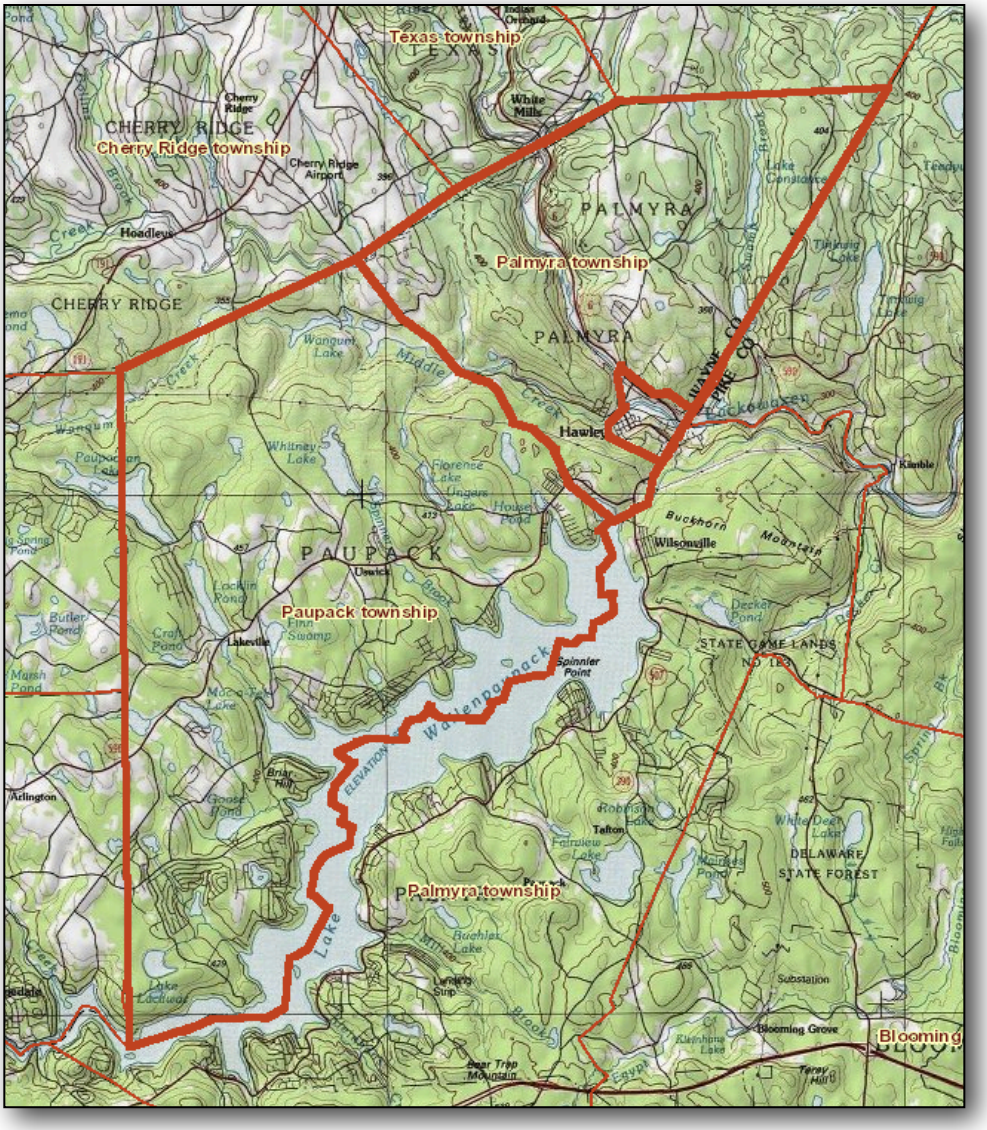
Palmyra Township

Wayne County, Pennsylvania



Zoning Ordinance

www.shepstone.net/LakeRegionZoningPalmyra.pdf

Chapter 125 – Zoning

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Chapter 125 – Zoning

ARTICLE I
General Provisions

§125-1 Title and Short Title

A Chapter establishing regulations and restrictions for, among other purposes, the location and use of lots, land, buildings, and other structures; the height, number of stories, and size or bulk of buildings and structures; the density of population; off-street parking and signs in Palmyra Township, Wayne County, Pennsylvania. This Chapter shall be known as, and may be cited as the Palmyra Township Zoning Ordinance.

§125-2 Purpose

This Chapter is created for the purpose of promoting and protecting the public health, safety, and general welfare consistent with Section 604 of the Pennsylvania Municipalities Planning Code.

§125-3 Community Development Objectives

The Community Development Objectives of this Chapter include:

A. Providing for the use of conservation subdivision techniques as a preferred option for residential land development.

B. Strengthening existing village centers, including the greater Hawley area, White Mills and Route 590 commercial nodes.

