

**North Franklin Township
Washington County**

ORDINANCE NO. 4 of 2023

AN ORDINANCE OF THE TOWNSHIP OF NORTH FRANKLIN, WASHINGTON COUNTY, PENNSYLVANIA, AMENDING THE TOWNSHIP CODE, SPECIFICALLY CHAPTER 27, ZONING, INCLUDING ARTICLE I, §460-105 THE OFFICIAL TOWNSHIP MAP TO RE-ZONE CERTAIN PROPERTY OWNED BY NORTH FRANKLIN TOWNSHIP, LOCATED AT 620 FRANKLIN FARMS ROAD (TAX PARCEL I.D. NO. 510-002-07-00-0022-00) FROM THE MEDIUM DENSITY RESIDENTIAL DISTRICT (R-3) TO THE NEIGHBORHOOD COMMERCIAL ZONING DISTRICT (C-1).

WHEREAS, the Municipalities Planning Code, 53 P.S. §10101 *et seq.* (the “MPC”), authorizes the Township of North Franklin (the “Township”) to create ordinances providing for Township zoning ordinances, codes, etc.; and,

WHEREAS, pursuant to its authority under the MPC, the Board of Supervisors of the Township (the “Board”) has the authority to adopt and amend a Township Zoning Ordinance and Official Zoning District Map setting forth various zoning districts for properties throughout the Township; and,

WHEREAS, upon review, the Township believes the property it is the current record owner of, and houses the current Township Municipal Building located at 620 Franklin Farms Road that is currently zoned Medium Density Residential (R-3) is not necessarily consistent with the general characteristics, and development objections of North Franklin Township and its comprehensive plan; and,

WHEREAS, the Township intends to move and sell the property in the near future; and

WHEREAS, after review, the Township believes this parcel is more consistent with the commercial activities occurring along Franklin Farms Road and therefore should be currently re-zoned to the Neighborhood Commercial (C-1) Zoning District; and

WHEREAS, the proposed re-zoning has been reviewed by the North Franklin Township Planning Commission and the Washington County Planning Commission; and

WHEREAS, following a hearing held on the matter and after careful consideration, the Board believes that rezoning the parcels will not detrimentally impact the properties adjoining the parcels and said parcel will not prove to be inconsistent with the purpose and design of the Township’s comprehensive plan and overall zoning map;

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

SECTION 1. TITLE.

This Ordinance shall be referred to as the “North Franklin Township Zoning Map Amendment Ordinance of 2023”.

SECTION 2. PURPOSE AND RE-ZONING.

The purpose of this Ordinance is to rezone the property owned and operated by the Township of North Franklin located at 620 Franklin Farms Rd, Washington, PA 15301 (Tax Parcel I.D. No. 510-002-07-00-0022-00) from the Medium-Density Residential (R-3) Zoning District to the Neighborhood Commercial (C-1) Zoning District.

SECTION 3. AMENDMENT TO TOWNSHIP MAP.

The North Franklin Township Official Map shall hereby be amended to rezone the subject parcel. A copy of the amended Township Zoning Map, attached hereto as Exhibit A, shall be attached hereto, and incorporated into Chapter 27, Article 1, § 460-105 of the Township Code.

SECTION 4. SEVERABILITY.

The provisions of this Ordinance shall be severable, and if any provision hereof shall be declared unconstitutional, illegal, or invalid, such decision shall not affect the validity of any of the remaining provisions of this Ordinance. It is hereby declared as a legislative intent of the Township that this Ordinance would have been amended as if such unconstitutional, illegal, or invalid provision or provisions had not been included herein.

SECTION 5: REPEALER.

All Ordinances or parts of Ordinances that are found to be conflicting or inconsistent with the provisions of this Ordinance are hereby repealed.

ORDAINED AND ENACTED into an Ordinance at a regular meeting of the Board of Supervisors of the Township of North Franklin, Washington County, Pennsylvania, this 8th day of August, 2023.

