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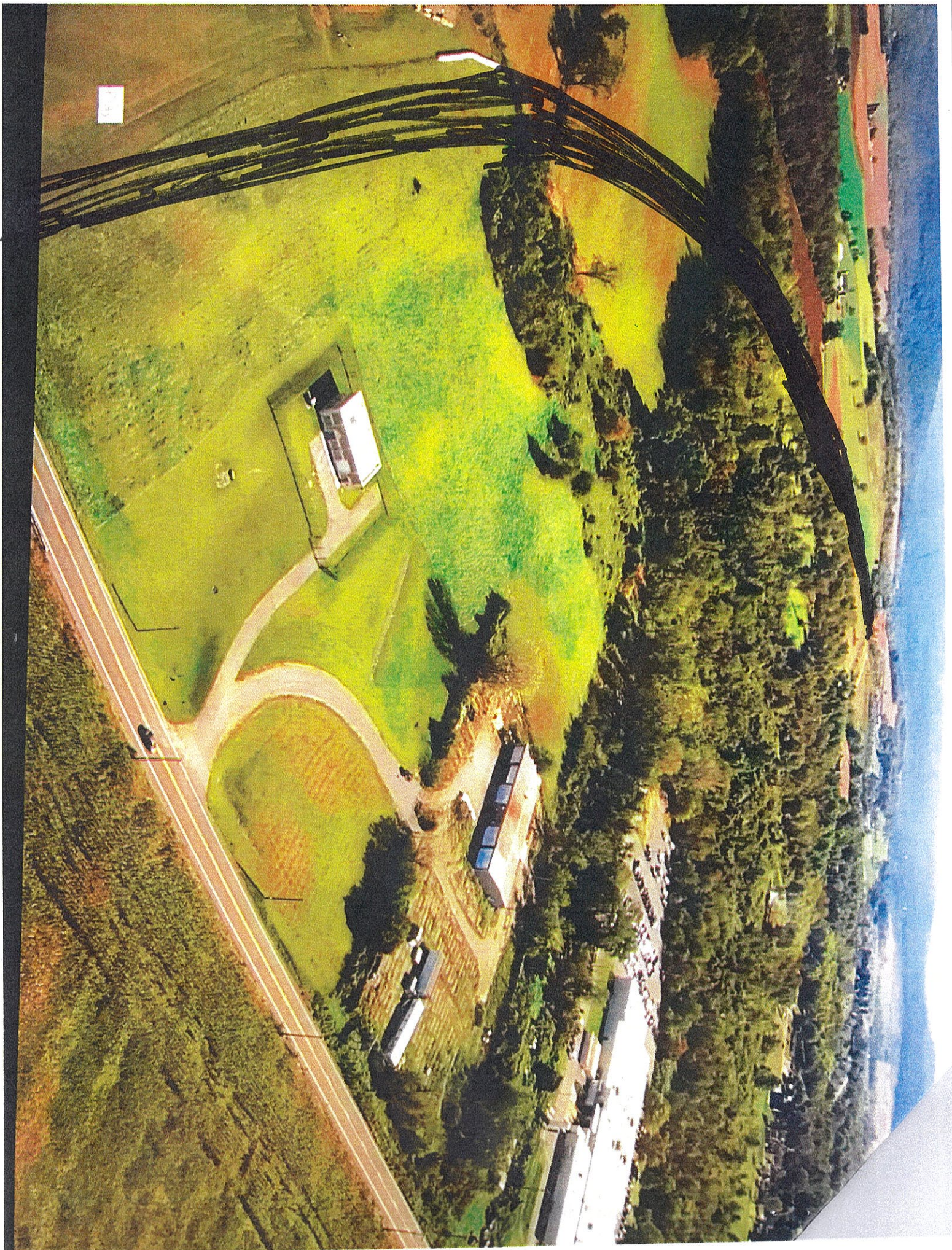
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