

ORDINANCE NO. 2016 - 1

**AN ORDINANCE OF FRANKLIN
TOWNSHIP, SNYDER COUNTY,
PENNSYLVANIA, AMENDING ITS FLOOD
PLAIN MANAGEMENT ORDINANCE NO.
2007-2 TO ESTABLISH SET BACKS.**

The Board of Supervisors of the Township of Franklin, Snyder County, Pennsylvania, enacts and ordains as follows:

SECTION 1. Authority for Ordinance: This Ordinance is adopted in conformance with and pursuant to authority granted by Section 1519 of the Second Class Township Code.

SECTION 2. Amendment: Section 1.05 of Township Ordinance No. 2007-2, is hereby amended to read as follows:

"Section 1.05. General Building Set-Back Requirements."

Unless otherwise specified to be a greater distance by this or any other ordinance, structure set-backs shall be as follows:

- A. Structures or any portion thereof shall not be erected within twenty-five (25) feet of the right-of-way line of any public road or street.*
- B. Structures or any portion thereof shall not be erected within ten (10) feet of a side property line.*

SECTION 3. Other Provisions. The remaining provisions of Ordinance No. 2007-2 shall remain in full force and effect.

SECTION 4. Effective Date: This ordinance shall be effective 5 days after enactment.

APPLICATION FOR PLAN EXAMINATION AND BUILDING PERMIT

IMPORTANT- APPLICANT TO COMPLETE ALL ITEMS IN SECTIONS I, II, III, and IV

I. LOCATION OF BUILDING	AT: _____		
	NUMBER _____ STREET _____	CITY, STATE, ZIP _____	MUNICIPALITY (TWP OR BORO) _____
	BETWEEN: _____ AND _____	PARCEL ID # _____	
	SUBDIVISION _____ STREET _____	LOT #: _____	LOT SIZE: _____
IS ANY PORTION OF THE PROPOSED STRUCTURE IN A FLOOD PLAIN? <input type="checkbox"/> YES* <input type="checkbox"/> NO			
*IF YES, AN ELEVATION CERTIFICATE AND ENGINEERED FOUNDATION DRAWINGS WILL BE REQUIRED			