C. Providing wide flexibility for the establishment, throughout the region, of small businesses and industrial enterprises that do not require extensive infrastructure or generate major environmental impacts.

D. Providing for a mix of housing types and densities to accommodate the needs of all income segments of the population at assured high levels of quality in design and construction.

E. Protecting the natural character of the region as development takes place.

F. Recognizing the unique design and role of Hawley Borough's downtown in the region.

G. Establishing land development standards for land uses that address parking, buffering, landscaping and special categories of uses (e.g., multi-family dwellings).

H. Protecting private property rights by balancing competing rights with the least possible intervention into the private market place.

I. Otherwise implementing the Lake Region Comprehensive Plan.

§125-4 Interpretation

In their interpretation and application, the provisions of this Chapter shall be held to be the minimum requirements adopted for the promotion of the public health, safety, morals, and/or general welfare of the residents and inhabitants of the Township.

In interpreting the language of this Chapter to determine the extent of the restriction upon the use of

the property, the language shall be interpreted, where doubt exists as to the intended meaning of the language written and enacted by the Board of Supervisors, in favor of the property owner and against any implied extension of the restriction.

§125-5 (Reserved)

ARTICLE II
Definitions

§125-6 Definitions

For the purpose of this Chapter, the following words, terms and phrases shall have the meaning herein indicated:

Accessory Building or Structures: A subordinate building or portion of the main building on a lot, the use of which is customarily incidental to that of the main building, including fences, electronic reception devices, and all swimming pools as herein defined. It shall also be constructed of a combination of materials that are safe and stable. The use of an accessory building or structure shall be distinct from that of the principal structure, but must be related in a subordinate way.

Accessory Use: A use of land or of a building or portion thereof customarily incidental and subordinate to the principal permitted, conditional or special exception use of the land or building and located on the same lot with such use including accessory buildings and structures. An accessory use shall be distinct from the principal structure, but must be related in a subordinate way.

Adult Business: Any of the following:

A. A use of a building or land for a business, which has obscene materials as a substantial or significant portion of its stock-in-trade.

B. A use of a building or land for a business, which involves the sale, lease, trade, gift or display of drug paraphernalia as a substantial or significant portion of its stock in-trade.

C. Any nightclub, bar, restaurant, arcade, theater, or any other establishment that conducts live performances as part of its business that are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities", or films, motion pictures, video cassettes, slides, or other photographic reproductions in which a substantial portion of the total presentation time is devoted to the showing of material that is characterized by an emphasis upon the depiction or description of "specified sexual activities" or "specified anatomical areas", or where any "specified sexual activities" are conducted for economic gain or any other form of consideration.

A commercial establishment may have other principal business purposes that do not involve the offering, for sale or rental, of material depicting or describing "specified sexual activities" or "specified anatomical areas" and still be categorized as an Adult Business.

Agriculture: The use of any parcel of land for economic gain in the raising of agricultural products, livestock, poultry and/or dairy products. It includes necessary structures within the limits of the parcel and the storage of equipment necessary for production. It excludes facilities that principally involve manufacturing or processing of agricultural products.

Airport: A tract of land, with or without buildings, where airplanes, jets, helicopters and/or any other type of aircraft land and take off.

Alterations: A proposed change or rearrangement in the existing structural parts, or character of a building, structure, or improvement to the land, whether the change is an increase or decrease in its size, use or its non-conformity.

Boarding or Tourist Home: Any dwelling in which more than three persons are housed or lodged for

for a period of 30 days or less with meals normally included as a part of the services rendered. Bed and breakfast operations shall be included in this definition.

Building Height: The vertical distance measured from the average elevation of the undisturbed virgin grade at the front of the building to the highest point of the roof for flat roofs, to the deck line of mansard roofs and to the mean height between eaves and ridge for gable, hip and gambrel roofs.

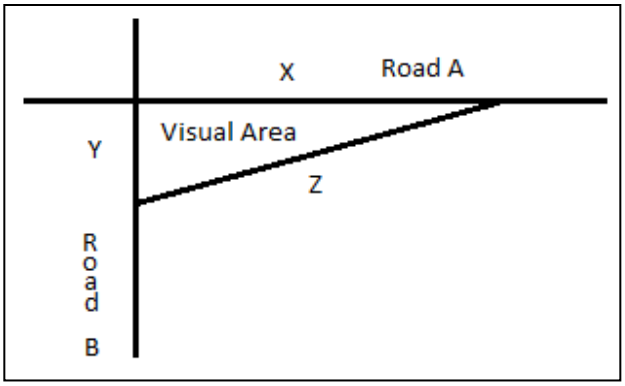
Campground: A plot of ground upon which two or more campsites are located, established or maintained for temporary occupancy by persons using tents or recreational vehicles.