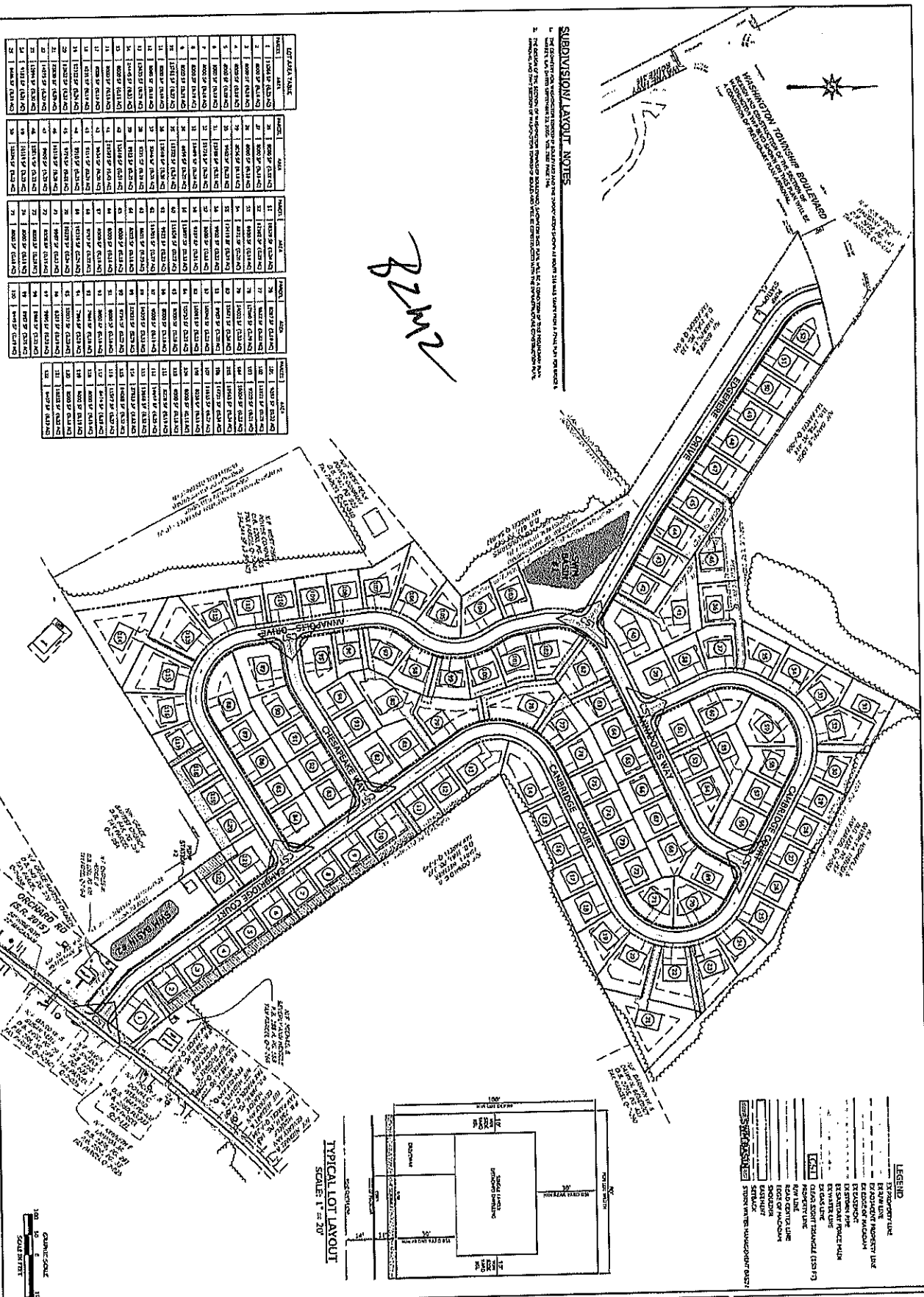
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SUBDIVISION/LAYOUT NOTES

