

**GREENE TOWNSHIP
FRANKLIN COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2023-2

AN ORDINANCE OF GREENE TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA, AMENDING CHAPTER 105 – “ZONING” OF THE CODE OF THE TOWNSHIP OF GREENE TO REMOVE “MOBILE HOME PARKS,” “TOWNHOUSES OR ATTACHED DWELLINGS,” AND “MULTIPLE DWELLING RESIDENCES (GARDEN APARTMENTS)” AS CONDITIONAL USES IN THE LOW-DENSITY RESIDENTIAL DISTRICT (R-1) AND TO PROVIDE CONSISTENCY THROUGHOUT CHAPTER 105 AS IT PERTAINS TO MULTIFAMILY DWELLING USES AND RELATED DEFINITIONS.

WHEREAS, the Board of Supervisors of Greene Township desires to remove “Mobile home parks,” “Townhouses or attached dwellings,” and “Multiple dwelling residences (garden apartments)” as conditional uses in the Low-Density Residential District (R-1);

WHEREAS, the Board of Supervisors desires to redefine or delete certain defined terms in Chapter 105 of the Code of the Township of Greene (the “Code”) related to multifamily dwelling uses;

WHEREAS, the Board of Supervisors further desires to amend certain sections of Chapter 105 of the Code in order to provide consistency between those sections and the amended defined terms; and

WHEREAS, the Board of Supervisors deems it in the best interest and for the general welfare of the citizens and residents of the Township of Greene to amend certain provisions of Chapter 105 of the Code.

BE IT HEREBY ENACTED AND ORDAINED by the Board of Supervisors of Greene Township, Franklin County, Pennsylvania, as follows:

Section 1. Chapter 105 of the Code, entitled “Zoning,” Article XIII thereof, entitled “Definitions,” §105-64 thereof, entitled “Definitions,” is hereby amended by (a) removing “Garden Apartments” as a defined term and deleting its definition in its entirety; and (b) redefining the term “Multifamily Dwelling” by deleting the current definition and replacing it in its entirety with the following definition:

DWELLING, MULTIFAMILY

A two-story building containing three or more one-story dwelling units under one ownership. For purposes of this definition, such structures may be referred to as “garden apartments.”

Section 2. Chapter 105 of the Code, entitled “Zoning,” Article III thereof, entitled “District Use Regulations,” §105-7 thereof, entitled “Low-Density Residential District (R-1),” is hereby amended to remove “Mobile home parks,” “Townhouses or attached dwellings,” and “Multiple dwelling residences (garden apartments)” as conditional uses in the R-1 District by deleting the existing §§105-7.B.(7)–(9) in their entirety. The current §§105-7.B.(10)–(14) shall be redesignated to §§105-7.B.(7)–(11).

Section 3. Chapter 105 of the Code, entitled “Zoning,” Article III thereof, entitled “District Use Regulations,” §105-8 thereof, entitled “Medium-Density Residential District (R-2),” is hereby amended by deleting the current §105-8.A.(6) and replacing it in its entirety with the following:

- (6) Multifamily dwellings (garden apartments).

Section 4. Chapter 105 of the Code, entitled “Zoning,” Article III thereof, entitled “District Use Regulations,” §105-9 thereof, entitled “Community Commercial District (CC),” is hereby amended by deleting the current §105-9.A.(7) and replacing it in its entirety with the following:

- (7) Multifamily dwellings (garden apartments).

Section 5. Chapter 105 of the Code, entitled “Zoning,” Article IV thereof, entitled “Minimum Area and Parking Regulations,” is hereby amended by renaming §105-20, currently entitled “Multiple dwelling residences (garden apartments),” to “Multifamily dwelling residences (garden apartments).”

Section 6. Chapter 105 of the Code, entitled “Zoning,” Article IV thereof, entitled “Minimum Area and Parking Regulations,” §105-20 thereof, now entitled (in accordance with Section 5 above) “Multifamily dwelling residences (garden apartments),” is hereby amended by deleting the following ~~struckthrough~~ language from and adding the following underlined language to §105-20.A.(1):

- (1) Each ~~multiple~~ multifamily dwelling residential project shall contain a minimum of 40,000 square feet of lot area in accordance with the following standards:

Section 7. All ordinances, or parts thereof, of the Township of Greene inconsistent with the provisions of this Ordinance are hereby repealed.

Section 8. In all other respects, the ordinances of the Township of Greene shall remain as previously enacted and ordained.

Section 9. The provisions of this Ordinance are declared to be severable. If any provision of this Ordinance is declared by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance.


Section 10. This Ordinance shall be effective five (5) days after enactment.

DULY ENACTED AND ORDAINED this 28th day of March, 2023, by the Board of Supervisors of Greene Township, Franklin County, Pennsylvania, in lawful session duly assembled.

ATTEST:

BOARD OF SUPERVISORS
GREENE TOWNSHIP


Secretary


Todd E. Burns


Travis L. Brookens


Shawn M. Corwell

APPROVED this 28th day of March, 2023