
- D. Where deemed necessary by the decision-making body, a traffic study prepared by a professional traffic engineer.
- E. Buffer yards and screening shall be provided to protect neighboring properties.

434. Joint-Use Driveways.

- A. A joint-use driveway may serve up to three (3) lots containing single-family dwellings.
- B. All joint-use driveways shall have a minimum cartway width of sixteen (16) feet.
- C. Joint-use driveways shall be designed in accordance with the Franklin Township SLDO with the exception of the criteria of above.
- D. Cross access easements shall be required to ensure common use of, access to, and maintenance of, joint-use driveways; such easements shall be recorded in language acceptable to the Township Solicitor, and depicted on the subdivision plan.

435. Junkyards.

- A. Standards are set forth in the Franklin Township Ordinance 2-2000 adopted June 12, 2000.

436. Lawn and Garden Equipment and Supplies Sales and Service.

- A. Farm equipment or lawn and garden sales and service shall be permitted as an accessory use to the principal agricultural use of the lot.
- B. Permitted Uses.
 - 1. Distribution, sales and/or servicing of equipment and machinery commonly used for agricultural purposes.
 - 2. Distribution, sales and/or services of lawn and garden equipment and supplies.
- C. Area and Bulk regulations – All area and bulk requirements of the Open Space (O) District shall apply with the following exceptions.
 - 1. The minimum lot area (principle and accessory uses) shall be five (5) acres.
 - 2. The building set-back shall be at least fifty (50) feet from any lot or street line.
 - 3. No accessory building utilized in connection with the farm equipment or lawn and garden sales and service may be located in any required side or rear yard.
 - 4. No accessory building shall project nearer to the street on which the principle building fronts than such principal building.
- D. Parking Requirements.
 - 1. One (1) parking space per non-resident employee plus three (3) spaces for customer parking.
 - 2. One (1) off-street loading berth shall be required.
 - 3. No parking area shall be located within the required front, side or rear yards.
- E. Supplemental Regulations.
 - 1. The sales and service business shall be easily accessible from an improved street or highway with safe ingress and egress for vehicular traffic.
 - 2. Exterior lighting, other than that essential for the safety and convenience of the users of the premises, shall be prohibited. All exterior lighting shall be shielded from the view of all surrounding streets and lots.

FRANKLIN TOWNSHIP ZONING ORDINANCE

3. One (1) premise sign identifying the sales and service business use shall be permitted provided that such sign shall not exceed twelve square feet (12 sq. ft.) in area.
4. No outdoor displays of goods for sale or rental shall be located in required front or side yards.
5. Except as provided above, all other pertinent provisions of Article III, General Regulations shall apply.

437. Mineral Recovery Operations, Quarries and Other Extractive-Related Uses.

- A. The facility shall meet all State and Federal regulations regarding the mining plan and operational requirements.
- B. Fencing. A six foot (6') chain-link fence must surround the area of actual quarrying.
- C. Screens. Where the quarry operations will substantially impair the beauty and character of the surrounding countryside, trees or shrubs must be planted, or attractive earth barrier erected, to screen the operation as far as practical from normal view.
- D. Setbacks from residential uses and other than Industrial (I) and Mixed Use (MU) Districts measured from the property line.
 1. No stockpiles, waste piles, processing or manufacturing equipment, may be closer than one thousand (1,000) feet.
 2. No part of the quarrying feet, private access road, truck parking area, scales, or operational equipment, may be closer than five hundred (500) feet.
- E. Street Setbacks. From the right-of-way line of a public street, no part of the mineral recovery pit, stockpiles, waste piles, processing or manufacturing equipment, scales, or operational equipment, may be closer than one hundred (100) feet.
- F. Property Line Setbacks.
 1. No part of the quarrying pit, stockpiles, waste piles, processing or manufacturing equipment, may be closer than two hundred (200) feet.
 2. No private access road, truck parking area, scales, or operational equipment, may be closer than one hundred (100) feet.
 3. Where a quarry property abuts another quarry property or an operating railroad's right-of-way property, no part of the quarrying operation except an access road may be closer than fifty (50) feet.
- G. Driveway. The driveway to the facility shall be paved within two hundred (200) feet from the street line.
- H. Mineral recovery operations shall have direct access to an arterial roadway as identified in the Northern York County Region Comprehensive Plan.
 1. Restoration or Reclamation Requirements.
 2. Restoration Required. Within two (2) years after the termination of quarrying operations, the area of actual mineral recovery operations must be rehabilitated to a condition of reasonable physical attractiveness and, as practical, restored.
 3. Restoration Standards. In rehabilitating the area of actual mineral recovery operations, the owner or operator must comply with the following standards:
 - a. Removal of Plant and Equipment. Within two (2) years after termination of operations, all plant and equipment must be removed, except where the plant and equipment is still used for processing earth material from other properties. If substantially covered, foundations and piers may be left in the ground.
 - b. Reporting of Operational and Restoration Information. In order to keep the Zoning Officer abreast of impending termination of mineral recovery operations and plans for restoration as well as operational activities which he/she has a duty to check, each mineral recovery owner or operator must submit to the Zoning Officer, annually in the month of October, the following information:

FRANKLIN TOWNSHIP ZONING ORDINANCE

4. Operational Data.
 - a. Ownership and acreage of the land which is the site of quarrying operations, including all land held under contract or lease.
 - b. Type of earth resources quarried.
 - c. Present depth of quarrying operations.
5. Location map, at a scale of one (1) inch equals one hundred feet (100'), or such other scale acceptable to the Township, showing:
 - a. All land owned or under option, contract or lease.
 - b. Lot or land quarried.
 - c. As practical, contours at twenty foot (20') intervals extending beyond the site to the nearest public street or highway.
 - d. Private access roads and abutting streets and highways.
 - e. Existing structures.
 - f. Existing stockpiles and waste piles.
 - g. Title, scale, north point, and date.
 - h. Fencing and screen planting. If fencing is vegetation, give details of size and type.

