

“CODIFIED ORDINANCES OF THE CITY OF FRANKLIN

PART THIRTEEN - LAND USE CODE

TITLE ONE - Zoning Code

- Art. 1301. General Provisions
 - Art. 1302. Definitions
 - Art. 1303. District Regulations
 - Art. 1304. Special Exceptions and Conditional Uses
 - Art. 1305. Adult Oriented Businesses
 - Art. 1306. Supplemental Regulations
 - Art. 1307. Wellhead Protection
 - Art. 1308. Sign Regulations
 - Art. 1309. Administration, Enforcement, and Appeals
 - Art. 1310. Zoning Hearing Board
 - Art. 1311. Amendments
 - Art. 1312. Planned Residential Development
 - Art. 1313. Reserved
 - Art. 1314. Flood Districts
 - Art. 1315. Prevention of the Creation or Establishment of Airport Hazards
-

ARTICLE 1301
General Provisions

| | | | |
|---------|-----------------------|---------|-------------------|
| 1301.01 | Title | 1301.05 | Compliance |
| 1301.02 | Effective Date | 1301.06 | Interpretation of |
| 1301.03 | Purpose and Authority | | Regulations |
| 1301.04 | Community Development | 1301.07 | Severability |
| | Objective | 1301.08 | Repeal |

CROSS REFERENCES

Planning and Zoning Commission: Art. 165

1301.01 TITLE

The official title of this Ordinance shall be the Zoning Ordinance of the City of Franklin.

1301.02 EFFECTIVE DATE

This Ordinance shall take effect on April 6, 2009.

1301.03 PURPOSE AND AUTHORITY

This Ordinance is adopted by virtue of the authority granted to the City under Article VI of the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended. The provisions of this Zoning Ordinance are designed:

- (a) To promote, protect and facilitate one or more of the following: the public health, safety, morals, general welfare, coordinated and practical community development, proper density of population, civil defense, disaster evacuation, airports, and national defense facilities, the provision of adequate light and air, police protection, vehicle parking and loading space, transportation, water, sewage, schools, public grounds and other public requirements, as well as,
- (b) To prevent one or more of the following: overcrowding of land, blight, danger and congestion in travel and transportation, loss of health, life or property from fire, flood, panic or other dangers.
- (c) To be in accordance with an overall program and with consideration for the character of the municipality, its various parts and suitability of the various parts for particular uses and structures.

1301.04 COMMUNITY DEVELOPMENT OBJECTIVES

The zoning regulations and districts set forth in this Ordinance are made in accordance with the City of Franklin Comprehensive Plan for the general welfare of the City and are intended to achieve, among others, the following purposes:

- (a) Make Franklin a flexible community, adapted to the needs of a variety of developers and uses.
- (b) Enhance the City as a cultural, educational, and tourism center.
- (c) Prevent further erosion of the manufacturing base and encourage home-grown industries.
- (d) Encourage the extension of public infrastructure, assuming a role as a regional utilities broker.

- (e) Reverse the long-term trend of population decline as much as feasible.
- (f) Make traveling through our City safe and convenient.
- (g) Reduce congestion in the heart of the City.
- (h) Develop a service base to make the City safe and pleasant for our large elderly population.
- (i) Bring all housing in the City up to a uniform high-quality standard.
- (j) Promote and protect the historical nature of the downtown area.

These are made with reasonable consideration of, among other things, the existing character of the various areas within the City and their respective suitability for particular uses.

1301.05 COMPLIANCE

No structure shall be located, erected, demolished, constructed, moved, altered externally, converted, or enlarged, nor shall any structure or land be used or be designed to be used, except in full compliance with all the provisions of this Ordinance, and all applicable building codes of the City of Franklin, and all applicable state and federal laws and regulations, and after lawful issuance of all permits and certificates required by this Ordinance. Except that the City of Franklin will be exempt from the provisions of this Ordinance in the exercise of its municipal functions.

1301.06 INTERPRETATION OF REGULATIONS

Whenever the provisions of this Ordinance are at variance with any other lawfully adopted rules, regulations, or ordinances the more restrictive requirements shall govern.

1301.07 SEVERABILITY

Should any section or provision of this Ordinance be declared by a court to be unconstitutional or invalid, such decision shall not affect the validity of this Ordinance as a whole nor the validity of any other section or provision of this Ordinance than the one so declared.

1301.08 REPEAL

Any resolution or ordinance, or any part of any resolution or ordinance, conflicting with the provisions of this Ordinance is hereby repealed to the extent of such conflict. Articles 1301 through 1307 of Title One of Ordinance No. 7 of 1995 and the amendments thereto are specifically repealed.