

**North Franklin Township  
Washington County**

ORDINANCE NO. 3 - 2025

**AN ORDINANCE OF THE TOWNSHIP OF NORTH FRANKLIN  
AMENDING THE TOWNSHIP ZONING ORDINANCE TO RE-  
CLASSIFY AND/OR ESTABLISH CERTAIN USES IN THE  
TOWNSHIP'S C-2 OVERLAY DISTRICT AS PERMITTED USES, WITH  
A PORTION OF SAID USES PREVIOUSLY PERMITTED AS  
CONDITIONAL USES, AND FURTHER SETTING FORTH  
ADDITIONAL REGULATIONS THEREOF.**

**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**, an application was submitted by PREP Funds, LLC requesting an amendment to the Township's Zoning Ordinance, specifically the Master Overlay District to establish and/or re-classify certain uses as permitted uses in the overlay district as it relates in the C-2 Zoning District to create a Light Industrial Redevelopment Overlay District within the Master Overlay District; and

**WHEREAS**, the request was reviewed by the Planning Commissions of North Franklin Township and Washington County; and,

**WHEREAS**, following a June 10, 2025, hearing held on the matter and after careful consideration, the Board believes that amending the Master Overlay District as set forth below will promote further development in a manner that is 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 Master Zoning Overlay Amendment Ordinance of 2025".

## **SECTION 2. PURPOSE AND RE-ZONING.**

The purpose of this Ordinance is to provide greater flexibility to the Master Overlay District, specifically the area currently encompassing the Washington Crown Center Mall, zoned C-2 to better reflect the current and future of retail malls by enabling additional uses as permitted uses.

## **SECTION 3. AMENDMENT TO TOWNSHIP CODE, SPECIFICALLY CHAPTER 460-706.2 MASTER PLAN OVERLAY AUTHORIZED USES.**

Part II, Chapter 460 Zoning, Article VII Overlay Districts, §460-706.02 Authorized Uses is amended by replacing subsection B in its entirety with the following:

### **§460-706.02 B. C-2 “Light Industrial Redevelopment Overlay District”**

- (1) Permitted uses. The following uses are permitted in C-2 Light Industrial Redevelopment Overlay District:
  - (a) All uses and accessory uses permitted by right in the already established underlying zoning district which comprises the site.
  - (b) Equipment storage yards.
  - (c) Research facilities.
  - (d) Reentry drilling, subject to § 460-1702
  - (e) Offices.
  - (f) Oil and gas pipelines and temporary water pipelines, subject to § 460-1704.
  - (g) Essential services.
  - (h) Public utility buildings.
  - (i) Wholesale distribution.
  - (j) Warehousing.
  - (k) Major automobile repair.
  - (l) Light manufacturing, subject to § 460-1705.
  - (m) Light manufacturing (high-technology industries), subject to § 460-1705.
  - (n) Schools (public).
  - (o) Vehicle Storage
  - (p) Self-storage facilities, subject to a limit not to exceed 150,000 sq. feet.
  - (q) The following are permitted as Accessory uses when on the same parcel as any of the uses listed in A-P.
    - i. Day-care facilities when part of a nonresidential building.
    - ii. Employee dining facilities, subject to § 460-1316.
    - iii. Oil and gas development, subject to § 460-1346.
    - iv. Parking and loading structures.
    - v. Recreational facilities such as swimming pools, saunas, game rooms, walkways, bicycle paths and similar uses when provided in association with a principal use within the same development.

- vi. Retail uses in a nonresidential building where the total floor area designated for retail and restaurant usage does not exceed 25% of the total gross floor area of the building.
- vii. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion of the construction work.
- viii. Uses and structures customarily accessory and incidental to a principal use unless prohibited or restricted elsewhere in this section.
- ix. No-impact home-based business.

(2) Conditional uses.  
Principal Uses.

- (a) Auto laundry, subject to § 460-1306
- (b) Cleaning and dyeing plants, subject to § 460-1310.
- (c) Factory-authorized equipment dealers, subject to § 460-1317.
- (d) Food processing, subject to § 460-1318.
- (e) Industrial park land development, subject to § 460-1321.
- (f) Junkyard, subject to § 460-1322.
- (g) Oil and gas development, subject to § 460-1346.
- (h) Reentry related operations, subject to § 460-1350.
- (i) Public utility installation/substation, subject to § 460-1351.

