

**GREENE TOWNSHIP  
FRANKLIN COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 2024-1**

**AN ORDINANCE OF GREENE TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA, AMENDING CHAPTER 105 – “ZONING” OF THE CODE OF THE TOWNSHIP OF GREENE TO PROVIDE ALTERNATIVE DESIGN STANDARDS FOR DIFFERENT DEGREES OF APARTMENT AND/OR TOWNHOME DEVELOPMENTS, TO REMOVE PLANNED RESIDENTIAL DEVELOPMENTS IN THE R-1 ZONING DISTRICT, AND TO PROVIDE CONSISTENCY THROUGHOUT CHAPTER 105 AS IT PERTAINS TO MULTIFAMILY DWELLING RELATED DEFINITIONS.**

**WHEREAS**, the Board of Supervisors of the Township, as a governing body, is empowered to amend its Zoning Ordinance pursuant to the provisions of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10609; and

**WHEREAS**, the Board of Supervisors has determined that providing alternative design standards for different degrees of apartment and/or townhome developments is in the interest of the health, safety, and welfare of the citizens and the residents of the Township; and

**WHEREAS**, the Board of Supervisors desires to redefine certain defined terms in Chapter 105 of the Code of the Township of Greene (the “Code”) related to multifamily dwellings; and

**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.     Recitals.       The above recitals are incorporated herein.

Section 2.     Chapter 105 of the Code, entitled “Zoning,” Article III thereof, entitled “General Legislation,” §105-7 thereof, entitled “Low-Density Residential District (R-1),” is hereby amended by deleting ~~stricken~~ text as follows:

A.(6)           ~~Planned residential developments in accordance with the provisions of Article VI.~~

Section 3. Chapter 105 of the Code, entitled "Zoning," Article III thereof, entitled "General Legislation," §105-7 thereof, entitled "Low-Density Residential District (R-1)," is hereby further amended as follows:

Existing §107.A.(7) shall be renumbered to be §107.A.(6).

Existing §107.A.(8) shall be renumbered to be §107.A.(7).

Existing §107.A.(9) shall be renumbered to be §107.A.(8).

Existing §107.A.(10) shall be renumbered to be §107.A.(9).

Existing §107.A.(11) shall be renumbered to be §107.A.(10).

Existing §107.A.(12) shall be renumbered to be §107.A.(11).

Existing §107.A.(13) shall be renumbered to be §107.A.(12).

Existing §107.A.(14) shall be renumbered to be §107.A.(13).

Existing §107.A.(15) shall be renumbered to be §107.A.(14).

Section 4. Chapter 105 of the Code, entitled "Zoning," Article III thereof, entitled "General Legislation," §105-7 thereof, entitled "Low-Density Residential District (R-1)," is hereby further amended by deleting ~~stricken~~ text and adding the underlined text as follows:

**"B.(14)(u)** Except for the provision of ~~§ 105-20A(3)~~ § 105-20A(2) relating to building length and except as otherwise stated in this section, the minimum requirements as indicated in Article IV shall apply to the dwellings included in the retirement community or retirement home complex."

Section 5. Chapter 105 of the Code, entitled "Zoning," Article III thereof, entitled "General Legislation," §105-8 thereof, entitled "Medium-Density Residential District (R-2)," is hereby amended by deleting ~~stricken~~ text and adding the underlined text as follows:

**"B.(9)(u)** Except for the provision of ~~§ 105-20A(3)~~ § 105-20A(2) relating to building length and except as otherwise stated in this section, the minimum requirements as indicated in Article IV shall apply to the dwellings included in the retirement community or retirement home complex."

Section 6. Chapter 105 of the Code, entitled "Zoning," Article III thereof, entitled "General Legislation," §105-9.1 thereof, entitled "Transitional Commercial District," is hereby amended by deleting ~~stricken~~ text and adding the underlined text as follows:

**“B.(1)(g)** Lot area, yard, coverage and parking requirements shall be in accordance to § **105-19** for attached dwelling residences and § **105-20** for ~~multiple~~ multifamily dwelling residences.”

Section 7. Chapter 105 of the Code, entitled “Zoning,” Article III thereof, entitled “General Legislation,” §105-10 thereof, entitled “Highway Commercial District (HC),” is hereby amended by deleting ~~stricken~~ text and adding the underlined text as follows:

**“A.(1)** All permitted uses listed and regulated in the (R-2) Medium-Density Residential District, except residential application of solar energy conversion systems only shall be permitted with commercial application of solar energy conversion systems continuing to be permitted as conditional uses only and with both type of systems remaining subject to the same conditions set forth in the (R-2) Medium-Density Residential District regulations. Planned residential developments shall not be permitted in Highway Commercial Districts. All permitted residentially zoned uses shall have a minimum lot area ~~of 40,000 square feet and shall be subject~~ pursuant to the applicable requirements of §§ **105-19** and **105-20.**”

Section 8. Chapter 105 of the Code, entitled “Zoning,” Article IV thereof, entitled “Minimum Area and Parking Regulations,” §105-19 thereof, entitled “Attached dwelling residences (townhouses),” is hereby amended by deleting the current subsections A.(1) through (4) and replacing them with the following:

**“A.** Minimum required:

**(1)** Each attached dwelling residential project for three to twelve dwelling units shall contain a minimum of one (1) acre of lot area. Projects of greater than twelve dwelling units shall contain a minimum lot area of three (3) acres.

