

Article II. Definitions & Terms

commercial markets but not including facilities or equipment that are/is designed and constructed primarily to remove water, water vapor, oil or naturally occurring liquids from natural gas.

Natural State – A condition of property in which it is substantially retained in the condition which exists at the time of submission of any preliminary site plan; provided, however, that any clearing, grubbing, planting, grading and filling with the area to be retained in its natural state shall be approved by the municipality and shall only be authorized if the municipality shall determine that the work would improve the buffering characteristics of the area to be retained in its natural state.

New Construction – Structures for which the start of construction commenced on or after the effective date of this ordinance.

Nightclub – A place of assembly, other than a dwelling unit, including private clubs that may offer food, drink, and entertainment, either live or recorded, and characterized by low light levels and closely packed tables, whether or not the consumption of alcoholic beverages is permitted or allowed on the premises. A nightclub may also be operated as a restaurant during all or part of its hours of operation. An adult cabaret shall not be considered a nightclub.

No-Impact Home-based Business– A business or commercial activity administered or conducted as an accessory use which is clearly secondary to the use as a residential dwelling and which involves no customer, client or patient traffic, whether vehicular or pedestrian, pickup, delivery or removal functions to or from the premises, in excess of those normally associated with residential use. The business or commercial activity must satisfy the following requirements:

1. The business activity shall be compatible with the residential use of the property and surrounding residential uses.
2. The business shall employ no employees other than family members residing in the dwelling.
3. There shall be no display or sale of retail goods and no stockpiling or inventory of a substantial nature.
4. There shall be no outside appearance of a business use, including, but not limited to, parking, signs or lights.
5. The business activity may not use any equipment or process which creates noise, vibration, glare, fumes, odors or electrical or electronic interference, including interference with radio or television reception, which is detectable in the neighborhood.
6. The business activity may not generate any solid waste or sewage discharge, in volume or type, which is not normally associated with residential use in the neighborhood.
7. The business activity shall be conducted only within the dwelling and may not occupy more than 25% of the habitable floor area.
8. The business may not involve any illegal activity.

Noise – Any sound that annoys or disturbs humans or tends to cause an adverse psychological or physiological effect on humans.

Nonbusiness Use – Service or charitable activities conducted on a voluntary or nonprofit basis by individuals or public or service groups and organizations.

Non-Commercial Keeping of Farm Animals – Maintaining farm animals, including but not limited to horses, ponies, chickens, goats, and similar for personal use of the residents of the lot, not involving any profit-making activity; this includes the boarding, riding instruction or training of horses owned by persons other than residents of the lot.

Article VI. Supplemental Regulations For Specified Uses

- (C) No person shall sell, offer for sale, adoption, exchange or transfer, with or without charge, any wild or exotic animal. This section is not intended to apply to persons owning or possessing wild or exotic animals prior to the effective date of this Article provided that the person or persons taking possession of such wild or exotic animal following said sale, adoption, exchange or transfer is/are not a resident of the municipality.

§ 185.70. Mobile homes and mobile home parks.

- (A) All requirements and procedures specified in the Chapter 127 of South Franklin's Code (Mobile Homes and Mobile Home Parks) shall be complied with and approved by the governing body prior to the granting of conditional use.

§ 185.71. Non-commercial keeping of farm animals.

- (A) The non-commercial keeping of farm animals as defined in Article II Definitions and Terms, shall be conducted in ways that do not create a danger to public safety or health to neighboring residential uses. The fact that such use creates an annoyance or inconvenience shall not be deemed a danger to public health and safety.
- (B) Buildings in which farm animals or poultry are kept shall not be erected within two hundred (200) feet of any property line if the zoning district or the use of the property which abuts said property line is residential.
- (C) The storage of manure or odor- or dust-producing substances shall not be permitted within two hundred (200) feet of any property line if the zoning district or use of the abutting property is residential.
- (D) Farm animals may be raised and cared for in R-1 Districts on less than the ten (10) acres of land specified for normal farming functions, provided that the property contains a minimum of two (2) contiguous acres of land in conjunction with the primary residence of the animal owner and the animal units per acre do not exceed one (1).
 - (1) Animals may be kept only for noncommercial purposes for recreation and/or food production of the resident family.
 - (2) General regulations which apply to farm operations in the A-I District shall apply to all activities in conjunction with animal keeping.