438. Mobile Home Parks.

- A. The minimum parcel size for any mobile home park development shall be ten (10) acres. No more than forty percent (40%) of the subject property shall be covered with buildings, parking and loading areas and /or other impervious surfaces.
- B. The maximum number of mobile home units shall be limited to four per gross acre.
- C. No single mobile home lot shall contain less than five thousand, (5,000) square feet.
- D. No mobile home lot shall be within fifty feet (50') of a park boundary, nor within fifty feet (50') of an outside street right-of-way. This area shall constitute the mobile home park boundary area.
- E. Each mobile home lot shall have a minimum front yard of thirty feet (30'), rear yard of twenty-five feet (25'), and two sides of ten feet (10') each. In no case shall the distance between any two mobile homes be less than twenty feet (20')
- F. A paved concrete on-site walkway of a minimum width of three feet (3') shall be provided to each mobile home unit from an adjacent street.
- G. There shall be a paved concrete common walk system four feet (4') wide throughout the development.
- H. All roads in the park shall be at least eighteen feet (18') wide and have paved surfaces and shall be private driveways. All roads in the park shall be lighted according to the Franklin Township SLDO.
- I. Each mobile home lot shall abut on a park access drive with access to such access drive. Access to all mobile home lots shall not be from public streets or highways.
- J. Each mobile home space shall contain no more than one (1) mobile home, nor more than one (1) family.
- K. No less than forty percent (40%) of the total mobile home park area shall be set aside for recreation and open space purposes.
- L. No service buildings or offices may be constructed within the required recreation and open space area, except for recreational structures.
- M. Walking paths shall be provided throughout the common open spaces. Areas along waterways shall be preserved as natural greenways.
- N. Each mobile home stand shall have attachments for waste disposal, water supply facilities and electrical service, and such facilities shall be properly connected to public sewage disposal, water and electrical supply. Fire hydrants shall be provided to meet the specifications of the Insurance Services Office of Pennsylvania (or its successors), and in every case in sufficient numbers so that every mobile home and structure shall be within six hundred feet (600') of a hydrant (measured by way of accessible streets).

FRANKLIN TOWNSHIP ZONING ORDINANCE

- O. Protective skirting shall be placed around the area between the ground surface and the floor level of each mobile home so as to prevent that area from forming a harborage for rodents, creating a fire hazard, or exposing unsightly conditions.
- P. No travel or vacation trailer or other form of temporary living unit shall be placed upon any mobile home stand or used as a dwelling within the mobile home park.
- Q. Individual mobile home owners may install accessory or storage sheds, extensions and additions to mobile homes and exterior patio areas. Any such facilities so installed shall not intrude into any required minimum front, side or rear yard and in every case, shall substantially conform in style, quality and color to the existing mobile homes.
- R. Each mobile home shall be provided with a minimum of two (2) parking spaces which shall be located on the mobile home space.
- S. All standards set forth in the International Residential Code (2003), as amended or superceded.
- T. All mobile home parks shall be screened from adjoining properties and roads. Screening methods shall be described and graphically depicted as part of the conditional use. All existing deciduous trees and evergreen trees greater than four inches in width or fifteen (15) feet in height within the buffer area shall be preserved except where clearance is required to provide access ways or required sight distances or except where replaced by healthier trees or trees of a different species. Every mobile home lot or space shall contain at least two trees, with the deciduous trees having a width of four (4) inches and the evergreen trees having an initial height of four feet.
- U. Stormwater and runoff control facilities shall be developed in conformity with the requirements of Stormwater Section of the Franklin Township Subdivision and Land Development Ordinance.
- V. Liquefied petroleum gas systems. The design, installation, construction and maintenance of containers and pertinent equipment for the storage and handling of liquefied petroleum gases shall conform to the provisions of the National Fire Code, NFPA 58, and latest revision.
- W. Maintenance of facilities. The operator and owner shall be responsible for maintaining all common facilities, including but not limited to roads, parking areas, sidewalks or pathways, common opens space, water supply and sewage disposal systems and service buildings, in a condition of proper repair, maintenance and cleanliness in compliance with applicable township ordinances, codes and regulations.

439. Multi-Family Residential Conversion.

- A. Where an existing dwelling is converted to a multi-family dwelling, the character of the existing structure shall be maintained except for the addition of a fire escape if necessary.
- B. Parking, minimum habitable floor area and all other applicable requirements of this Ordinance shall be met.
- C. Either public water and public sewer approved by the PA DEP must be utilized or else satisfactory evidence must be submitted to assure that the new existing on-site system is capable of adequately serving the proposed use or additional units.
- D. The structure shall comply with all State and local applicable rules and regulations including, but not limited to, fire, health, safety and building codes.

440. No-Impact Home-Based Business

- A. A business or commercial activity administered or conducted as an accessory use which is clearly secondary to the use as a residential dwelling and which involves no customer, client or patient traffic, whether vehicular or pedestrian, pickup, delivery or removal functions to or from the premises, in excess of those normally associated with residential use. The business or commercial activity must satisfy the following requirements:
 - 1. The business activity shall be compatible with the residential use of the property and surrounding residential uses.
 - 2. The business shall employ no employees other than family members residing in the dwelling.
 - 3. There shall be no display or sale of retail goods and no stockpiling or inventory of a substantial nature.
 - 4. There shall be no outside appearance of a business use, including, but not limited to parking, signs or lights.

FRANKLIN TOWNSHIP ZONING ORDINANCE

5. The business activity may not use equipment or process, which creates noise, vibration, glare, fumes, odors or electrical or electronic interference, including interference with radio or television reception, which is detectable in the neighborhood.
6. The business activity may not generate any solid waste or sewage discharge, in volume or type, which is not normally associated with residential use in the neighborhood.
7. The business activity shall be conducted only within the dwelling and may not occupy more than twenty-five percent (25%) of the habitable floor area.
8. The business may not involve any illegal activity.