II. TYPE AND COST OF BUILDING – ALL APPLICANTS COMPLETE PARTS A - D

<p>A. TYPE OF IMPROVEMENT</p> <p>1 <input type="checkbox"/> NEW BUILDING*</p> <p style="margin-left: 20px;">* <input type="checkbox"/> STICK-BUILT ON SITE</p> <p style="margin-left: 20px;"><input type="checkbox"/> MODULAR (# OF SECTIONS _____)</p> <p style="margin-left: 20px;"><input type="checkbox"/> MANUFACTURED <input type="checkbox"/> NEW <input type="checkbox"/> USED</p> <p style="margin-left: 20px;">DIMENSIONS _____ X _____</p> <p>2 <input type="checkbox"/> ADDITION</p> <p>3 <input type="checkbox"/> ALTERATION OR BUILD-OUT OF EXISTING</p> <p>4 <input type="checkbox"/> REPAIR/REPLACEMENT</p> <p>5 <input type="checkbox"/> DEMOLITION (# OF UNITS _____)</p> <p style="margin-left: 20px;">ARE ALL UTILITIES DISCONNECTED? <input type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>6 <input type="checkbox"/> MOVING OR RELOCATION</p> <p>7 <input type="checkbox"/> FOUNDATION ONLY</p>	<p>B. PROPOSED USE (FOR DEMOLITION, CHECK MOST RECENT USE OF STRUCTURE)</p> <table style="width:100%;"> <tr> <td style="width:50%; vertical-align: top;"> <p>RESIDENTIAL</p> <p>12 <input type="checkbox"/> ONE FAMILY</p> <p>13 <input type="checkbox"/> TWO OR MORE FAMILY (#OF UNITS _____)</p> <p>14 <input type="checkbox"/> HOTEL, MOTEL, DORMITORY (#OF UNITS _____)</p> <p>15 <input type="checkbox"/> GARAGE</p> <p>16 <input type="checkbox"/> CARPORT</p> <p>17 <input type="checkbox"/> SWIMMING POOL</p> <p style="margin-left: 20px;"><input type="checkbox"/> IN GROUND <input type="checkbox"/> ABOVE GROUND</p> <p>18 <input type="checkbox"/> SOLAR PANELS</p> <p style="margin-left: 20px;"><input type="checkbox"/> GROUND MOUNT <input type="checkbox"/> ROOF MOUNT</p> <p>19 <input type="checkbox"/> OTHER – SPECIFY _____</p> </td> <td style="width:50%; vertical-align: top;"> <p>NONRESIDENTIAL</p> <p>20 <input type="checkbox"/> AMUSEMENT, RECREATIONAL</p> <p>21 <input type="checkbox"/> CHURCH, OTHER RELIGIOUS USE</p> <p>22 <input type="checkbox"/> INDUSTRIAL</p> <p>23 <input type="checkbox"/> PARKING GARAGE</p> <p>24 <input type="checkbox"/> SERVICE STATION, REPAIR GARAGE</p> <p>25 <input type="checkbox"/> HOSPITAL, INSTITUTIONAL</p> <p>26 <input type="checkbox"/> OFFICE, BANK, PROFESSIONAL</p> <p>27 <input type="checkbox"/> PUBLIC UTILITY</p> <p>28 <input type="checkbox"/> SCHOOL, LIBRARY OR OTHER EDUCATIONAL</p> <p>29 <input type="checkbox"/> STORES, RETAIL, MERCANTILE</p> <p>30 <input type="checkbox"/> TANKS, TOWERS</p> <p>31 <input type="checkbox"/> OTHER – SPECIFY _____</p> </td> </tr> </table>	<p>RESIDENTIAL</p> <p>12 <input type="checkbox"/> ONE FAMILY</p> <p>13 <input type="checkbox"/> TWO OR MORE FAMILY (#OF UNITS _____)</p> <p>14 <input type="checkbox"/> HOTEL, MOTEL, DORMITORY (#OF UNITS _____)</p> <p>15 <input type="checkbox"/> GARAGE</p> <p>16 <input type="checkbox"/> CARPORT</p> <p>17 <input type="checkbox"/> SWIMMING POOL</p> <p style="margin-left: 20px;"><input type="checkbox"/> IN GROUND <input type="checkbox"/> ABOVE GROUND</p> <p>18 <input type="checkbox"/> SOLAR PANELS</p> <p style="margin-left: 20px;"><input type="checkbox"/> GROUND MOUNT <input type="checkbox"/> ROOF MOUNT</p> <p>19 <input type="checkbox"/> OTHER – SPECIFY _____</p>	<p>NONRESIDENTIAL</p> <p>20 <input type="checkbox"/> AMUSEMENT, RECREATIONAL</p> <p>21 <input type="checkbox"/> CHURCH, OTHER RELIGIOUS USE</p> <p>22 <input type="checkbox"/> INDUSTRIAL</p> <p>23 <input type="checkbox"/> PARKING GARAGE</p> <p>24 <input type="checkbox"/> SERVICE STATION, REPAIR GARAGE</p> <p>25 <input type="checkbox"/> HOSPITAL, INSTITUTIONAL</p> <p>26 <input type="checkbox"/> OFFICE, BANK, PROFESSIONAL</p> <p>27 <input type="checkbox"/> PUBLIC UTILITY</p> <p>28 <input type="checkbox"/> SCHOOL, LIBRARY OR OTHER EDUCATIONAL</p> <p>29 <input type="checkbox"/> STORES, RETAIL, MERCANTILE</p> <p>30 <input type="checkbox"/> TANKS, TOWERS</p> <p>31 <input type="checkbox"/> OTHER – SPECIFY _____</p>
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<p>C. OWNERSHIP</p> <p>8 <input type="checkbox"/> PRIVATE (AN INDIVIDUAL, CORPORATION, NON-PROFIT INSTITUTION, ETC.)</p> <p>9 <input type="checkbox"/> PUBLIC (FEDERAL, STATE OR LOCAL GOVERNMENT)</p>			