Attest:

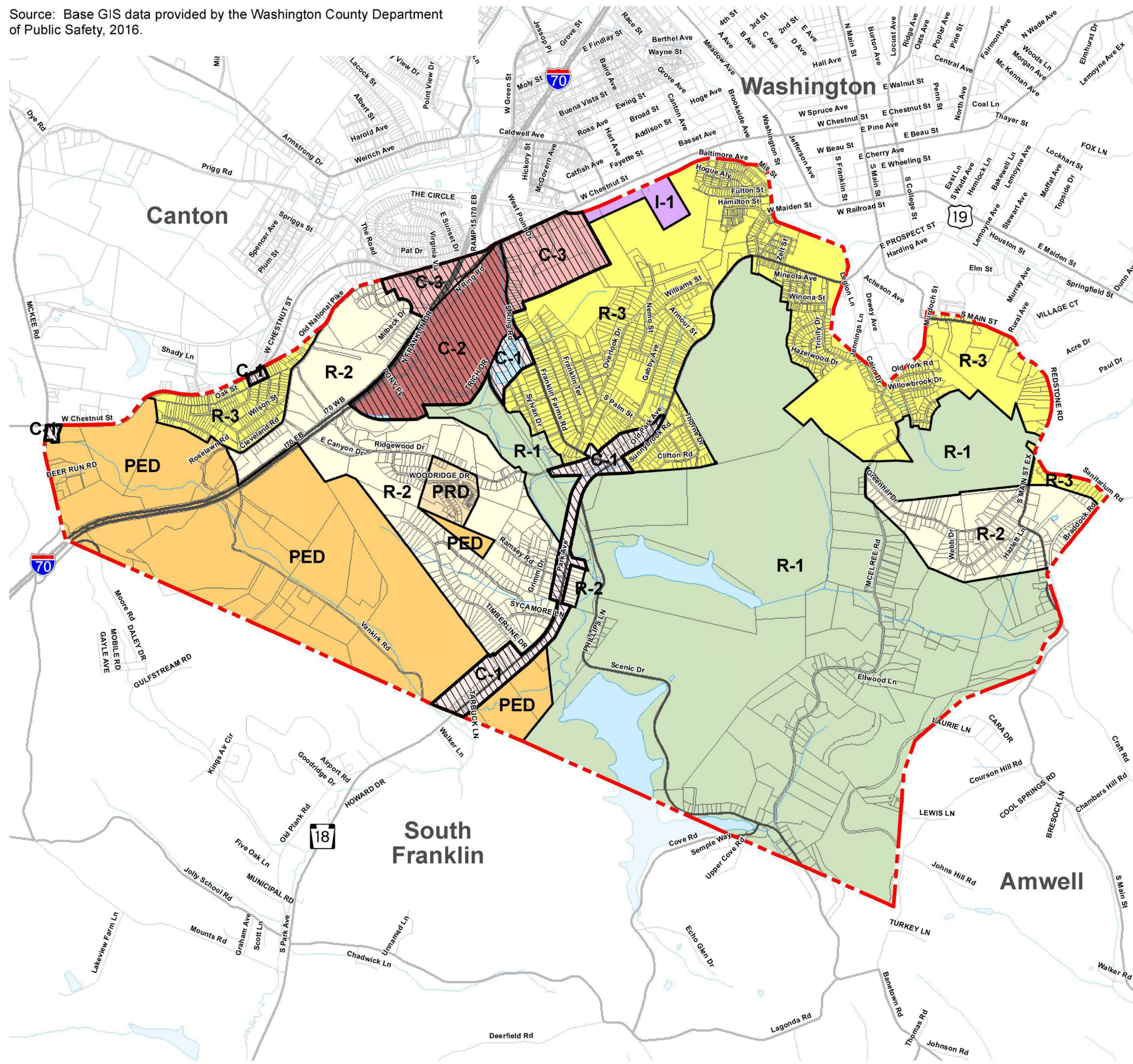
North Franklin Township
Board of Supervisors


Secretary


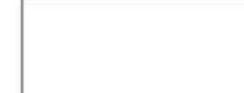











By: 
Chairman

EXHIBIT A
PROPOSED MAP

Source: Base GIS data provided by the Washington County Department of Public Safety, 2016.



LEGEND

-  North Franklin Township
 -  Lot Lines
 -  Interstate Highways
 -  Other State Highways
 -  Other Roads
 -  Streams/Ponds
- Proposed Zoning**
-  Residential-Agricultural District (R-1)
 -  Low Density Residential District (R-2)
 -  Medium Density Residential District (R-3)
 -  Neighborhood Commercial District (C-1)
 -  Regional Commercial District (C-2)
 -  Highway Commercial District (C-3)
 -  Industrial District (I-1)
 -  Planned Economic Development (PED)
 -  Planned Residential Development (PRD)
 -  Master Plan Overlay District (MPO)

NORTH FRANKLIN ZONING MAP
WASHINGTON COUNTY MULTI-MUNICIPAL ZONING

Prepared for: The Townships of Canton, Hopewell, North Franklin and The Borough of West Middletown
 Prepared by: Environmental Planning and Design, LLC

November 21, 2017
 2169.17.09r1
 REVISED July 11, 2023