441. Off-Track Betting Parlors and Casinos.

- A. An off-track betting parlor or casino shall not be located within one thousand (1,000) feet of any other off-track betting parlor.
- B. No off-track betting parlor or casino shall be located within three hundred (300) feet of any land within the residential (R) and open space (O) districts or within three hundred (300) feet of the lot line of a residential use.
- C. No off-track betting parlor or casino shall be located within six hundred (600) feet of any parcel of land which contains any one or more of the following specified land uses:
 1. Recreational park.
 2. Camp (for minors' activity).
 3. Child-care facility.
 4. Church or other similar religious facility.
 5. Community center.
 6. Museum.
 7. Park.
 8. Playground.
 9. School.
 10. Other lands where minors congregate.
- D. The distance between any two (2) off-track betting parlors or casinos shall be measured in a straight line, without regard to intervening structures, from the closest point on the exterior parcel line of each establishment. The distance between any off-track betting parlor or casino and any land use specified above shall be measured in a straight line, without regard to intervening structures, from the closest point on the exterior property line of the off-track betting parlor or casino to the closest point on the property line of said land use.
- E. No more than one (1) off-track betting parlor or casino may be located within one building or shopping center.
- F. The applicant shall furnish expert evidence that the proposed use will not be detrimental to the use of adjoining properties due to hours of operation, light, litter, or any combination thereof.
- G. A working plan for the cleanup of litter shall be furnished and implemented by the applicant.
- H. Off-street parking shall be provided at the rate of one (1) space per each sixty-five (65) square feet of gross floor area, including related dining, restaurant and snack bar areas.
- I. All off-track betting parlors or casinos shall comply with the Pennsylvania Horse and/or Harness Racing Commission's Rules and Regulations.

442. Places of worship including accessory buildings such as parish houses and church school facilities.

- A. Permitted uses:
 1. Places of worship including churches, synagogues, temples, chapels, halls and the like.
 2. Religious education building but not parochial schools.
 3. Recreation buildings when accessory to worship activity.
 4. Residences when related to worship activity, such as parish house, manor, convent and the like.

FRANKLIN TOWNSHIP ZONING ORDINANCE

- B. Area and Bulk Regulations – All area and bulk regulations of the prevailing zoning district shall apply with the following exceptions:
1. The minimum lot size shall be one (1) acre; however, If the sanctuary shall have space for more than five hundred (500) persons one (1) additional acre shall be required for each additional one hundred (100) persons or portion thereof.
 2. The minimum front, side and rear yards shall be fifty (50) feet.
 3. The maximum lot coverage (principle and accessory buildings) shall be twenty percent (20%).
 4. The minimum open area shall be thirty percent (30%).
 5. The maximum building height shall be three (3) stories, not to exceed forty-five (45) feet, except that steeples, towers, domes and similar architectural features may exceed this maximum by one (1) foot in height for each two (2) feet the building is set back from the street or front property line.
- C. Parking requirements.
1. Assembly halls and/or areas: One (1) space per two hundred (200) square feet of floor space or one (1) space per five (5) seats, whichever is greater.
 2. Parish house and/or similar place of residence: Two (2) spaces.
 3. Convents and similar uses: One (1) space for every two (2) residents.

443. Principle Waste Handling Facilities.

- A. Any processing, treatment, or both, of waste (including, but not limited to, incineration, composting, steaming, shredding, compaction, material separation, refuse-derived fuel, etc.) shall be conducted within a completely enclosed building.
- B. No waste shall be deposited, stored or disposed of, and no building or structure shall be located within one hundred (100) feet of any property line.
- C. Any external area used for the unloading, transfer, storage, or deposition of waste must be completely screened from view at the property line, (The use of an earthen berm is encouraged where practical.) In addition, such areas must also be completely surrounded by an eight (8) foot high fence, with no openings greater than two (2) inches in any direction.
- D. The applicant must demonstrate compliance (through a written statement) and continue to comply with all applicable State and Federal standards and regulations.
- E. The use shall be screened from all adjoining properties.
- F. All uses shall provide sufficiently-long stacking lanes into the facility, so that vehicles waiting to be weighed, unloaded, or both, will not back-up onto public roads.
- G. All driveways onto the site shall be paved for a distance of at least two hundred (200) feet from the street right-of-way line. In addition, if portions of on-site access drive are unpaved, then a fifty (50) foot long gravel section of driveway shall be placed just beyond the preceding two hundred (200) foot paved section to help collect any mud that may have attached to a vehicle's wheels.
- H. In order to protect against the indiscriminate and unauthorized dumping, all areas of the site shall be protected by locked barricades, fences, gates or other positive means designed to deny access to the area at unauthorized times or locations. Access to the site shall be limited to those posted times when an attendant is on duty.
- I. Litter control shall be exercised to prevent the scattering of wind-borne debris, and a working plan for the cleanup of litter shall be submitted to the Township.
- J. The unloading, processing, treatment, transfer, and disposal of waste shall be continuously supervised by a qualified facility operator.
- K. Any waste that is to be recycled or transferred shall be stored in leak- and vector-proof containers. Such containers shall be designed to prevent their being carried by wind or water. These containers shall be stored within a completely enclosed building.
- L. All storage of waste shall be indoors in a manner that is leak- and vector-proof. During normal operation, no more waste shall be stored on the property than is needed to keep the facility in constant operation; but, in no event for more than seventy-two (72) hours.
- M. A contingency plan for the disposal of waste during a facility shutdown shall be submitted to the Township.