<p>D. COST</p> <p>10. BASE COST OF IMPROVEMENT</p> <p style="margin-left: 20px;">A. ELECTRICAL _____</p> <p style="margin-left: 20px;">B. PLUMBING _____</p> <p style="margin-left: 20px;">C. HEATING, A/C _____</p> <p style="margin-left: 20px;">D. OTHER (ELEVATOR, ETC) _____</p> <p>11. TOTAL COST OF IMPROVEMENT</p>	<p>(OMIT CENTS)</p> <p>\$ _____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>\$ _____</p>	<p>NON-RESIDENTIAL – DESCRIBE IN DETAIL PROPOSED USE OF BUILDINGS, E.G., FOOD PROCESSING PLANT, MACHINE SHOP, LAUNDRY BUILDING AT HOSPITAL, ELEMENTARY SCHOOL, SECONDARY SCHOOL, COLLEGE, PAROCHIAL SCHOOL, PARKING GARAGE, RENTAL OFFICE BUILDING, OFFICE BUILDING AT INDUSTRIAL PLANT. IF USE OF EXISTING BUILDING IS BEING CHANGED, ENTER PROPOSED USE.</p> <p>_____</p> <p>_____</p> <p>_____</p>
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III. SELECTED CHARACTERISTICS OF BUILDING – FOR NEW BUILDINGS AND ADDITIONS, COMPLETE PARTS E – L FOR DEMOLITION, COMPLETE ONLY PART J, FOR ALL OTHERS SKIP TO IV

<p>E. PRINCIPAL TYPE OF FRAME</p> <p>32 <input type="checkbox"/> MASONRY (WALL BEARING)</p> <p>33 <input type="checkbox"/> WOOD FRAME</p> <p>34 <input type="checkbox"/> STRUCTURAL STEEL</p> <p>35 <input type="checkbox"/> REINFORCED CONCRETE</p> <p>36 <input type="checkbox"/> OTHER – SPECIFY _____</p>	<p>G. TYPE OF SEWAGE DISPOSAL</p> <p>42 <input type="checkbox"/> PUBLIC / MUNICIPAL</p> <p>43 <input type="checkbox"/> PRIVATE (ON-LOT SYSTEM)</p>	<p>J. DIMENSIONS</p> <p>50. NUMBER OF STORIES _____</p> <p>51. TOTAL SQUARE FEET OF FLOOR AREA, ALL FLOORS, BASED ON EXTERIOR DIMENSIONS _____</p> <p>52. TOTAL LAND AREA, SQ. FT. _____</p>	
<p>F. PRINCIPAL TYPE OF HEATING FUEL</p> <p>37 <input type="checkbox"/> NATURAL GAS</p> <p>38 <input type="checkbox"/> OIL</p> <p>39 <input type="checkbox"/> ELECTRICITY</p> <p>40 <input type="checkbox"/> GEOTHERMAL</p> <p>41 <input type="checkbox"/> OTHER – SPECIFY _____</p>	<p>H. TYPE OF WATER SUPPLY</p> <p>44 <input type="checkbox"/> PUBLIC / MUNICIPAL</p> <p>45 <input type="checkbox"/> PRIVATE (WELL, CISTERN)</p>	<p>K. NUMBER OF OFF-STREET PARKING SPACES</p> <p>53. ENCLOSED (GARAGE) _____</p> <p>54. OUTDOORS _____</p>	<p>L. RESIDENTIAL BUILDINGS ONLY</p> <p>55. NUMBER OF BEDROOMS _____</p> <p>56. NUMBER OF BATHROOMS { FULL _____ PARTIAL _____ }</p>
<p>I. TYPE OF MECHANICAL</p> <p>Will there be CENTRAL AIR CONDITIONING?</p> <p>46 <input type="checkbox"/> Yes 47 <input type="checkbox"/> No</p> <p>Will there be an ELEVATOR?</p> <p>48 <input type="checkbox"/> Yes 49 <input type="checkbox"/> No</p>			