1. THE LOTS SHOWN ARE BASED ON THE ASSUMPTION THAT THE LOTS WILL BE USED FOR RESIDENTIAL PURPOSES.
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B2M2

LOT #	AREA	LOT #	AREA	LOT #	AREA	LOT #	AREA	LOT #	AREA
1	1,000.00	26	1,000.00	51	1,000.00	76	1,000.00	101	1,000.00
2	1,000.00	27	1,000.00	52	1,000.00	77	1,000.00	102	1,000.00
3	1,000.00	28	1,000.00	53	1,000.00	78	1,000.00	103	1,000.00
4	1,000.00	29	1,000.00	54	1,000.00	79	1,000.00	104	1,000.00
5	1,000.00	30	1,000.00	55	1,000.00	80	1,000.00	105	1,000.00
6	1,000.00	31	1,000.00	56	1,000.00	81	1,000.00	106	1,000.00
7	1,000.00	32	1,000.00	57	1,000.00	82	1,000.00	107	1,000.00
8	1,000.00	33	1,000.00	58	1,000.00	83	1,000.00	108	1,000.00
9	1,000.00	34	1,000.00	59	1,000.00	84	1,000.00	109	1,000.00
10	1,000.00	35	1,000.00	60	1,000.00	85	1,000.00	110	1,000.00
11	1,000.00	36	1,000.00	61	1,000.00	86	1,000.00	111	1,000.00
12	1,000.00	37	1,000.00	62	1,000.00	87	1,000.00	112	1,000.00
13	1,000.00	38	1,000.00	63	1,000.00	88	1,000.00	113	1,000.00
14	1,000.00	39	1,000.00	64	1,000.00	89	1,000.00	114	1,000.00
15	1,000.00	40	1,000.00	65	1,000.00	90	1,000.00	115	1,000.00
16	1,000.00	41	1,000.00	66	1,000.00	91	1,000.00	116	1,000.00
17	1,000.00	42	1,000.00	67	1,000.00	92	1,000.00	117	1,000.00
18	1,000.00	43	1,000.00	68	1,000.00	93	1,000.00	118	1,000.00
19	1,000.00	44	1,000.00	69	1,000.00	94	1,000.00	119	1,000.00
20	1,000.00	45	1,000.00	70	1,000.00	95	1,000.00	120	1,000.00
21	1,000.00	46	1,000.00	71	1,000.00	96	1,000.00	121	1,000.00
22	1,000.00	47	1,000.00	72	1,000.00	97	1,000.00	122	1,000.00
23	1,000.00	48	1,000.00	73	1,000.00	98	1,000.00	123	1,000.00
24	1,000.00	49	1,000.00	74	1,000.00	99	1,000.00	124	1,000.00
25	1,000.00	50	1,000.00	75	1,000.00	100	1,000.00	125	1,000.00

B2M2 PROPERTY

PRELIMINARY SUBDIVISION PLAN

WASHINGTON TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA

DATE: 11-1-18

BY: [Signature]

FOR: [Signature]

CEDC

ENGINEERS

1000 N. 10TH ST. SUITE 200

PHILADELPHIA, PA 19107

3.00

SCALE: 1" = 20'