FRANKLIN TOWNSHIP ZONING ORDINANCE

- N. Leachate from the waste shall be disposed of in a manner in compliance with any applicable State and Federal laws or regulations. If leachate is to be discharged to a public or alternative sewage facility, pre-treatment shall be required and appropriate permits shall be obtained from the applicable agencies and authorities. In no event shall leachate be disposed of in a storm sewer, to the ground, or in any other manner inconsistent with the Department of Environmental Protection regulations.
- O. All structures shall be set back at least a distance equal to their height.
- P. The applicant shall submit an analysis of raw water needs (groundwater or surface water) from either private or public services, indicating quantity of water required. If the source is from a public system, the applicant shall submit documentation that the public authority will supply the water needed.
- Q. In addition, if the facility is to rely upon non-public sources of water, a water feasibility study will be provided to enable the municipality to evaluate the impact of the proposed development on the groundwater supply and on existing wells. The purpose of the study will be to determine if there is adequate supply water for the proposed development and to estimate the impact of the new development on existing wells in the vicinity. The water feasibility shall be reviewed by the municipal engineer.
- R. A water system which does not provide an adequate supply of water for the proposed development, considering both quantity and quality, or does not provide for adequate groundwater recharge, considering the water withdrawn by the proposed development, shall not be approved by the municipality.
- S. A water feasibility study shall include the following information:
 - 1. Calculations of the projected water needs.
 - 2. A geologic map of the area with a radius of at least one mile from the site.
 - 3. The location of all existing and proposed wells within one thousand (1,000) feet of the site, with a notation of the capacity of all high-yield wells.
 - 4. The location of all existing on-lot sewage disposal systems within one thousand (1,000) feet of the site.
 - 5. The location of all streams within one thousand (1,000) feet of the site and all known point sources of pollution.
 - 6. Based on the geologic formation(s) underlying the site, the long-term safe yield shall be determined.
 - 7. A determination of the effects of the proposed water supply system on the quantity and quality of water in nearby wells, streams and the groundwater table.
 - 8. A statement of the qualifications and the signature(s) of the person(s) preparing the study.
- T. The applicant shall provide a qualified traffic analysis, as described in the Franklin Township SLDO.
- U. A minimum one hundred (100) foot wide landscape strip shall be located along all property lines. No structures, storage, parking, or any other related activity or operation shall be permitted within this landscape strip. Any fences or other screening erected on the site must not be located within this landscape strip.
- V. The applicant shall furnish expert testimony regarding emergency preparedness measures provided or otherwise available to respond to potential hazards regarding the spill of waste materials during transport to and from the site, and potential hazards regarding firefighting of waste materials upon the site.
- W. No principle waste handling facility shall be located within one (1) mile of another, as measured in a straight line between closest property lines.
- X. Operational hours are from dusk till dawn (daylight hours only).

444. Private Clubs.

- A. The floor area for patron use in any new private club shall be limited to two thousand (7,000) square feet.
- B. Off-street parking shall be provided between the front face of the building and a point twenty-five (25) feet from the right-of-way line of adjoining road(s). Such parking lots must also be set back thirty (30) feet from any adjoining lot lines.
- C. All outdoor recreation/activity areas shall be set back at least fifty (50) feet from any property line.
- D. Screening shall be provided along any adjoining property.

FRANKLIN TOWNSHIP ZONING ORDINANCE

- E. All lighting shall be arranged and shielded so that no glare or direct illumination shall be cast upon adjacent residential properties.
- F. The applicant must furnish evidence as to how the use will be controlled so as not to constitute a nuisance due to noise or loitering outside of the clubhouse.

445. Recycling Stations and Recycled Materials Collection and Possessing.

- A. All operations, including collection shall be conducted within a completely enclosed building.
- B. Outdoor storage is prohibited.
- C. The applicant shall explain the scope of operation, and offer testimony regarding the measures used to mitigate problems associated with noise, fumes, dust, and litter.
- D. The applicant will be required to assure regular maintenance of the site to immediately collect stray debris.

446. Rehab Facilities.

- A. All rehab facility development proposals shall submit a plan that details and reports on the entire goals and objectives of the facility once built.
 - 1. Minimum of ten (10) acres.
 - 2. Maximum of twenty-five (25) acres.
 - 3. Must show all buildings on the development plan and provide a description of all proposed buildings and facilities.
 - 4. Provide a fifty foot (50') buffer around the entire parameter of the development plan.
 - 5. The gateway (primary entrance) of the development shall be landscaped and contain an official identification sign.
 - 6. Facility signage shall be posed throughout the facility to guide all visitors to each individual operating building on site.
 - 7. Parking shall not be located within the front or side setback yard.

447. Research and Development Laboratory.

- A. Consideration shall be given to traffic problems. If the nature of the use is such that it will generate a high volume of traffic then access should be via a collector street.
- B. Truck loading and unloading areas shall be shielded from the main roads servicing the facility.
- C. Accessory buildings, when such are required for the function of the principal use(s), are permitted provided that all such accessory buildings comply with all setbacks, and screening as are required for principal buildings.
- D. Satisfactory provision shall be made to minimize harmful or unpleasant effect such as noise, odors, fumes, glare, vibration, smoke, vapors and gases, electrical emissions and industrial wastes as determined by the Zoning Officer.

448. Retail Sales, Rental or Both.

- A. The applicant shall furnish evidence that an approved means of sewage disposal and water supply shall be utilized.
- B. Retail sale, rental, or both, of goods shall be limited to the following items or similar uses:
 - 1. Card, stationary, magazine, book, or newspaper shops (excluding adult-related uses).
 - 2. Prerecorded music, video or spoken word products (excluding adult-related uses).
 - 3. Wine and cheese shops.
 - 4. Sporting goods stores.
 - 5. Musical instrument shops.
 - 6. Tobacco and smoking accessories supplies.
 - 7. Photographic, video, audio, and electronic components and accessories (excluding adult-related uses).
 - 8. Clothing and shoe boutiques.

FRANKLIN TOWNSHIP ZONING ORDINANCE

9. Flower, balloon and gift shops.
10. Jewelry watches and clocks.
11. Art and drafting supplies and studios.
12. Computers, software and other office supplies.
13. Craft supplies; baskets, fabrics, and other notions.
14. Toy and hobby stores.
15. Telephone, vacuum cleaner and other small domestic appliance centers.
16. Prosthetic devices.
17. Perfumes, soaps, lotions, powders, and similar items.
18. Draperies, paint and wallpaper showrooms.
19. Bed and bath supplies.
20. Kitchenware, cookware and dinnerware.
21. Eyeglass and hearing aid showrooms and offices.
22. Drugstores.
23. Grocerettes and specialty food stores, excluding automobile filling facilities.
24. Religious articles and artifacts.

449. Riding schools and horse boarding stables.

- A. Any structure used for the boarding of horses shall be setback at least two hundred (200) feet from any property line.
- B. All stables shall be maintained so to minimize odors perceptible at the property line.
- C. All outdoor training or show facilities or areas shall be setback one hundred (100) feet from all property lines.
- D. All outdoor training, show, riding or boarding areas shall be enclosed by a minimum four (4) foot-high fence, which will be located at least ten (10) feet from all property lines.
- E. All parking lots and unimproved overflow parking areas shall be setback at least ten (10) feet from adjoining lot lines, unimproved overflow parking areas shall be marked to delineate occasional parking facilities.