Central Sewage Disposal: See "Off-Site (Central) Sewage Disposal."

Chimney: Any vertical structure enclosing a flue or flues that carry off smoke or exhaust from a solid fuel fired outdoor heating appliance.

Church or Other Places of Worship: A building or structure, or groups of buildings or structures, which by design and construction are primarily intended for the conducting of organized religious services and accessory uses associated therewith.

Clear Sight Triangle: That area of unobstructed vision at an intersection of two streets (Road A & Road B) defined by the sides of the triangle established by the line of sight (Z) from a point at a given distance (X) on the center line of the first road (A) to a given distance from the common point of the intersection to a given distance (Y) along the centerline of the second road (B) for which the given distances are established by the regulating authority of the road rights-of-way. The clear sight triangle is identified as "visual area" in the illustration to the right.



Collection Pipelines: Facilities for the collection, pumping and distribution of natural oil and and natural gas from production locations to compressor stations and final distribution points.

Compressor Station: Facilities for the compression of natural gas and related products to make them suitable for long distance pipeline or other distribution.

Conditional Use: A use which is not appropriate to a particular zone district as a whole, but which may be suitable in certain localities within the district only when specific conditions and factors prescribed for such cases within this Chapter are present. Conditional uses are allowed or denied by the Palmyra Township Board of Supervisors after recommendations by the Planning Agency and a public hearing as provided herein.

Conservation Subdivision: A subdivision characterized by compact lots and common open space where the natural features of the land are maintained to the greatest extent possible.

Contractor Storage Yard: Any premises used as the base of operation by any tradesman, contractor or subcontractor for the storage of equipment and supplies, fabrication of sub-assemblies and parking of vehicles and equipment used in any contracting business or trade.

Dangerous Buildings: Buildings or structures which have any or all of the following defects:

A. Those, which have been damaged by fire, wind or other cause so as to be rendered unfit for human habitation.

B. Those, which have been damaged by fire, wind or other cause so as to have become dangerous to the life and safety, morals, or the general health and welfare of the occupants or the citizens of the Township.

C. Those, which have become or are so dilapidated, decayed, unsafe, unsanitary so that they are unfit for human habitation.

D. Those, which have become or are so dilapidated, decayed, unsafe, unsanitary and which are likely to cause accidents, sickness, or disease, so as to work injury to the health, morals, safety, or general welfare of those living therein as well as other citizens of the Township.

E. Those, which have parts thereof, which are so attached that they might fall and injure members of the public or any adjoining property.

F. Those, which because of their general condition are unsafe, unsanitary or dangerous to the health, morals, safety or general welfare of the citizens of the Township or their children.

Drug Paraphernalia: Any objects, devices, instruments, apparatus or contrivances, whose primary and traditionally exclusive use is involved with the illegal use of any and all controlled substances under any of the statutes, regulations, or other applicable legal authority of the Commonwealth of Pennsylvania or the United States of America.

Drug Rehabilitation Center: A health facility oriented toward providing rehabilitation services to persons addicted to drugs or alcohol and temporarily residing at such facility for purposes of treatment.

Dwelling: A structure or portion thereof that is used exclusively for human habitation and constructed on a permanent foundation.

Dwelling Unit: One (1) or more rooms in a dwelling structure, including a kitchen, sleeping facilities, bath and toilet, designed as a household unit for extended periods of occupancy for living and sleeping purposes by not more than one (1) family at a time.

Dwelling, Multi-family: A building or buildings designed for occupancy by three (3) or more families living independently of each other in separate dwelling units. The term "multi-family dwelling" shall include condominium as well as non-condominium housing units including the following construction types:

A. **Residential Conversion to Apartments.** Conversion, through permitted alterations, of an existing single-family detached dwelling, having been used as such for ten (10) or more years, into three (3) to five (5) dwelling units and not exceeding two and one-half (2 1/2) stories in height.

B. **Garden Apartment.** Multi-family dwelling originally designed as such; containing three or more dwelling units and not exceeding two and one-half (2 1/2) stories in height, not including townhouses.

C. **Townhouse.** Multi-family dwelling of three (3) or more dwelling units of no more than two and one-half (2 1/2) stories in height in which each unit has its own front and rear accesses to the outside, no unit is located over another unit and separated from any other unit by one or more com-

mon fire resistant walls.

D. **Medium High-rise Apartment.** Multi-family dwellings of more than two and one half (2 1/2) stories but not exceeding the height limitations (in feet) of this Chapter.

Dwelling, Single-Family: A dwelling unit accommodating a single family and having two (2) side yards.