IV. IDENTIFICATION – To be completed by all applicants

	NAME	MAILING ADDRESS	ZIP	PHONE #	Contact for P/U?
1. OWNER OR LESSEE					<input type="checkbox"/>
			E-mail Address		
2. CONTRACTOR					<input type="checkbox"/>
			E-mail Address		
3. ARCHITECT OR ENGINEER					<input type="checkbox"/>
			E-mail Address		

I HEREBY CERTIFY THAT THE PROPOSED WORK IS AUTHORIZED BY THE OWNER OF RECORD AND THAT I HAVE BEEN AUTHORIZED BY THE OWNER TO MAKE THIS APPLICATION AS HIS AUTHORIZED AGENT AND WE AGREE TO CONFORM TO ALL APPLICABLE LAWS OF THIS JURISDICTION.

SIGNATURE OF APPLICANT	ADDRESS	APPLICATION DATE
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DO NOT WRITE BELOW THIS LINE

V. PLAN REVIEW RECORD – OFFICE USE ONLY

DATE	TIME	BY	DATE	TIME	BY	DATE	TIME	BY

VI. ADDITIONAL PERMITS OR APPROVALS REQUIRED

	REQUIRED Y/N	DATE	PERMIT #/NOTES		REQUIRED Y/N	DATE	PERMIT #/NOTES
ZONING OR TWP APPROVAL				ELECTRICAL			
SEWAGE				LABOR & INDUSTRY			
SOIL CONSERVATION				DEP (DEMOLITION)			
DRIVEWAY				WORKER'S COMP.			
HARB				OTHER			

VII. VALIDATION

Building Permit Number	Use Group _____
Date Issued	Fire Grading _____
Permit Fee	Live Load _____
Plan Review	Occupancy Load _____
Edu. Fee	
TOTAL FEE	
\$ _____ + \$ _____ + \$4.50 = _____	
Approved By	
Title	

VIII. ZONING APPROVAL	
District	Use
Front Yard	Rear Yard
Side Yard	Side Yard
Notes	
Approved By	
Title	

New Construction of a Residence:

When returning the application, the following items are required:

- a. A copy of the sewage permit (this applies if there is no existing on-lot system.) OR a receipt showing application has been made to hook onto public sewer.
- b. A copy of the zoning permit. Not all townships have zoning at this time. Check with your township officials or this office if you do not know if your township has zoning.
- c. A Certificate of Insurance on your contractor. The state requires proof of workmen's compensation on the contractor (if the contractor has employees).
- d. **Two complete sets of plans on the residence.** These plans must include the following information: elevation drawings, foundation drawings, floor plans, electrical, plumbing, venting riser plans and residential energy worksheet. Once the plans have been reviewed, one set will be returned with the permit. These plans will be stamped "Approved" and signed by the Code Administrator.

Additions/Alterations or New Buildings on your lot:

When returning the application, the following items are required:

- a. A copy of the zoning permit. Not all townships have zoning at this time. Check with your township officials or this office if you do not know if your township has zoning.
- b. A Certificate of Insurance on your contractor. The state requires proof of workmen's compensation on the contractor (if the contractor has employees).
- c. **Two complete sets of Building Plans.** If you are constructing an addition, please draw the house and show where the addition will be constructed in relation to the home. We will ask for dimensions of the addition. Submit elevation, floor plan and sectional drawings showing construction, plumbing, heating, electrical and insulation systems to be constructed.

NOTE: When an addition or alteration creates a new sleeping space, verification of on-lot sewage capacity will be required from the Municipality's Sewage Enforcement Officer.

Commercial Construction:

When returning the application, the following items are required:

- a. A copy of the zoning permit. Not all townships have zoning at this time. Check with your township officials or this office if you do not know if your township has zoning.
- b. A Certificate of Insurance on the contractor. The state requires proof of workmen's compensation on the contractor (if the contractor has employees).
- c. **Three complete sets of stamped architectural plans** on the construction must be submitted to this office for review. Our office will determine if the plans are in compliance with all applicable codes in effect at the time of submission. Once the plans are reviewed, one set of the plans will be returned with the permit.