450. Rural Occupations.

- A. Only one (1) rural occupation may be conducted on the same property as the owner's principle residence.
- B. A rural occupation shall only be conducted within one (1) completely enclosed outbuilding that satisfies at least one (1) of the following:
 1. The building will remain the same size and in the same location as it existed on the effective date of this section.
 2. The building is limited to one (1) story in height or fifteen (15) feet, whichever is lesser, is not larger than the square footage that comprises the principal residence's main grade level or one thousand (1,000) square feet, whichever is lesser, and is located in the rear yard of the principle residence.
- C. In no case shall any rural occupation building be constructed before the owner resides on the subject property. In addition, rural occupations may only be conducted so long as the principle owner of the business resides on the site.
- D. In no case shall the required maximum lot coverage be exceeded by those impervious surfaces associated with the principal residence, rural occupation and other accessory uses.
- E. All off-street parking spaces shall be screened from adjoining roads and properties.
- F. No outdoor storage or display shall be permitted except that one (1) commercial truck of not more than eleven thousand (11,000) pounds gross vehicle weight may be parked behind the principle residence so long as it is screened from adjoining roads and properties.
- G. Vehicular access to the rural occupation shall be limited to the same driveway connection with the public street that serves the principal residence. No additional roadway connections shall be permitted.

FRANKLIN TOWNSHIP ZONING ORDINANCE

- H. Only one (1) nonresident of the site may be employed in the rural occupation. For the purposes of this section, "employees" shall be defined as those involved in the on-site conduct of the rural occupation.
- I. Rural occupations shall only be conducted between the hours of 6 a.m. and 9 p.m.
- J. No manufacturing, mechanical, or industrial use shall be permitted which causes any noise, odor, glare, fume, smoke, dust, vibration, electromagnetic interference, or other hazard that is noticeable at or beyond the line of the nearest residential lot. No use that requires application or permitting by the PA DEP for the handling of hazardous waste or other substances, shall be permitted, except for the treatment of wastewater generated on the site.
- K. Any area devoted to retail sales display shall be limited to twenty percent (20%) of the overall size of the rural occupation.
- L. The applicant shall furnish evidence that an approved means of sewage disposal shall be utilized, and further that such means is part of the same system in use for the principle residence.
- M. Evidence shall be provided indicating that the use of all materials and disposal of wastes will be accomplished in a manner that complies with State and Federal regulations.

451. Sale of Agricultural Products Not Produced on the Premises.

- A. Area-wide farmers are permitted to sell their niche goods and products on properties other than their farm property under the following conditions:
 - 1. Written permission must be received from the impacted property owner to construct a "temporary market" capable of selling agricultural products.
 - 2. A sketch plan of the market layout must be provided to the Township as well as written information about the type of sales and length of operation.
 - 3. The length of operation shall be a maximum of six (6) months.
 - 4. The following agricultural products are permitted for sale: garden plants and garden accessories, perennials flowers, seasonal vegetable and fruit plants, pumpkin and hay bail sales, fishing bait, canned goods, and bakery goods.
 - 5. It is recommended that all fresh produce is kept covered either by canvas or temporary structure.
 - 6. A controlled access parking lot must be established for the temporary market. Signs for parking lot entrance/exist must be posted.
 - 7. A minimum of five (5) parking spaces, not including a market owner parking space, must be provided. Each parking space shall be ten (10') x eighteen (18') feet.
 - 8. Gravel parking lots are permitted.
 - 9. Hours of operation and longevity of seasonal sales must be posted.

452. Sanitary Landfill or Incinerator.

- A. Such facility shall be established and operated in accordance with the applicable requirements of all regulating bodies such as the Pennsylvania Department of Environmental Protection and the United States Environmental Protection Agency.
- B. A minimum lot area of twenty-five (25) acres is required.
- C. No sanitary landfill operation or incineration shall take place within five hundred (500) feet of any street or property line.
- D. The lot shall have direct access to an arterial roadway or a road having adequate structural and geometrical characteristics as determined by the Township Engineer to handle the anticipated future truck traffic.
- E. It shall be demonstrated that the use, because of its location and proposed method of operation, will not have an adverse effect upon any surrounding residential properties.
- F. Fencing, screening, and buffering shall be provided as determined by the Zoning Hearing Board.
- G. An environmental impact assessment shall be provided including any additional requirements deemed appropriate by the Zoning Hearing Board.

FRANKLIN TOWNSHIP ZONING ORDINANCE

453. Sawmills.

- A. Vehicular access to the sawmill shall be via a minimum twelve foot (12') wide access drive that includes a fifty foot (50') paved apron adjacent to the street, beyond which the access drive can have a stone surface.
- B. All aspects of the sawmill operation (except access drives) shall be set back no less than two hundred feet (200') from all property lines, and three hundred feet (300') from any property within the other zones.
- C. All sawmill by-products shall be routinely disposed of.

454. Schools.

- A. All buildings shall be set back at least one hundred feet (100') from any adjoining land within a residential zoned/used.
- B. No part of a school property shall be located within one thousand feet (1,000') of a property containing an adult-related facility, nor three hundred feet (300') of a property containing an automobile filling station.
- C. If education is offered below the college level, an outdoor recreation area shall be provided, at a rate of one hundred (100) square feet per individual enrolled. Off-street parking lots shall not be used as outdoor play area. Outdoor play area shall no be located within the front yard and must be set back twenty five feet (25') from all property lines. Outdoor recreation area shall be screened and separated by a six-foot-high fence from adjoining residentially-used property or properties. Any vegetative materials located within the outdoor recreation area shall not be of a harmful type (poisonous, thorny, allergenic, etc.). All outdoor recreation areas must provide a means of shade, such as a shade tree(s) or pavilion(s).
- D. Enrollment shall be defined as the largest number of students on the site at any one time during a seven day period.
- E. Passenger "drop-off" and "pick-up" areas shall be provided and arranged so that students do not have to cross traffic lanes on or adjacent to the site.

455. Senior Care Facilities.

- A. The applicant shall furnish proof of any needed land development approvals.
- B. The applicant shall furnish evidence that an approved means of sewage disposal and water supply shall be utilized.
- C. At least twenty percent (20%) of required parking spaces shall be designed for handicapped persons.
- D. No more than eighteen (18) occupants per acre shall be permitted, excluding the staff of the facility.