§ 185.72. Oil and gas development, Compressor stations and Processing plants

- (A) No portion of any drilling device, equipment or facility of any kind, including storage shall be closer than 500 feet of an adjacent property line without permission of the property owners within these 500 feet.
- (B) The Township reserves the right to set hours of development/site work and the use of trucking and heavy equipment.
- (C) Operator shall comply with any applicable bonding and permitting requirements for township roads that are to be used by overweight vehicles and equipment for Development activities. Notwithstanding the foregoing, the operators/Applicant shall take all necessary corrective action and measure as directed by the Township to ensure the roadways are repaired within seven (7) days of partial destruction.
- (D) Operator shall take all necessary safeguards as directed by the Township to ensure that the Township roads utilized remain free of dirt, mud and debris resulting from Development activities and/or shall ensure such roads are promptly swept or cleaned if dirt, mud and debris occur, as directed by the Township.
- (E) Operator shall take all necessary precautions to ensure the safety of persons in areas/established for road crossing and/or adjacent to roadways (for example persons waiting for public or school transportation). As directed by the Township, during periods of anticipated heavy or frequent truck traffic associated with Development, Operator will

Article III. Zoning Districts

§ 185.21. R-2: MEDIUM DENSITY RESIDENTIAL DISTRICT

(A) **Purpose.** The R-2 Medium Density Residential District is intended to provide more intense, suburban style residential development together with such public and semipublic uses and accessory residential activities as may be appropriate and to permit alternatives to single-family housing to diversify the housing opportunities within South Franklin Township and Green Hills Borough while retaining the rural lifestyle that makes South Franklin Township and Green Hills Borough a desirable place to live. These regulations are designed to generate long-term residential growth, to preserve the characteristics of the neighborhood areas, to provide for the efficient extension of community services and facilities and to prevent the encroachment of land uses that are not compatible with permitted land use activities.

(B) **Principal Uses.** The following *Table III.3a* illustrates the permitted principal uses and conditional uses in the R-2 Medium Density Residential District:

Table III.3a: R-2: Medium Density Residential District Principal Uses

Permitted Uses	Conditional Uses
Dwelling, Multi-family - Duplex	Church, place of worship/religious institution
Dwelling, Multi-family - Garden apartment	Day care center
Dwelling, Single-family attached	Dwelling, Multi-family - Conversion apartment
Dwelling, single-family detached	Dwelling, Multi-family - High-rise apartment
Essential services	Educational institution
Forestry	Family day care home
No impact home-based business	Group day care home
Recreation, municipal	Group residential facility

(C) **Accessory Uses.** Accessory uses shall be permitted, provided that they are:

- (1) Customarily incidental and subordinate to the principal permitted use;
- (2) Located on the same lot as the principal use; and
- (3) Subject to applicable requirements in Article VI: Supplemental Regulations.

Article III. Zoning Districts

(D) **Dimensional Standards.** The following *Table III.3b* illustrates lot size, setbacks, building heights, and other dimensional requirements in the R-2 Medium Density Residential District:

Table III.3b: R-2 Medium Density Residential Dimensional Requirements

Minimum Lot Area		
	Dwelling, detached single family	2 acres without public sewage 1/2 acre with public sewage
	Dwelling, attached single family	1 acre with public sewage
	Dwelling, duplex	2 acres without public sewage 1/2 acre with public sewage
	Dwelling, multi-family (except duplex)	1 acre with public sewage
	All other uses	2 acres
Minimum Lot Width		
	Dwelling, detached single family with public sewage	100 feet
	All other uses	120 feet
Minimum Front Yard		
	Principal and Accessory Structures	50 feet
Minimum Side Yard		
	Dwelling, detached single family	15 feet
	All other principal uses	25 feet
Minimum Rear Yard		
	Principal and Accessory Structures	25 feet
Maximum Building Height		
	Dwelling, multi-family (except duplex)	65 feet (6 1/2 stories)
	All other principal and accessory structures	35 feet (3 1/2 stories)
Maximum Lot Coverage		
	Dwelling, detached single family	45%
	Dwelling, attached single family	60%
	Dwelling, duplex	45%
	Dwelling, multi-family (except duplex)	60%
	All other uses	40%