LEGEND

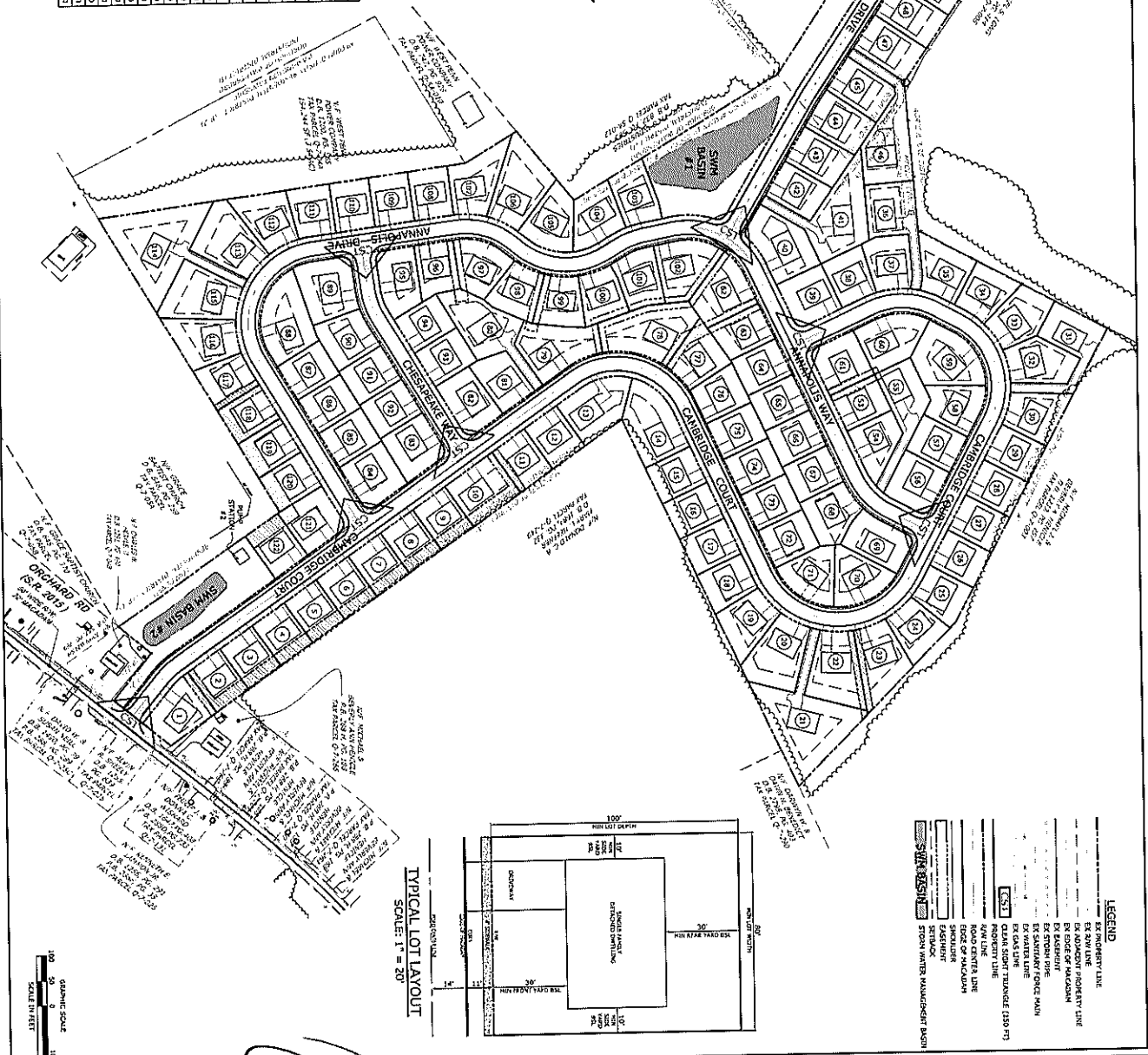
- EXISTING LOT
- NEW LOT
- EXISTING ROAD
- NEW ROAD
- EXISTING LOT
- NEW LOT
- EXISTING ROAD
- NEW ROAD



2m2

1. THE DESIGN FOR WASHINGTON TOWNSHIP BOULEVARD, SHOWING ON THIS PLAN, WILL BE A CONDITION OF THIS INSTRUMENT PLAN APPROX. 40, AND THAT SECTION OF WASHINGTON TOWNSHIP BOULEVARD WILL BE CONSTRUCTED WITH THE INFRASTRUCTURE CONSTRUCTION PLAN.
2. THE DESIGN FOR WASHINGTON TOWNSHIP BOULEVARD, SHOWING ON THIS PLAN, WILL BE A CONDITION OF THIS INSTRUMENT PLAN APPROX. 40, AND THAT SECTION OF WASHINGTON TOWNSHIP BOULEVARD WILL BE CONSTRUCTED WITH THE INFRASTRUCTURE CONSTRUCTION PLAN.

