

ORDINANCE NO. 245

WASHINGTON TOWNSHIP
NORTHAMPTON COUNTY, PENNSYLVANIA

AN ORDINANCE AMENDING THE WASHINGTON TOWNSHIP ZONING ORDINANCE, ORDINANCE NO. 195, AS AMENDED, ENACTED SEPTEMBER 10, 1997, BY AMENDING § 3.8.E AND § 3.9.E TO ADJUST THE MINIMUM LOT AREA FOR TOWNHOUSES AND BY AMENDING § 3.8.F TO ADJUST THE MINIMUM YARD REQUIREMENTS FOR TOWNHOUSES.

Be it enacted and ordained by the Board of Supervisors of Washington Township, Northampton County, Pennsylvania, and it is hereby enacted and ordained by the authority of the same, as follows:

SECTION 1. Section 3.8 "Medium Density Residential District (R-2)", subsection E (Lot Area, Width, Building Coverage, and Height Regulations), of the Washington Township Zoning Ordinance, Ordinance No. 195, enacted September 10, 1997, is amended as follows:

"E. Lot Area, Width, Building Coverage, and Height Regulations

Each of the following dimensional requirements shall apply to each use in the Medium Density Residential District, except as specifically provided for in this Ordinance.

Principal Use	Minimum Lot Area* (sq. ft.)	Minimum Lot Width** (feet)	Maximum Land Coverage (%)		Maximum Structure Height Feet
			By Structures	By Total Impervious Cover	
Agriculture	217,800	400	5	10	70
Single Family Detached Dwelling					
-With On-Lot Sewer & On-Lot Water	43,560	130	20	30	35
-With On-Lot Sewer & Centralized Water	35,000	120	25	35	35
-With Centralized Sewer & Centralized Water	22,000	90	30	40	35

Townhouse -With Centralized Sewer & Centralized Water	5,445	102***	30	40	35
Two Family Dwelling -With On-Lot Sewer & On-Lot Water	39,204	120	25	35	35
-With On-Lot Sewer & Centralized Water	29,250	100	25	35	35
-With Centralized Sewer & Centralized Water	18,000	100	30	40	35
Garden Apartments, Low Rise Apartments -With Centralized Sewer & Centralized Water	5,445	100	30	40	42
Any Other Use	43,560	130	20	30	42

* Per dwelling unit for single-family detached and two-family dwelling or average area per each low rise multiple family unit.

** Measured at the building setback line or in accordance with Section 4.4.B.

*** For townhouses, the minimum lot width is one hundred two (102') ft. for each townhouse. For townhouses with over three (3) dwelling units, an additional twenty-five (25') ft. shall be required for each additional dwelling unit up to four (4) additional dwelling units. Each individual townhouse dwelling unit – whether a single lot or part of a larger lot including multiple townhouse dwelling units – shall have a minimum width of at least twenty-four (24') ft.”

SECTION 2. Section 3.8., subsection F (Minimum Yard Requirements), of the Washington Township Zoning Ordinance, Ordinance No. 195, enacted September 10, 1997, is amended as follows:

"F. Minimum Yard Requirements

Each of the following minimum yard requirements shall apply to each use in the Medium Density Residential District, except as specifically provided for in this Ordinance:

Principal Use	Front Yard (feet)	Side Yard		Rear Yard (feet)
		One (feet)	Both (feet)	
Agriculture	40	25	50	60
Single Family Detached Dwelling -With On-Lot Sewer & On-Lot Water	40	20	50	60

-With On-Lot Sewer & Centralized Water	40	15	40	60
-With Centralized Sewer & Centralized Water	30	10	30	30
Two Family Dwelling -With On-Lot Sewer & On-Lot Water	40	20	50	45
-With On-Lot Sewer & Centralized Water	30	10	30	40
-With Centralized Sewer & Centralized Water	25	10	30	30
Townhouses, Garden Apartments, Low Rise Apartments -With Centralized Sewer & Centralized Water	30	15*	30	40
Any Other Use	40	25	50	60

* Measured at the end of a row for Townhouses."

SECTION 3. Section 3.9 "Rural Center District (RC), subsection E (Lot Area, Width, Building Coverage, and Height Regulations), of the Washington Township Zoning Ordinance, Ordinance No. 195, enacted September 10, 1997, is amended as follows:

"E. Lot Area, Width, Building Coverage, and Height Regulations

Each of the following dimensional requirements shall apply to each use in the Rural Center District, except as specifically provided for in this Ordinance.

Principal Use	Minimum Lot Area* (sq. ft.)	Minimum Lot Width** (feet)	Maximum Land Coverage (%)		Maximum Structure Height Feet
			By Structures	By Total Impervious Cover	
Agriculture, Animal Husbandry, Orchard	217,800	400	5	10	70
Two-Family Dwelling -With On-Lot Sewer & On-Lot Water	43,560	130	20	30	35
-With On-Lot Sewer & Centralized Water	35,000	120	25	35	35

-With Centralized Sewer & Centralized Water	22,000	90	30	40	35
Townhouse -With Centralized Sewer & Centralized Water	5,445	102***	30	40	35
Garden Apartments, Low Rise Apartments -With Centralized Sewer & Centralized Water	5,445	100	30	40	42
Any Other Use -With On-Lot Sewer & On-Lot Water	43,560	130	20	30	42
-With On-Lot Sewer & Centralized Water	35,000	100	15	25	42
-With Centralized Sewer & Centralized Water	22,000	90	20	30	42

* Per dwelling unit for single-family detached and two-family dwelling or average area per each low rise multiple family unit.

** Measured at the building setback line or in accordance with Section 4.4.B.

*** For townhouses, the minimum lot width is one hundred two (102') ft. for each townhouses. For townhouses with over three (3) dwelling units, an additional twenty-five (25') ft. shall be required for each additional dwelling unit up to four (4) additional dwelling units. Each individual townhouse dwelling unit – whether a single lot or part of a larger lot including multiple townhouse dwelling units – shall have a minimum width of at least twenty-four (24') ft."

SECTION 4. All other provisions of the Washington Township Zoning Ordinance, Ordinance No. 195, enacted September 10, 1997, shall remain in full force and effect.

SECTION 5. This Ordinance shall take effect immediately upon enactment.

ORDAINED and ENACTED by the Board of Supervisors of the Township of Washington, County of Northampton and Commonwealth of Pennsylvania into an Ordinance this 11th day of November, 2006.

ATTEST:

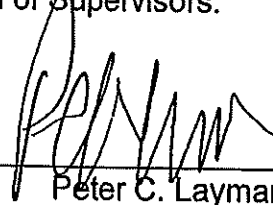


BOARD OF SUPERVISORS

By: Dan Hess
Chairman

CERTIFICATION

I, PETER C. LAYMAN, ESQUIRE, do hereby certify that the foregoing Ordinance No. 245, amending the Washington Township Zoning Ordinance No. 195 enacted September 10, 1997, as amended, to provide for the adjustment of the minimum lot area for townhouses in the R-2 Zoning District (§ 3.8.E) and the RC Zoning District (§ 3.9.E) to permit townhouses with central water and sewer to have a minimum lot area of 5,445 feet and to provide for the adjustment of the minimum yard requirements for townhouses in the R-2 Zoning District (§ 3.8.F), is a true and correct copy of the Ordinance that will be considered and acted upon on November 8, 2006, at a public meeting of the Washington Township Board of Supervisors.

A handwritten signature in black ink, appearing to read 'Peter C. Layman', is written over a horizontal line.

Peter C. Layman

Dated: October 23, 2006