BUILDING PERMIT
ORDINANCE NO. 2007 – 02

Section 2.06 Start of Construction:

Work on the proposed construction and/or development shall begin within six (6) months and shall be completed within twelve (12) months after the date of issuance of the Permit or the Permit shall expire unless a time extension is granted, in writing, by the Permit Officer. Construction and/or development shall be considered to have started with the preparation of land, land clearing, grading, filling, excavation of basement, footings, piers, or foundations, erection of temporary forms, the installation of piling under proposed subsurface footings, or the installation of sewer, gas and water pipes, or electrical or other service lines from the street.

Time extensions shall be granted only if a written request is submitted by the applicant, which sets forth sufficient and reasonable cause for the Permit Officer to approve such a request.

“Please include a check for \$25.00 dollars, made payable to: Franklin Township”

FRANKLIN TOWNSHIP, SNYDER COUNTY

Other permits/approvals that may be required....

Subdivision/Land Development Plan approval:

If the proposal is for a commercial building or a second or subsequent dwelling unit, a land development plan may need to be prepared and presented to the Snyder County Planning Commission.

Lincoln Kauffman, Planning Director
Snyder County Planning Commission
Snyder County Courthouse
Middleburg, Pa. 17842
570-837-4258

Construction Code approval:

Any new construction, renovations or conversions of buildings may require construction code approval and inspections by the Central Keystone Council of Governments (CKCOG).

Rodney Neitz, Director
Central Keystone COG
1610 Industrial Blvd., Suite 400A
Lewisburg, Pa. 17837
570-522-1326 extension 1

On-Lot Sewage approval:

Any new structure or increase in the use of an existing structure, (by way of additional dwelling units, bedrooms, conversion of residential use to commercial use or vise-versa), may be required on-lot sewage disposal approval.

Russ Goodling, SEO
SCSCEC – Sewage Committee
All Points Surveying
511 Maple Avenue
Middleburg, Pa. 17842

Public Sewer approval:

Any new structure or increase in the use of an existing structure (by way of additional dwelling units, bedrooms, conversion of residential use to commercial use or vise-versa) in and around Kissimmee, Middleburg and Paxtonville, may require connection approval from the Middleburg Municipal Authority.

Middleburg Municipal Authority
13 N. Main Street
Middleburg, Pa. 17842
570-837-2533

Soil Disturbance approval:

Disturbance of more than 5,000 square feet of ground may require soil erosion and sedimentation control plan approval by the Snyder County Conservation District.

Tim Hornberger, Director
Snyder County Conservation District
10541 Route 5232
Middleburg, Pa. 17842
570-837-3000 ext. 113

Driveway Connection approval:

Connection of a driveway to a “state road” may require a PennDOT highway occupancy permit.

PennDOT
715 Jordan Avenue
Montoursville, Pa. 17754
570-368-4276

Connection to a “township road” may require a Township driveway permit.

Township Secretary
Franklin Township, Snyder County
385 Greenhouse Road
Middleburg, Pa. 17542
570-837-1725

NOTE: When submitting an application to the township please include:

1. COMMERCIAL CONSTRUCTION:
 - a. Certification of Insurance on your contractor, and proof of Workmen’s Compensation if contractor has employees.
 - b. One set of stamped architectural plans.

2. NEW CONSTRUCTION OF A RESIDENCE:
 - a. Sewage permit, if no existing on-lot system or receipt showing application made to hook onto public sewer.
 - b. Certification of Insurance on your contractor, proof of Workmen’s Compensation if contractor has employees.
 - c. One set of plans on residence; including dimensions and set-back from township/state road and your neighboring lot lines.

3. Additions/Alterations or New Buildings on your lot:
 - a. Certification of Insurance on your contractor, and proof of Workmen’s Compensation if contractor has employees.
 - b. One set of plans on additions/alterations; including dimensions and set-back from township/state road and your neighboring lot lines.