2. THE DECISION OF THE SELECTION OF MAINTENANCE TOWNSHIP BOARDMAN, SUCH AS THIS PLAN, WILL BE A CONDITION OF THIS RESOLUTION PLAN APPROVAL, AND THAT SECTION OF BIRMINGHAM TOWNSHIP BOARDMAN WILL BE CONSTRUCTED WITH THE BIRMINGHAM TOWNSHIP CONSTRUCTION PLAN.

[illegible]

TYPICAL LOT LAYOUT
SCALE: 1" = 20'

SCALE: 1" = 20'

B2M2 PROPERTY
PRELIMINARY SUBDIVISION PLAN

WASHINGTON TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA

**LAYOUT PLAN
OVERALL
AND LOT AREAS**

3.00

[illegible]

CEDG
ENGINEERS

1000 West 42nd Street, Suite 201
New York, NY 10018
Tel: (212) 633-8000
Fax: (212) 633-8101

For a complete list of members, go
to www.cedg.org

Chapter 360. Zoning

Article X. R-2 Medium-Density Residential District

§ 360-69. Purpose.

The purpose of an R-2 Medium-Density Residential District is to provide standards for certain residential types and to provide for the safety, health, and welfare of the community by applying density control while excluding uses not compatible with residential uses.

§ 360-70. Permitted uses.

- A. Single-family detached dwellings.
- B. Two-family detached dwellings, provided the lot area is 25% larger than the minimum required for single-family detached dwellings and in compliance with the yard and setback requirements for single-family detached dwellings.
- C. Single-family semidetached dwellings (duplex).
- D. Townhouse dwellings not exceeding three stories in height or six dwellings per structure.
- E. Multifamily dwellings, apartment buildings not exceeding three stories in height and 12 dwelling units per structure.
[Amended 3-21-2016 by Ord. No. 254]
- F. Conversion apartments, conversions of existing single-family detached dwellings to two-family dwellings, provided each unit has two points of entrance/exit and a minimum of two off-street parking spaces per dwelling unit. Conversions of existing single-family detached dwellings to three or more family dwellings, provided that each dwelling unit has two points of entrance/exit and a minimum of two off-street parking spaces per dwelling. The minimum lot area shall be determined by the applicable single-family detached dwelling lot size required in this section for the first dwelling unit and additionally 3,000 square feet for each subsequent dwelling unit. Setback requirements shall comply with the applicable provisions of this chapter for single-family detached dwellings. In the event of any conversion project which is subject to approval of the Pennsylvania Department of Labor and Industry, such approval must be obtained prior to the issuance of the Township land use permit.
- G. Parks, playgrounds, and recreation areas when owned or operated by the municipality.
- H. Federal, state, and local municipal buildings and uses, essential services, and essential municipal services facility.
- I. Signs when erected and maintained in accordance with the applicable provisions of Article V, Signs, of this chapter.
- J. Planned residential developments on tracts in excess of 20 acres in accordance with the provisions of this chapter regarding such developments.
- K. Accessory buildings and uses on the same lot with and customarily incidental to any of the above permitted uses and which may include a home occupation.

§ 360-71. Conditional uses.

- A. Neighborhood outdoor recreational facilities and organizations when not operated for gain or profit.