(3) Special exceptions.  
None.

§460-706.02 C. C-3.

(1) Permitted uses.

- (a) Antiques.
- (b) Bakery.
- (c) Bank and financial institutions.
- (d) Bed-and-breakfast establishments.
- (e) Bookseller.
- (f) Business services.
- (g) Essential services.
- (h) Floral shop.
- (i) Forestry.
- (j) Garden apartments.
- (k) High-technology industries.
- (l) Home furnishings.
- (m) Library/museum.
- (n) Light manufacturing (high-technology industries), subject to § 4601705.
- (o) Music store.
- (p) Optician's shop.

- (q) Personal services.
- (r) Pet store.
- (s) Pharmacy/drugstore.
- (t) Professional and business offices.
- (u) Professional office.
- (v) Public buildings.
- (w) Restaurant.
- (x) Retail business establishment.
- (y) Studios.
- (z) Technical, trade and art schools.
- (aa) Theater or theater complex.
- (bb) Factory authorized equipment dealers, subject to § 460-1317.  
[Added 11-10-2020 by Ord. No. 8-2020]
- (cc) Schools (public).  
[Added 3-8-2022 by Ord. No. 2-2022]

(2) Conditional uses.

- (a) Major unified mixed-use development, see § 460-706.09.
- (b) Apartment in combination with office or retail.
- (c) Commercial recreation (or outdoor entertainment).
- (d) Day-care center.
- (e) Day-care facilities.
- (f) Eating and drinking establishments, except drive-ins.
- (g) Educational studio.
- (h) Food and grocery store.
- (i) Funeral home.
- (j) Group homes.
- (k) Motels/hotels.
- (l) Multifamily dwellings.
- (m) Neighborhood commercial center.
- (n) Nursing homes.
- (o) Personal care boarding home.
- (p) Quadruplexes.
- (q) Residential hotels.
- (r) Townhouses.

(3) Uses by special exception.

- (a) None.

**SECTION 4. AMENDMENT TO TOWNSHIP CODE, SPECIFICALLY CHAPTER 460-706.3. AREA AND BULK REQUIREMENTS.**

Part II, Chapter 460 Zoning, Article VII Overlay Districts, §460-706.03 Area and bulk requirements is amended by adding the following language:

K. For any use in the C-2 Master Overlay District also known as the Light Industrial Redevelopment Overlay District, the following regulations shall apply and supersede any in conflict thereto:

Setbacks. The following minimum setbacks are required.

- A. Front, with parking: 50 feet.
- B. Front, without parking: 30 feet.
- C. Side, interior lots: 20 feet.
- D. Side, abutting streets: same as front.
- E. Side, or rear abutting residential districts: 50 feet.
- F. Rear: 25 feet.

Dimensional Standards.

- A. Land to building ration. The minimum land-to-building ration is one to one.
- B. Height. The maximum height of any building shall be 40 feet.
- C. Minimum lot size. The minimum lot size is 10,000 square feet.
- D. Minimum lot width. The minimum lot width is 100 feet at the front setback without parking.

Buffer zone abutting residential zoned districts.

When a proposed development abuts a residentially zoned district a minimum buffer zone of 100 feet is required. (See § 460-1409.)

Development standards.

All developments must meet the following standards in addition to other applicable standards found elsewhere in this chapter.

- A. Indoor use. All principal uses are to occur within a completely enclosed building.
- B. Landscaping. All unpaved areas shall be landscaped with a minimum of an appropriate ground cover and must comply with the applicable standards of the C-2 Zoning District regulations.
- C. Waste areas. All trash and dumpsters must be screened from view of any public street.
- D. Other requirements. All other general development requirements including, but not limited to parking, signage and stormwater detention, specified elsewhere as it applies to the C-2 Zoning District must be met.

## **SECTION 5. SEVERABILITY.**

The provisions of this Ordinance shall be severable, and if any provision hereof shall be declared unconstitutional, illegal or invalid, such a 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 6. 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 \_\_\_\_ day of June 25, 2025, and to become effective immediately.

**Attest:**

  
Secretary

**NORTH FRANKLIN TOWNSHIP  
BOARD OF SUPERVISORS**

By:   
Chairman

By:   
Supervisor

By:   
Supervisor