

PALMYRA TOWNSHIP, WAYNE COUNTY, PA

ORDINANCE NO. 17-02

AMENDMENT TO CHAPTER 125-ZONING ORDINANCE
TO PROVIDE FOR THEATERS IN THE R-R AND C-1 ZONING DISTRICTS

THIS ORDINANCE shall amend Chapter 125 of the Palmyra Township Ordinances, which is the Zoning Ordinance (hereinafter "Ordinance") to provide for Theaters in the Ordinance and is based upon the following considerations:

WHEREAS, the Ordinance regulates the use of real property in Palmyra Township, Wayne County, PA (hereinafter "Township"); and

WHEREAS, the Ordinance does not provide for a Theater to be a lawful zoning use in the Township; and

WHEREAS, Henry M. Skier (hereinafter "Skier") owns 14 acres in the Township, a portion of which is in the General Commercial (C-1) District, with the rest of the parcel being in the Rural Residential (R-R) District; and

WHEREAS, Skier is proposing to construct a theater for the performing arts on his property, but needs to have this use provided for in the Ordinance; and

WHEREAS, this Amendment is intended to provide for a definition of a Theater and to amend the Schedule of District Regulations to list Theaters as a Conditional Use for both the C-1 and R-R Zoning Districts.

NOW THEREFORE, the Supervisors of Palmyra Township, Wayne County, PA hereby adopts and ordains this Ordinance as follows:

Item I. Article II, Sections 125-6 of the Ordinance, Definitions, is hereby amended to include the following definition:

"Theater - A building, or part of a building, devoted to the performing arts, including live theatrical productions, live music performances, dance performances, the showing of motion pictures or video, lectures and other educational presentations related to the performing arts, including presentations for summer camp attendees. Theater shall not include Indoor Theaters, defined in this Ordinance solely for showing films, nor shall it include any Adult Business, as defined in this Ordinance."

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Item 2. Amend Article III, Basic Zoning Regulation, Section 125-14, Schedule of District Regulations to add "Theater" to both the Rural Residential (R-R) and General Commercial (C-1) Zoning Districts as a Conditional Use.

Item 3. In all other respects, the Ordinance shall remain in full force and effect.

Adopted this 2nd day of October 2017.

Palmyra Township Board of Supervisors

Peter J. Hoff
Joseph Kometz
William Hornby

Attest:

Louis Pawdesky
Secretary