- B. Public utility facilities.
- C. Public, private and parochial schools, and day-care centers for the educational needs of the community, provided all outside active play areas are screened from adjacent residential properties.
- D. Churches or similar places of worship, including parish houses and parsonages.
- E. Boarding, lodging or rooming houses.
- F. In-home day care in single-family semidetached (duplex) and single-family attached (townhouse) dwellings, provided that the following precursory conditions have been met:
[Added 1-17-2011 by Ord. No. 231]
 - (1) Written consent of all adjacent and adjoining property owners and/or tenants and, in the case of single-family attached (townhouse) dwellings, written consent from the property owners of each dwelling unit in that section of townhouses which share a common wall with one another.
 - (2) The conditional use applicant shall be the owner of the property in which the in-home day care shall be provided. If the applicant is not the property owner, they must provide written consent of the property owner.
 - (3) All state required regulations are met.

§ 360-72. Minimum area and density requirements.

- A. All buildings including accessory buildings shall not cover more than 30% of the area of the lot.
- B. Minimum required for all uses not otherwise listed:

(1) Table of minimums.

	On-Lot Water and Sewer	On-Lot Sewer	On-Lot Water	Public Water and Sewer
Lot area	40,000 square feet	40,000 square feet	15,000 square feet	8,000 square feet
Lot width	150 feet	100 feet	80 feet	80 feet
Lot depth	180 feet	150 feet	120 feet	100 feet
Front yard	30 feet	30 feet	30 feet	30 feet
Side yard (each)	15 feet	15 feet	10 feet	10 feet
Rear yard	30 feet	30 feet	30 feet	30 feet
Height (maximum)	40 feet	40 feet	40 feet	40 feet
Off-street parking per dwelling unit	2	2	2	2
Building width	20 feet	20 feet	20 feet	20 feet

- (2) When on-lot sewer facilities are to be utilized, the minimum lot size may be increased by the Township Sewage Enforcement Officer or the Department of Environmental Protection for factors relating to health and sanitation.
- C. Single-family semidetached dwelling unit (duplex): minimum required for each dwelling unit.

(1) Table of minimums.
[Amended 7-6-2011 by Ord. No. 234]

	On-Lot Water and Sewer	On-Lot Sewer	On-Lot Water	Public Water and Sewer
Lot area	30,000 square feet	30,000 square feet	10,000 square feet	3,750 square feet
Lot width	125 feet	125 feet	60 feet	30 feet

	On-Lot Water and Sewer	On-Lot Sewer	On-Lot Water	Public Water and Sewer
Lot depth	156 feet	156 feet	100 feet	100 feet
Front yard	30 feet	30 feet	30 feet	30 feet
Each side yard	15 feet	15 feet	10 feet	10 feet
Rear yard	30 feet	30 feet	30 feet	30 feet
Height (maximum)	40 feet	40 feet	40 feet	40 feet
Off-street parking per dwelling unit	2	2	2	2
Building width	16 feet	16 feet	16 feet	16 feet

(2) When on-lot sewer facilities are to be utilized, the minimum lot size may be increased by the Township Sewage Enforcement Officer or the Department of Environmental Protection for factors relating to health and sanitation.

D. Townhouse dwelling unit: minimum required for each dwelling unit.

(1) Each townhouse residential project shall contain a minimum of 50,000 square feet of lot area.

(a) Minimum development standards per dwelling unit:

[1] Lot area: 2,500 square feet.

[2] Interior lot width: 20 feet.

[3] Front yard: 30 feet.

[4] Side yard for end units: 20 feet.

[5] Rear yard: 30 feet.

[6] Off-street parking: 20 spaces.

[7] Height (maximum): 40 feet.

[8] Active play area: 100 square feet.

[9] Minimum distance between groups of units: 40 feet.

(2) No less than three and no more than six dwellings shall be permitted in a unit or group.

(3) Public water supply and sewerage shall be provided.

(4) Active play area shall be furnished in townhouse development projects containing 14 or more dwelling units. Such area shall not be less than 2,500 square feet in land area, nor less than 50 feet in its smallest dimension. For each dwelling unit above the minimum number prescribed heretofore, an additional 100 square feet per dwelling unit shall be allocated to the total active play area. The Township may accept a donation in lieu of play area when circumstances warrant. Such donations must be used for Township recreation purposes.

