

**NORTH FRANKLIN TOWNSHIP
WASHINGTON COUNTY, PENNSYLVANIA
ORDINANCE: 4-2020**

**AN ORDINANCE OF THE TOWNSHIP OF NORTH FRANKLIN,
WASHINGTON COUNTY, PENNSYLVANIA, AMENDING THE
TOWNSHIP ZONING ORDINANCE, TO DEFINE LIGHT
MANUFACTURING AND LIGHT MANUFACTURING (HIGH
TECHNOLOGY INDUSTRIES); TO PROVIDE FOR SAID USES IN THE
MASTEROVERLAY DISTRICT, PLANNED ECONOMIC
DEVELOPMENT DISTRICT AND INDUSTRIAL DISTRICT SUBJECT
TO CERTAIN REGULATIONS WITHIN THE TOWNSHIP.**

WHEREAS, the Municipalities Planning Code, 53 P.S. §10101 et seq. (the "MPC"), authorizes the Township (the "Township") to create ordinances for the regulation, administration and enforcement of Township zoning ordinances, codes, etc.; and,

WHEREAS, pursuant to its authority under the MPC, the Board of Supervisors of the Township (the "Township Supervisors") have adopted a Township Zoning Ordinance regulating various uses; and,

WHEREAS, the Township believes there is a need to amend the Zoning Ordinance to define certain uses and provide specific regulations for said uses; and

NOW THEREFORE, the Board of Supervisors hereby ordains and enacts as follows, incorporating the above recitals by reference:

SECTION 1. PURPOSE.

This Ordinance is designed to define and provide regulations for uses in the Township that the Township Board of Supervisors believes are better suited for future business development in the Township. These uses include better defining Light Manufacturing and Light Manufacturing related to High Technology Industries.

**SECTION 2. AMENDMENT TO ARTICLE II; SPECIFICALLY, SECTION 202
SPECIFIC MEANINGS.**

Section 202 of the Township Zoning Ordinance is amended by adding the following language to the Specific Meanings section:

LIGHT MANUFACTURING

The assembly, processing or fabrication of certain materials and products where no process involved will produce noise, vibration, water pollution, fire hazard or noxious emissions that will disturb or endanger neighboring properties. Light manufacturing includes but is not limited to the production of the following goods: home appliances, electrical instruments, office machines, precision instruments, electronic devices, timepieces, jewelry, optical goods, musical instruments, novelties, wood products, printed material, lithographic plates, type composition,

machine tools, dies and gauges, ceramics, apparel, lightweight nonferrous metal castings, film processing, light sheet metal products, plastic goods, pharmaceutical goods, food products, not including animal slaughtering, curing or rendering of fats, and similar activities.

LIGHT MANUFACTURING (HIGH-TECHNOLOGY INDUSTRIES)

The assembly of component parts or the production of finished products, excluding any process that involves toxic or highly volatile substances; but may include certain computer parts, electrical parts, accessories and equipment; laboratory apparatus; robotics; optical instruments; precision instruments; surgical, medical and dental instruments and supplies; timers and timepieces; search detection and navigational equipment; musical instruments; and photographic equipment, accessories and other similar instruments and equipment. Said use may include some light manufacturing (not to exceed 50% of the overall floor space), including but not limited to the processing or fabrication of materials and products which does not produce noise or vibration which has detrimental effects on adjoining properties, air or water pollution, fire hazards or other disturbances or danger to other properties.

SECTION 3. AMENDMENT TO ARTICLE VII; SPECIFICALLY, SECTION 706.02 MASTER PLAN OVERLAY AUTHORIZED USES.

Section 706.02 of the Township Zoning Ordinance is amended by adding the following language to the Authorized Uses section:

1. C-1;

A. PERMITTED USES:

LIGHT MANUFACTURING (HIGH-TECHNOLOGY INDUSTRIES) SUBJECT TO §1705.

2. C-2 AND C-3:

A. PERMITTED USES:

LIGHT MANUFACTURING (HIGH-TECHNOLOGY INDUSTRIES) SUBJECT TO §1705.