**Per Dwelling Unit**

	<u>3-12 Units</u>	<u>&gt; 12 Units</u>
Lot area	3,000 sq. ft.	3,500 sq. ft.
Interior lot width	22 feet	22 feet
Front yard	30 feet	30 feet
Side yard for end units	25 feet	25 feet
Rear yard	30 feet	30 feet
Distance between buildings	50 feet	50 feet
Density (maximum)	8 units/acre	7 units/acre
Off-street parking	2 spaces	2 spaces

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Additional off-street guest parking	0.5 spaces	0.33 spaces
Building height (maximum)	40 feet	40 feet
Active Play Area beyond base area	N/A	125 square feet

## NOTES:

Where more than one off-street parking space is required for any dwelling unit, provisions shall be made to allow parking of multiple vehicles side by side rather than one behind the other.

When any proposed development is adjacent to an existing highway, there shall be added to the required front, side or rear yard building setback requirement the amount by which the distance from the centerline of the adjacent street to the edge of the existing street right-of-way is less than 25 feet.

For purposes of density calculation, the base lot area shall exclude any rights-of-way, 100-year floodplain, wetlands, and areas of >15% slope.

- (2) No less than three and no more than six dwelling units shall be permitted in a single building.
- (3) Centralized water supply and sewerage shall be provided.
- (4) Active play area shall be furnished in attached dwelling development projects containing more than 12 dwelling units. Such area shall be not less than 2,500 square feet in land area and not less than 50 feet in its narrowest dimension. For each dwelling unit above twelve an additional 125 square feet shall be allocated to the total active play area. For larger developments, multiple active play areas may be designated; however, each play area shall be not less than 2,500 square feet in area plus the additional 125 square feet for each unit it is intended to serve. All lots/dwelling units in the development shall have sidewalk access to the active play area(s). An active play area shall not be located more than 1/8 mile from any dwelling unit in the proposed development. The required active play area shall be green space and shall not include areas within any right-of-way, floodplain, wetland, >15% slope, and any designated stormwater management facility or required buffer yard.”

Section 9. Chapter 105 of the Code, entitled “Zoning,” Article IV thereof, entitled “Minimum Area and Parking Regulations,” §105-20 thereof, entitled “Multiple dwelling residences (garden apartments),” is hereby amended by deleting the current section and replacing it in its entirety with the following:

“§ 105-20 **Multifamily dwelling residences (garden apartments).**

A. Minimum required:

- (1) Each multifamily dwelling residential project shall contain a minimum lot area of three (3) acres in accordance with the following standards:

Lot Width	325 feet
Lot Depth	400 feet
Front Yard	50 feet
Side Yards	50 feet
Rear Yard	50 feet
Distance Between Buildings	50 feet
Density (Maximum)	10 units/acre
Off-Street Parking Per Dwelling Unit	2 spaces
Additional Off-Street Guest Parking Per Dwelling Unit	0.33 spaces
Building Height (Maximum)	40 feet
Active Play Area beyond Base Area Per Dwelling Unit	125 square feet

NOTES:

Where more than one off-street parking space is required for any dwelling unit, provisions shall be made to allow parking of multiple vehicles side by side rather than one behind the other.

When any proposed development is adjacent to an existing highway, there shall be added to the required front, side or rear yard building setback requirement the amount by which the distance from the centerline of the adjacent street to the edge of the existing street right-of-way is less than 25 feet.

For purposes of density calculation, the base lot area shall exclude any rights-of-way, 100-year floodplain, wetlands, and areas of >15% slope.

- (2) The length of any multifamily residential building shall not exceed 150 feet.
- (3) Centralized water supply and sewerage shall be provided.
- (4) Active play area shall be furnished in multifamily residential development projects containing more than 12 dwelling units. Such area shall be not less than 3,000 square feet in land area and not less than 50 feet in its narrowest dimension. For each dwelling unit above sixteen an additional 125 square feet shall be

allocated to the total active play area. For larger developments, multiple active play areas may be designated; however, each play area shall be not less than 3,000 square feet in area plus the additional 125 square feet for each unit it is intended to serve. All lots/dwelling units in the development shall have sidewalk access to the active play area(s). An active play area shall not be located more than 1/8 mile from any dwelling unit in the proposed development. The required active play area shall be green space and shall not include areas within any right-of-way, floodplain, wetland, >15% slope, and any designated stormwater management facility or required buffer yard.