456. Septage and Spent Mushroom Compost Processing, Commercial Mushroom Operations, or Both.

- A. Any processing, loading, storage, and packaging operations must be conducted within a completely enclosed building that is leak- and vector-proof.
- B. The applicant must demonstrate compliance (through a written statement) and continue to comply with all applicable State and Federal standards and regulations.
- C. The use shall be screened from all roads and adjoining properties.
- D. All uses shall provide sufficiently-long stacking lanes into the facility, so that vehicles waiting to be weighed or loaded/unloaded will not back-up onto public roads.
- E. All driveways onto the site must be paved for a distance of at least two hundred (200) feet from the street right-of-way line. In addition, a fifty (50) foot long gravel section of driveway shall be placed just beyond the preceding two hundred (200) foot paved section to help collect any mud that may have attached to a vehicle's wheels.
- F. The unloading, processing and transfer, of Septage and spent mushroom compost shall be continuously supervised by a qualified facility operator.
- G. Any leachate shall be disposed of in a manner in compliance with any applicable State and Federal laws or regulations. If leachate is to be discharged to a municipal sewage facility, appropriate permits

FRANKLIN TOWNSHIP ZONING ORDINANCE

shall be obtained from the applicable agencies and authorities. In no event shall leachate be disposed of in a storm sewer, to the ground, or in any other manner inconsistent with the PA DEP regulations.

- H. The applicant shall submit an analysis of raw water needs (groundwater or surface water) from either private or public services, indicating quantity of water required. If the source is from a municipal system, the applicant shall submit documentation that the public authority will supply the water needed.
- I. A water feasibility study will be provided to enable the municipality to evaluate the impact of the proposed development on the groundwater supply and on existing wells. The purpose of the study will be to determine if there is adequate supply water for the proposed development and to estimate the impact of the new development on existing wells in the vicinity. The water feasibility shall be reviewed by the municipal engineer.
 - 1. A water feasibility study shall include the following information:
 - a. Calculations of the projected water needs.
 - b. A geologic map of the area with a radius of at least one (1) mile from the site.
 - c. The location of all existing and proposed wells within one thousand (1,000) feet of the site and all known point sources of pollution.
 - d. Based on the geologic formation(s) underlying the site, the long-term safe yield shall be determined.
 - e. A determination of the effects of the proposed water supply system on the quantity and quality of water in nearby wells, streams and the groundwater table.
 - f. A statement of the qualifications and the signature(s) of the person(s) preparing the study.
- J. A water system which does not provide an adequate supply of water for the proposed development, considering both quantity and quality, or does not provide for adequate groundwater recharge, considering the water withdrawn by the proposed development, shall not be approved by the municipality.
- K. A minimum one hundred (100) foot wide buffer strip shall be located along all property lines. No structures, storage, parking, or any other related activity or operation shall be permitted within this buffer strip. Any fences or other screening erected on the site, must not be located within this buffer strip.
- L. The applicant shall provide an analysis of the physical conditions of the primary road system serving the proposed use. The analysis shall include information on the current traffic flows on this road system, and projections of traffic generated by the proposed use. Improvements to the road shall be provided by the applicant to insure safe turning movements to and from the site and safe through-movement on the existing road.
- M. Any structure used for the storage, loading, processing or packaging of Septage and spent mushroom compost shall be set back at least three hundred (300) feet from all property lines, and three hundred (300) feet from any land within the residential and village districts. In addition, any ventilation outlets must be oriented away from any land within residential zone.

457. Shooting Ranges.

- A. Shooting Range Operations
 - 1. May not substantially injure or detract from the lawful existing or permitted use of neighboring properties.
 - 2. May not substantially damage the health, safety or welfare of the Township or its residents or property owners.
 - 3. Must comply with all applicable State and local laws, rules and regulations regarding the discharge of a firearm.
 - 4. Shall limit the storage of ammunition to only that utilized for each day's activity, and in no event shall ammunition remain on the property for greater than twenty-four (24) hours. The storage of live ammunition may only occur indoors in an area secured from general access.
 - 5. Shall limit the number of shooters to the number of firing points or stations identified on the development plan.

FRANKLIN TOWNSHIP ZONING ORDINANCE

6. Shall require all shooters to satisfactorily complete an orientation safety program given in accordance with the National Rifle Association, or have a valid hunting license. Anyone under the age of sixteen (16) shall be accompanied by an adult who has a valid hunting license or has satisfactory completed the above-described orientation safety program before they are allowed to discharge firearms.
 7. Shall limit the consumption of alcoholic beverages to days when no shooting activities are permitted, or when the shooting activities are completed for that day. Furthermore, alcoholic beverages may only be consumed in designated areas away from the firing points or stations.
 8. Shall limit firing to the hours between one (1) hour after dawn and one (1) hour preceding dusk.
- B. A development plan shall identify the Safety Fan for each firing range. The Safety Fan shall include the area necessary to contain all projectiles, including direct fire and ricochet. The Safety Fan configuration shall be based upon qualified expert testimony regarding the trajectory of the bullet and the design effectiveness of berms, overhead baffles, or other safety barriers to contain projectiles to the Safety Fan.
- C. The firing range, including the entire Safety Fan, shall be enclosed with a six (6) foot high non-climbable fence to prevent unauthorized entry into the area. Range caution signs with eight (8) inch tall, red letters on a white background shall be posted at a maximum of one hundred (100) foot intervals around the range perimeter. Signs shall read "SHOOTING RANGE AREA. KEEP OUT!"
- D. Range flags shall be displayed during all shooting activities. Range flags shall be located in a manner visible from entrance drives, target areas, range floor, and the perimeter of the Safety Fan.
- E. All surfaces located within the Safety Fan, including the backstop, overhead baffles, berms, and range floor, shall be free of hardened surfaces, such as rocks or other ricochet-producing materials.
- F. All shooting range facilities, including buildings, parking, firing range, and Safety Fan shall be set back a minimum of one hundred (100) feet from the property line and street right-of-way.
- G. No shooting range shall be located within one-quarter (1/4) mile of any land within the Residential or Village Districts. The applicant shall present credible evidence that the sound of shooting in the residential zone does not exceed the ambient noise level.
- H. Off-street parking facilities shall be provided with a ratio of one and one-half (1 ½) spaces per firing station, but not less than one (1) space for each four (4) seats.