SECTION 4. AMENDMENT TO ARTICLE IX; SPECIFICALLY, SECTION 905 PLANNED ECONOMIC DEVELOPMENT DISTRICT CONDITIONAL USES.

Article IX, Section 905 (C) 2 of the Township Zoning Ordinance is amended by adding the following language to the Conditional Uses in the Planned Economic Development (PED) District:

(g) Light Manufacturing, subject to §1705

(h) Light Manufacturing (High-Technology Industries), subject to §1705

SECTION 5. AMENDMENT TO ARTICLE IX, SPECIFICALLY, SECTION 905 INDUSTRIAL DISTRICT PERMITTED USES.

Article IX, Section 906 (C) of the Township Zoning Ordinance is amended by adding the following language to the Permitted Uses in the Industrial (I-1) District:

Light Manufacturing, subject to §1705

Light Manufacturing (High-Technology Industries), subject to §1705

SECTION 6. AMENDMENT TO ARTICLE XVII – SPECIFIC PERMITTED USES.

Article XIII of the Township Zoning Ordinance is amended by adding the following language:

§ 1705. Light Manufacturing and Light Manufacturing (High-Technology Industries) shall be permitted upon submission of a zoning application that provides the following information in addition to proof of compliance with all application performance standards and regulations for the particular zoning district of the proposed use:

A. Applications for approval shall be accompanied by a plan showing lot lines, adjacent land uses, fencing, entrances and exits, pedestrian ways, structure locations, sign placement, utility location and sources, storm drainage and provisions for buffering to screen adjacent properties. If new construction is proposed, a land development plan shall be required.

B. The total area for any Light Manufacturing (High-Technology Industries) dedicated to any equipment, machines and other items used in the manufacturing processes shall not exceed 50% of the overall floor area of said facility (not including parking, loading, buffers areas).

i) In the Industrial District there shall be no limitation on the gross floor area dedicated to any light manufacturing.

C. Storage and Handling of Chemicals and Hazardous Materials – The applicant shall provide a plan for the storage and handling of chemicals and hazardous materials within the facility which must be stored and contained inside at all times. Said plan shall include a detailed list of all chemicals and hazardous materials stored and handled at the site. Furthermore, applicant shall demonstrate by clear and convincing evidence that the materials will be stored and handled in such a manner as to not create a risk of harm to property, persons, or the environment. An updated and current list of the chemicals and hazardous materials shall be provided to the Township’s Fire Department and/or emergency response personnel. Storage of chemicals and hazardous materials not pursuant to a specifically approved plan shall be prohibited.

D. The storage of all materials, equipment, etc. shall be in an enclosed, secure structure.

E. Design, architectural features, materials, landscaping and associated treatments shall be developed and maintained in a manner compatible with permitted uses in the district and the preservation of the characteristics of any commercial developments and/or residential neighborhoods within the visible surrounds of the lot on which the light manufacturing facility is.

F. Ingress, egress and internal traffic circulation shall be designed to minimize congestion and ensure safety.

SECTION 7. AMENDMENT TO ARTICLE XI – PARKING AND LOADING, SPECIFICALLY SECTION 1103 SCHEDULE OF OFF-STREET PARKING REQUIREMENTS.

Article XI, Section 1103 of the Township Zoning Ordinance is amended by adding the following language to Table XI-2:

**Table XI-2: Required Parking Spaces for
Business, Commercial, Home Occupation Uses**

Light Manufacturing; Light Manufacturing (High Technology Industries)	See: Industrial and Manufacturing Establishments, Warehouses, Wholesale Establishments

SECTION 8. REPEALER.

Any Township Ordinances or provisions of the Township Code, which are inconsistent herewith are hereby repealed to the extent of any such inconsistency.


SECTION 9. SEVERABILITY.

If any sentence, clause, section or other part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

ENACTED AND ORDAINED this 14th day of April, 2020.

ATTEST:

**BOARD OF SUPERVISORS
NORTH FRANKLIN TOWNSHIP**


Secretary


Chairman, Board of Supervisors