

**BOROUGH OF WAYNESBORO
FRANKLIN COUNTY, PENNSYLVANIA**

ORDINANCE NO. _____

AN ORDINANCE OF THE BOROUGH OF WAYNESBORO, FRANKLIN COUNTY, PENNSYLVANIA AMENDING THE BOROUGH OF WAYNESBORO ZONING MAP, AS ADOPTED AND MADE PART OF THE BOROUGH OF WAYNESBORO ZONING ORDINANCE IN CHAPTER 295, ARTICLE III, SECTION 295-10 OF THE CODE OF THE BOROUGH OF WAYNESBORO TO REFLECT THE REZONING OF CERTAIN REAL PROPERTIES IN THE BOROUGH TO THE MEDIUM DENSITY RESIDENTIAL (RM) DISTRICT AND AMENDING CHAPTER 295 OF THE CODE OF THE BOROUGH OF WAYNESBORO, “ZONING”, TO CLARIFY THE VISIBILITY REGULATIONS AT INTERSECTING STREETS AND TO PROVIDE FURTHER REGULATIONS REGARDING THE EXPIRATION OF ZONING PERMITS.

WHEREAS, the Borough of Waynesboro (the “Borough”) is governed by Pennsylvania’s Borough Code, 8 Pa.C.S. § 101, et seq. (the “Borough Code”); and

WHEREAS, the Borough Code and the Pennsylvania Municipalities Planning Code authorize the Borough Council of the Borough of Waynesboro to make, amend, and adopt ordinances that are consistent with the constitution and laws of the Commonwealth when necessary for the proper management, care and control of the Borough and the maintenance of peace, good government, health and welfare of the Borough and its citizens; and

WHEREAS, Borough Council deems it to be in the best interest of the health, safety, and general welfare of its residents to amend the Borough of Waynesboro Zoning Map to reflect the rezoning of certain real properties in the Borough with addresses of 500 – 612 N. Potomac Street, which contains 23 townhouse units presently located in the Institutional (INST) District, to the Medium Density Residential (RM) District; and

WHEREAS, Borough Council deems it in the best interest of the health, safety, and general welfare of its residents to amend Chapter 295 of the Code of the Borough of Waynesboro (the “Code”) to clarify the visibility regulations at intersecting streets in the Borough; and

WHEREAS, Borough Council, upon recommendation of staff, further deems it to be in the best interest of the health, safety, and general welfare of its residents to amend Chapter 295 of the Code to establish further regulations regarding the expiration of zoning permits for uses which have not been completed within eighteen (18) months from the date of issuance of the zoning permit.

NOW THEREFORE, BE IT ENACTED AND ORDAINED, by the Borough Council of the Borough of Waynesboro, Franklin County, Pennsylvania, as follows:

SECTION 1. The above recitals are incorporated herein as if set forth at length.

SECTION 2. The Borough of Waynesboro Zoning Map is hereby amended to reflect the rezoning of certain real properties in the Borough with addresses of 500 – 612 N. Potomac Street, which contain 23 townhouse units presently located in the Institutional (INST) District, to be rezoned to the Medium Density Residential (RM) District, and which consists of the following addresses and Franklin County Tax Parcel ID. Nos:

1. 500 N. Potomac Street, Waynesboro, Pennsylvania 17268
Franklin County Tax Parcel ID No. 25-5B00.-008A-000000
2. 502 N. Potomac Street, Waynesboro, Pennsylvania 17268
Franklin County Tax Parcel ID No. 25-5B00.-008B-000000
3. 504 N. Potomac Street, Waynesboro, Pennsylvania 17268
Franklin County Tax Parcel ID No. 25-5B00.-008C-000000
4. 506 N. Potomac Street, Waynesboro, Pennsylvania 17268
Franklin County Tax Parcel ID No. 25-5B00.-008D-000000
5. 508 N. Potomac Street, Waynesboro, Pennsylvania 17268
Franklin County Tax Parcel ID No. 25-5B00.-008E-000000
6. 510 N. Potomac Street, Waynesboro, Pennsylvania 17268
Franklin County Tax Parcel ID No. 25-5B00.-008F-000000
7. 512 N. Potomac Street, Waynesboro, Pennsylvania 17268
Franklin County Tax Parcel ID No. 25-5B00.-008G-000000
8. 514 N. Potomac Street, Waynesboro, Pennsylvania 17268
Franklin County Tax Parcel ID No. 25-5B00.-008H-000000
9. 516 N. Potomac Street, Waynesboro, Pennsylvania 17268
Franklin County Tax Parcel ID No. 25-5B00.-008I-000000
10. 518 N. Potomac Street, Waynesboro, Pennsylvania 17268
Franklin County Tax Parcel ID No. 25-5B00.-008J-000000
11. 520 N. Potomac Street, Waynesboro, Pennsylvania 17268
Franklin County Tax Parcel ID No. 25-5B00.-008K-000000