458. Shopping Centers or Malls.

- A. A shopping center consists of two (2) or more retail or restaurant establishments within the same development proposal. A shopping mall includes two (2) or more retail establishments that are connected with common walls.
- B. All shopping center shall comply with the following design standards:
1. Shopping center with up to fifty thousand (50,000) square feet of gross floor area.
 - a. Minimum lot width is one hundred fifty (150) feet at the building setback line.
 - b. Required minimum yard setbacks.
 1. Front yard is fifty (50) foot for buildings and structures (except permitted signs) from the street right-of-way; twenty (20) feet for off-street parking. No off-street loading or outdoor storage is permitted in the front yard.
 2. One side yard is thirty (30) feet for ends of buildings; ten (10) feet for parking and loading.
 3. Both side yards are sixty (60) feet for ends of buildings; twenty (20) feet for parking and loading.
 4. Rear yard is thirty (30) for buildings; ten (10) feet for parking and loading.
 - c. Minimum setback from residential districts is thirty (30) feet for buildings; ten (10) feet for off-street parking and loading.
 - d. Maximum impervious lot coverage is sixty percent (60%).
 - e. Maximum building height is forty (40) feet.

FRANKLIN TOWNSHIP ZONING ORDINANCE

2. Shopping center with between fifty thousand (50,000) and one hundred thousand (100,000) square feet of gross floor area.
 - a. Minimum lot width is three hundred (300) feet at the building setback line.
 - b. Required minimum yard setbacks.
 1. Front yard is one hundred fifty (150) feet from the street center-line for buildings; twenty-five (25) feet from the street right-of-way for off-street parking. No off-street loading is permitted in the front yard.
 2. One side yard is fifty (50) feet for ends of buildings; twenty (20) feet for parking and loading.
 3. Both side yards are one hundred (100) feet for ends of buildings; forty (40) feet for parking and loading.
 4. Rear yard is fifty (50) feet for buildings; twenty (20) feet for parking and loading.
 - c. Minimum setback from residential districts is one hundred (100) feet for buildings; fifty (50) feet for off-street parking and loading.
 - d. Maximum impervious lot coverage is fifty-five percent (55%).
 - e. Maximum building height is forty (40) feet.
 3. Shopping center with over one hundred thousand (100,000) square feet of gross floor area.
 - a. Minimum lot width is six hundred (600) feet at the building setback line.
 - b. Required minimum yard setbacks.
 1. Front yard is two hundred (200) feet from the street center-line for buildings; thirty (30) feet from the street right-of-way for off-street parking. No off-street loading is permitted in the front yard.
 2. One side yard is fifty (50) feet for ends of buildings; twenty-five (25) feet for parking and loading.
 3. Both side yards are one hundred (100) feet for ends of buildings; forty (40) feet for parking and loading.
 4. Rear yard is fifty (50) feet for buildings; twenty-five (25) feet for parking and loading.
 - c. Minimum setback from residential districts is one hundred fifty (150) feet for buildings; seventy-five (75) feet for off-street parking and loading.
 - d. Maximum impervious lot coverage is fifty percent (50%).
 - e. Maximum building height is forty (40) feet.
- B. The subject property shall front on an arterial or collector road, and all access drives shall be set back at least two hundred (200) feet from the intersection of any street right-of-way lines.
 - C. All parking lots shall be constructed and maintained with a paved surface of concrete or bituminous materials.
 - D. The applicant shall furnish evidence that an approved means of sewage disposal and water supply shall be used.
 - E. A traffic study shall be submitted by the applicant, in accordance with the Franklin Township SLDO.
 - F. Signage will be provided in compliance with this Ordinance.

459. Small Scale Warehousing and Distribution Centers.

- A. Warehousing and distribution centers are permitted in the Industrial District "I". The following design criteria shall apply:
 1. Small-scale warehousing and distribution facilities shall be no larger than seventy-five thousand (75,000) square feet in total size.
 2. Controlled access/egress into the site shall utilize curbing and appropriate stormwater controls

FRANKLIN TOWNSHIP ZONING ORDINANCE

3. A fifty foot (50') buffer yard for the entire parameter of the development shall be retained for the development of a small-scale warehousing/distribution facility.
4. The front façade (side of building facing the access roadway) shall have an attractive architectural style that must be reviewed and approved by the Township Board of Supervisors. A detailed front yard AND front entrance landscaping plan shall be provided to the Township with final land development plan submission.
5. Landscaping and screening requirements of the Township Subdivision and Land Development Ordinance apply.
6. A traffic impact study is required. All transportation improvements must be reviewed by the appointed Township engineer. The Township reserves the right to engage an outside transportation engineering consulting firm for additional review and recommendation. All transportation improvements must be constructed as part of the first phase of the development plan.
7. A detailed report is required focusing on the total on and off-site traffic, infrastructure, and environmental impacts of the development are required.
8. Lot area, dimension, and height, and site requirements of the I District shall apply.
9. Lighting requirements in Article 3, Section 314 apply.

460. Trailer Camps.

- A. Trailer Camps are permitted in Franklin Township in the Open Space District with the following requirements:
 1. Permit required: All persons shall obtain from the zoning officer, a permit, before establishing, operating or maintaining on any lot, park or place within the Township any trailer camp or court, or place where autos, trailers or other vehicles are kept for compensation.
 2. Sanitation requirements: Every trailer camp or place where autos, trailers or other vehicles are kept for compensation shall construct, maintain and carry on at such places proper sanitary methods, and shall have sewer connection for each trailer and bathrooms and toilets for the use of occupants of such places. Every such establishment shall comply in every respect with the provisions of the health and safety code of the state in regard thereto.
 3. Driveways and parking spaces: Every trailer camp or place where autos, trailers or other vehicles are kept for compensation shall have driveways and entrances constructed and maintained in such manner as shall not in any manner obstruct or dislocate the sidewalks, gutters or curbs surrounding such property. Such driveway shall be constructed of crushed rock of at least three inches thick. Parking places shall be constructed of crushed rock of at least two inches thick.
 4. A fifty foot (50') buffer yard for the entire parameter of the development shall be retained for the development of a trailer camp.