(5) Where any townhouse project is proposed to be developed in conjunction with multifamily dwellings, the active play area requirements for the multifamily dwellings shall be designed for and made accessible to all residents. The Board of Supervisors reserve the right to increase the active play area requirements upon recommendation of the Planning Commission when in its opinion additional area is necessary to accommodate the needs of the mixed use development in accordance with the spirit and objectives of this chapter.

(6) Interior yards and/or structural spacing between dwellings and units shall be provided in accordance with the following minimums:

(a) Front to front: 60 feet.

(b) Front to side: 40 feet.

(c) Front to rear: 60 feet.

- (d) Side to rear: 40 feet.
- (e) Side to side: 15 feet.
- (f) Rear to rear: 50 feet.
- (g) Corner to corner: 10 feet.
- (7) Dwelling unit structures shall be located and arranged so as to promote privacy for residents within the development and maintain privacy for residents adjacent to the development. Structures shall be located within the development so that there will be no adverse impact such as excluding natural light or invading the privacy of adjacent structures.
- (8) There shall be a fifty-foot setback from the property line adjacent to any existing dwelling or residential district.
- E. Multifamily dwellings: minimum required.
 - (1) Each multiple dwelling residential project shall contain a minimum of 50,000 square feet of lot area in accordance with the following standards:
 - (a) Lot dimensions and setback requirements:
 - [1] Lot width: 150 feet.
 - [2] Lot depth: 150 feet.
 - [3] Each side yard (exterior): 20 feet.
 - [4] Rear yard: 30 feet.
 - [5] Front yard: 30 feet.
 - [6] Off-street parking per dwelling unit: two spaces.
 - [7] Minimum distance between units: 40 feet.
 - [8] Height (maximum): 40 feet.
 - (b) Active play area per dwelling unit:
 - [1] Efficiency: 75 feet.
 - [2] One bedroom: 100 square feet.
 - [3] Two bedroom: 125 square feet.
 - [4] Three or more bedrooms: 150 square feet.
 - (2) The maximum number of dwelling units permitted shall be determined on the basis of 2,000 square feet of lot area exclusive of public rights-of-way for each dwelling unit.
 - (3) The length of any unit shall not exceed 150 feet.
 - (4) Public water supply and sewerage shall be provided.
 - (5) Active play area shall be furnished in multifamily development projects containing 14 or more dwelling units. Such area shall not be less than 2,500 square feet in land area, nor less than 50 feet in its smallest dimension. For each dwelling unit above the minimum number prescribed heretofore, an additional 100 square feet per dwelling unit shall be allocated to the total active play area. The Township may accept a donation in lieu of play area when circumstances warrant. Such donations must be used for Township recreation purposes.
 - (6) Where any multifamily dwelling project is proposed to be developed in conjunction with townhouses, the active play area requirements for the townhouses shall be designed for and made accessible to all the residents. The Board of Supervisors reserve the right to increase the active play area requirements upon recommendation of the Planning Commission when in its opinion additional area is necessary to accommodate the needs of the mixed use development in accordance with the spirit and objectives of this chapter.

- (7) There shall be a one-hundred-foot setback from the property lines adjacent to any existing dwelling or residential district.
- (8) Interior yards and/or structural spacing between dwellings and units shall be provided in accordance with the following minimums:
 - (a) Front to front: 60 feet.
 - (b) Front to side: 40 feet.
 - (c) Front to rear: 60 feet.
 - (d) Side to rear: 40 feet.
 - (e) Side to side: 15 feet.
 - (f) Rear to rear: 50 feet.
 - (g) Corner to corner: 10 feet.
- (9) Dwelling unit structures shall be located and arranged so as to promote privacy for residents within the development and maintain privacy for residents adjacent to the development. Structures shall be located within the development so that there will be no adverse impact such as excluding natural light or invading the privacy of adjacent structures.