12. 522 N. Potomac Street, Waynesboro, Pennsylvania 17268
Franklin County Tax Parcel ID No. 25-5B00.-008L-000000
13. 524 N. Potomac Street, Waynesboro, Pennsylvania 17268
Franklin County Tax Parcel ID No. 25-5B00.-008M-000000
14. 526 N. Potomac Street, Waynesboro, Pennsylvania 17268
Franklin County Tax Parcel ID No. 25-5B00.-008N-000000
15. 528 N. Potomac Street, Waynesboro, Pennsylvania 17268
Franklin County Tax Parcel ID No. 25-5B00.-008X-000000
16. 530 N. Potomac Street, Waynesboro, Pennsylvania 17268
Franklin County Tax Parcel ID No. 25-5B00.-008P-000000
17. 600 N. Potomac Street, Waynesboro, Pennsylvania 17268
Franklin County Tax Parcel ID No. 25-5B00.-008Q-000000
18. 602 N. Potomac Street, Waynesboro, Pennsylvania 17268
Franklin County Tax Parcel ID No. 25-5B00.-008R-000000
19. 604 N. Potomac Street, Waynesboro, Pennsylvania 17268
Franklin County Tax Parcel ID No. 25-5B00.-008S-000000
20. 606 N. Potomac Street, Waynesboro, Pennsylvania 17268
Franklin County Tax Parcel ID No. 25-5B00.-008T-000000
21. 608 N. Potomac Street, Waynesboro, Pennsylvania 17268
Franklin County Tax Parcel ID No. 25-5B00.-008U-000000
22. 610 N. Potomac Street, Waynesboro, Pennsylvania 17268
Franklin County Tax Parcel ID No. 25-5B00.-008V-000000
23. 612 N. Potomac Street, Waynesboro, Pennsylvania 17268
Franklin County Tax Parcel ID No. 25-5B00.-008W-000000

SECTION 3. Chapter 295, Article IX, Section 295-75 of the Code, entitled “Visibility at intersections” shall be amended to read as follows:

§295-75. Visibility at intersections.

A. General Requirement. Except in the Town Center and Downtown Business District, at all street and alley (a street or alley may be referred to as “throughway”) intersections, a clear sight triangle shall be maintained on each corner to provide adequate sight distance for vehicles and pedestrians. No structures, vegetation, walls, fences, berms, or other obstructions exceeding thirty inches (30”) in height above the Street Center Line grade of the intersecting throughways shall be placed or maintained within the sight triangle, except for approved street signs, traffic control devices, and trees branches trimmed to a height at least ten feet (10') above grade.

B. Sight Triangle Definition. The sight triangle is the area formed by two (2) Curb Line Sides (as defined below) and a connecting side and shall be measured and established as follows:

(1) Sight Triangle Curb-Line Sides are straight and distinct distances measured along the curb line or edge of cartway (if no curb exists) (the “Curb-Line Sides”) of two (2) intersecting vehicular throughways from the convergence point of the Curb-Line Sides. The connecting side adjoins the endpoints opposite of the convergence point;

(2) Curb-Line Sides for **streets or a street and an alley**: shall extend a minimum of twenty-five feet (25') from the convergence point;

(3) Curb Line Sides for alleys shall extend a minimum of fifteen feet (15') from the convergence point;

(4) At intersections with unusual geometry, curves, or topography, the Borough Engineering Office may require modified sight triangle dimensions based on accepted traffic engineering standards;

(5) Diagrams of the site distance triangle measurements are shown on “Exhibit A” attached hereto and made part of.

SECTION 4. Chapter 295, Section 295-127.A of the Code shall be amended to read as follows:

§ 295-127 General zoning permit regulations.