461. Truck Stops or Motor Freight Terminals.

- A. The terminal shall have direct access to an arterial roadway or a road having adequate structural and geometrical characteristics as determined by the Township Engineer to handle the anticipated future truck traffic.
- B. Loading docks and truck maneuvering areas and terminals must be set back the following minimum distances from residential uses property lines or from property lines of properties located in a district other than the industrial (I) district:
 1. A truck terminal or motor freight depot must be at least five hundred (500) feet.
 2. A shipping or receiving dock must be at least three hundred (300) feet.
- C. A traffic impact study shall be required.
- D. A buffer yard of two hundred (200) feet is required unless located next to another truck stop or motor freight terminal.

FRANKLIN TOWNSHIP ZONING ORDINANCE

462. Two-Family Dwelling Unit Structures.

- A. Each dwelling unit to be totally separated and inaccessible from the other by a wall extending from ground to roof or a ceiling and floor extending from exterior wall to exterior wall. Each dwelling unit is also to have an independent entrance either directly or through a common vestibule. Specific design requirements include:
1. There shall be a fire partition having a fire-resistance rating of not less than two hours separating each individual dwelling unit in all two-family dwelling units.
 2. The foregoing provision shall apply to all common walls and common floors/ceilings separating attached dwelling units. Provided however, if the dwelling units are protected by an automatic sprinkler system
 3. "R" District lot area requirements, lot layout, and lot dimension requirements apply to the construction of two-family dwelling unit structures.
 4. Two parking spaces per unit applies to two-family dwelling, unit structure.

463. Warehousing and Wholesale Trade Establishments.

Warehousing and wholesale trade establishments having a gross floor area of seventy-five thousand (75,000) square feet or more when permitted are subject to the following criteria:

- A. The applicant shall provide a detailed description of the proposed use in each of the following topics:
1. The nature of the on-site activities and operations, the types of materials stored, the frequency of distribution and restocking, the duration period of storage of materials and the methods for disposal of any surplus or damaged materials. In addition the applicant shall furnish evidence that the disposal of materials will be accomplished in a manner that complies with State and Federal regulations.
 2. The general scale of the operation in terms of its market area, specific floor space requirements for each activity, the total number of employees on each shift, and an overall needed site size.
 3. Any environmental impacts that are likely to be generated (e.g. noise, smoke, dust, litter, glare, vibration, electrical disturbance, wastewater, storm water, solid waste, etc.) and specific measures employed to mitigate or eliminate any negative impacts. The applicant shall further furnish evidence that the impacts generated by the proposed use fall within acceptable levels as regulated by applicable laws and ordinances.
 4. A traffic study prepared by a professional traffic engineer with the following minimum considerations:
 - a. A description of the traffic impact area (TIA) including its major roads and potential traffic generation rates to be determined by current references.
 - b. Existing 24-hour and peak hour traffic volume data for all streets which provide direct access to the proposed development and for the collectors and arterials which will serve it, as well as any major intersection within the impact area.
 - c. Estimates of the total number of vehicle trips to be generated by the development for a typical 24-hour period, and including typical a.m. and p.m. peak periods.
 - d. Assignment of future 24-hour and peak hour volumes to the collectors and arterials, and other streets that will serve the proposed development based on the projections of increased traffic volumes within the traffic impact area, to be determined by: an extrapolation of former development trends; and, the amounts of usable area already planned and/or zoned within the traffic impact area. Any previously approved projects within the TIA that have not yet been occupied, should also be factored in these future traffic volume projections.
 - e. Projected 24-hour and peak hour turning movement data for all access points proposed for the development.
 - f. Capacity/level of service analysis on major intersections, which will be impacted by the additional volumes generated by the development.
 - g. Recent data about existing accident levels at the above intersections categorized by accident type for each intersection.

FRANKLIN TOWNSHIP ZONING ORDINANCE

- h. Descriptions of the street improvements that will be required in order to avoid problems of traffic congestion and traffic safety.
- i. Cost estimates of any proposed improvements that will be required.
- j. Descriptions of existing and planned public transportation services in the Township and the potential to serve the proposed development.
- k. Descriptions of any actions proposed or offered by the applicant to alleviate the impact of the proposed development on the transportation network.
- l. The source of standards used in the data as presented.
- m. The applicant, at their expense shall make any improvements necessary to maintain an adequate level of service on all abutting intersections and streets.

464. Wind Energy Conversion Systems (Non-Public).

- A. One (1) windmill or wind wheel shall be permitted per property.
- B. The structure supporting the wind rotor unit, including any required supporting cables, etc., shall not be connected to any occupied structure and shall be located a minimum distance of the wind rotor unit tower height, plus ten (10) feet, from any occupied dwelling.
- C. The maximum height of the wind rotor and tower shall be determined as follows:

1. Minimum Distances From	Maximum
All Property Lines	Tower Height
75 – 85 ft	35 ft
86 – 95 ft	40 ft
96 – 100 ft	45 ft
More than 100 ft	50 – 75 ft
- 2. The tower height may be increase from fifty (50) feet up to a maximum seventy-five (75) feet, with the addition of each foot of height being added to the setback requirement.
- D. All mechanical equipment and buildings associated with the operation shall be enclosed with a six (6) foot fence. Each tower shall also be enclosed with a six (6) foot fence, unless the base of the tower is not climbable for a distance of twelve (12) feet.
- E. When a building is required for storage cells or related mechanical equipment, the building may not exceed one hundred fifty (150) square feet in area or eight (8) feet in height, and must be located at least seventy-five (75) feet from any property line.
- F. All electric and other utility wires associated with the Wind Energy Conversion System shall be buried underground.
- G. The application shall demonstrate that any noise emanating from the wind energy conversion system shall not exceed sixty (60) decibels measured at the nearest property line.
- H. If the wind energy conversion unit is abandoned from use, the tower and related structures shall be dismantled and removed from the property within ninety (90) days.
- I. The energy generated from the wind energy conversion system shall be used on the property on which it is located and shall not be operated as a commercial enterprise.