- (5) There shall be a two-hundred-foot setback for any multifamily residential building, accessory building, parking lot, and active play area from the property line adjacent to any existing single-family, two-family, or attached dwelling or any R-1 zoning district.
- (6) Site configuration. All multifamily residential developments designed with buildings fronting a street shall be required to provide parking and access to the rear of the units via a rear alley or auto court separate from the street. An exception shall be made in instances where access and parking are provided to the development via a single, private, front, common access drive and parking lot for all units, set back a minimum of 30 feet from the street right-of-way, and where greater than 20 units shall utilize an additional point of ingress and egress to the street. All means of rear access shall be privately owned and maintained. All rear-access multifamily residential developments shall use one of the following configurations. To provide nonvehicular access to the rear of each building, an easement at least 10 feet wide shall be provided for access along or over the property, which easement shall be shown on the subdivision plans and identified as such.
  - (a) Alley-loaded: a development with a row or rows of dwelling units that front on a street and are served by an alley in the rear.
  - (b) Auto court: a development with two or more rows of dwellings grouped around an auto court. One or more rows front on the street with rear access and parking while others may front on the auto court.
  - (c) In either configuration, no dwelling units shall back onto a street. However, there may be instances where two or more opposing rows of dwellings front on different streets but share a common alley or auto court to the rear of all the dwellings.
  - (d) Design standards for alleys shall be as outlined in § 85-39 of the Township Code. Auto courts shall be limited to a maximum length of 250 feet, measured from the midpoint of the access drive to the terminus of the court. A minimum aisle width of 25 feet shall be provided for two-way traffic.

Landscaping within the interior of the court shall be incorporated as part of an overall plan to serve as a traffic-calming element.

- (e) Provision shall be made and recorded for perpetual maintenance of all common open space, including, but not limited to, alleys, auto courts, driveways, parking lots and similar features, through the property owner or the establishment of a homeowners' association or other similar entity approved by the Board of Supervisors and upon review by the Township Solicitor."

Section 10. Chapter 105 of the Code, entitled "Zoning," Article VI thereof, entitled "Planned Residential Developments," §105-39 thereof, entitled "Eligibility requirements," is hereby amended by deleting ~~stricken~~ text as follows:

- "A.(4) Planned residential developments shall be permitted to locate only in the R-~~1~~, R-2 and CC Districts in the Township."

Section 11. Chapter 105 of the Code, entitled "Zoning," Article VI thereof, entitled "Planned Residential Developments," §105-40 thereof, entitled "Land use control and density requirements," is hereby amended by deleting ~~stricken~~ text and adding the underlined text as follows:

- "A.(1)(c) ~~Multiple-family~~ Multifamily dwellings."

Section 12. Chapter 105 of the Code, entitled "Zoning," Article XIII thereof, entitled "Definitions," §105-64 thereof, entitled "Definitions," is hereby amended by redefining the term "Apartment" by deleting the ~~stricken~~ text and adding the underlined text as follows:

**"APARTMENT**

A dwelling unit within a ~~multiple~~ multifamily dwelling. This classification includes apartments in apartment houses, apartment hotels, bachelor apartments, studio apartments and kitchenette apartments. Conversion apartments are not included in this classification."

Section 13. Chapter 105 of the Code, entitled "Zoning," Article XIII thereof, entitled "Definitions," §105-64 thereof, entitled "Definitions," is hereby amended by the term "Multifamily Dwelling" by deleting the current definition and replacing it in its entirety with the following definition:

**"DWELLING, MULTIFAMILY**

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

Section 14. All ordinances, or parts thereof, of the Township of Greene inconsistent with the provisions of this Ordinance are hereby repealed.

Section 15. In all other respects, the ordinances of the Township of Greene shall remain as previously enacted and ordained.

Section 16. 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 17. This Ordinance shall be effective five (5) days after enactment.

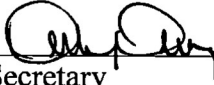
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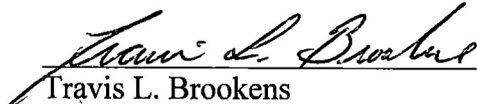
DULY ENACTED AND ORDAINED this 23<sup>rd</sup> day of January, 2024, by the Board of Supervisors of Greene Township, Franklin County, Pennsylvania, in lawful session duly assembled.


ATTEST:

BOARD OF SUPERVISORS  
GREENE TOWNSHIP

  
Secretary

  
Todd E. Burns

  
Travis L. Brookens

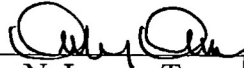
  
Shawn M. Corwell

APPROVED this 23<sup>rd</sup> day of January, 2024

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**CERTIFICATION/ATTESTATION**

I, Lindsay N. Loney, Township Secretary, hereby certify and attest that the foregoing ordinance was advertised in the *Public Opinion* on Dec 26, 2023 & Jan 2, 2024, a newspaper of general circulation in the Municipality and was duly enacted and approved as set forth at a Regular Public Meeting of the Board of Supervisors held on January 23, 2024.



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Lindsay N. Loney, Township Secretary