A. Expiration of zoning permits. If the use indicated in any zoning permit is not initiated within six months from the date of issuance, said permit shall expire and shall be canceled by the Zoning Officer, and written notice thereof shall be given to the person affected. If the use indicated in any zoning permit is not fully completed within eighteen (18) months from the date of issuance, the applicant shall be required to seek an extension of the zoning permit from the Borough Zoning Officer. Failure to apply for such extension shall cause the zoning permit to expire and shall be cancelled by the Zoning Officer, and written notice thereof shall be given to the person affected.

SECTION 5. Severability. If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is hereby declared to be the intent of the Borough Council of the Borough of Waynesboro that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

SECTION 6. Repealer. All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed.

SECTION 7. Effective Date. The effective date of this Ordinance shall be its date of enactment.

ENACTED AND ORDAINED this ____ day of _____, 2026, by the Borough Council of the Borough of Waynesboro, Franklin County, Pennsylvania.

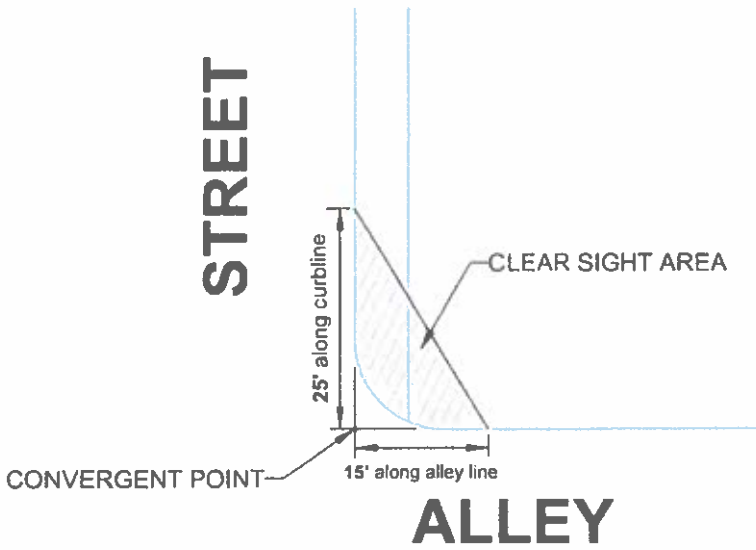
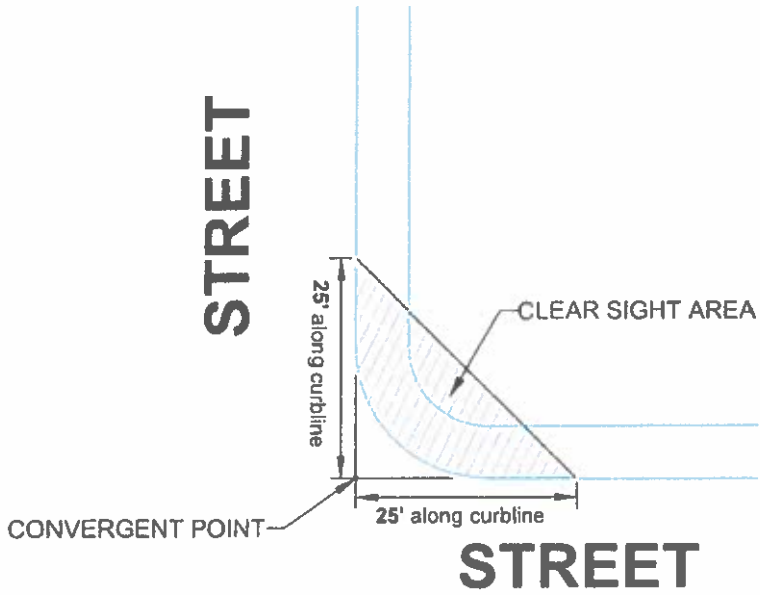
ATTEST

BOROUGH OF WAYNESBORO

Secretary
(SEAL)

By:

Jon Fleagle, Council President



BOROUGH OF WAYNESBORO

**SITE DISTANCE TRIANGLE
AT STREET AND ALLEY INTERSECTIONS**

REVISIONS 1/20/26 Changed street and alley to 25' along street from 15'.	SCALE: 1" = 20'	DWN BY: S.A.C.
	DATE: OCTOBER 13, 2016	CHKD BY: K.D.G.

EXHIBIT
A