Dwelling, Two-Family: Dwelling accommodating two families either with units which are attached side by side through the use of a party wall, and having one side yard adjacent to each dwelling unit; or upstairs/downstairs units. Having two kitchens in a dwelling in itself does not constitute a two-family dwelling, as it is the actual use that determines a single-family vs. two-family.

Family: Either an individual, or two or more persons related by blood or marriage or adoption, or a group of not more than five persons, living together as a household in a dwelling unit (sharing meals and cohabitating in the same common areas, i.e. kitchen, living room, dining room, etc.).

Farm Stand: A booth or stall from which local produce and farm products are sold to the general public.

Fast Food Establishments: A food preparation establishment offering a limited menu of which a substantial portion of items are sold for consumption off premises.

Forestry Enterprises: Establishments primarily engaged in the operation of timber tracts, tree farms, forest nurseries, the gathering of forest products, or in performing forest services including the operation of a sawmill but excluding other wood manufacturing businesses.

Gasoline Service Station: A facility having a structure, building, or area of land or portion thereof that is principally used for the on-site sale of gasoline, diesel fuel, kerosine motor oil, and/or other fuels or lubricating substances, which may or may not include facilities for lubricating, washing, sale of accessories, and otherwise servicing motor vehicles, but not including the painting and/or body work thereof. Any business or industry dispensing gasoline and servicing vehicles only for its own use will not be deemed to be a gasoline service station.

Health Facilities: Establishments primarily engaged in providing services for human health maintenance including hospital facilities, nursing and adult homes and medical clinics and offices whether publicly or privately operated.

Home Occupation: Any use customarily conducted entirely within a dwelling or in a building accessory thereto and carried on by the inhabitants residing therein, providing that the use is clearly incidental and secondary to the use of the dwelling for dwelling purposes, the exterior appearance of the structure or premises is constructed and maintained as a residential dwelling, and no goods are publicly displayed on the premises other than signs as provided herein; including but not limited to the following occupations: the professional practice of medicine, dentistry, architecture, law and engineering, artists, beauticians, barbers, and veterinarians, excluding stables, kennels or motor vehicle or small engine repair shops, and does not permit the employment of more than two (2) persons not living on the premises. (See §125-15 for further details.)

Hotel: A facility offering temporary (generally for periods of two weeks or less) lodging accommodations to the general public, typically on the basis of daily or weekly rentals, and providing additional services such as restaurants, meeting rooms and indoor recreational facilities.

Indoor Theaters: Facilities operated for the purpose of showing films inside a closed structure, but not including adult stores or adult film showing.

Junk: Motor vehicles which are unlicensed, inoperable, and do not have a current registration, old rotted lumber, piles of scrap metal, old used auto parts, household garbage, inoperable or unused appliances, unregistered trailers, etc.

Junk Yard: Any place or establishment where junk is stored or accumulated on the outside of any building, edifice, or structure that is enclosed on all sides or where the business of selling, buying, or dealing in junk is carried on or where two (2) or more motor vehicles are stored which are unlicensed, inoperable, and do not have a current and valid inspection sticker as required by the motor vehicle laws of the Commonwealth of Pennsylvania.

Kennel: The keeping of four (4) or more dogs that are more than six (6) months of age.

Light Manufacturing: Industries involving generally unobtrusive processes. These include but are not limited to, research, engineering or testing laboratories, assembly from components, fabrication of products, textile and clothing manufacturing, printing operations, wood products industries and the like.

Livestock Operation: The fattening or raising of beef cattle, hogs, poultry or other animals for the purposes of obtaining meat, eggs or wool for marketing.

Lot: A conforming or non-conforming parcel of land having defined property lines along the sides, rear, and street front or such that it has a means of access as may be determined to be in accordance with the provisions of law on an approved subdivision map either in compliance with the subdivision and zoning regulations at the time of recording or a recorded subdivision map which predated applicable subdivision or zoning regulations.

Lot Coverage: That portion or percentage of the lot area which is covered by buildings, roads, driveways, parking areas, pavement, sidewalks or other impervious surfaces.

Lot Width: The width of a lot at the required building setback line.

Marina: A facility for storing, servicing, fueling, berthing, and securing and launching of private pleasure craft that may include the sale of fuel and incidental supplies for the boat owners, crews and guests. Boat storage may also per permitted as an accessory use in connection with other uses.

Mineral: Any aggregate or mass of mineral matter, whether or not coherent. The term includes, but is not limited to, limestone and dolomite, sand and gravel, rock and stone, earth, fill, slag, iron ore, zinc ore, vermiculite and clay, anthracite and bituminous coal, coal refuse, peat and related products, including oil and gas (which is separately regulated hereunder).

Mobile Home (a/k/a Manufactured Home): A transportable, single family dwelling intended for permanent occupancy, office or place of assembly contained in one unit, or in two units designed to be joined into one integral unit capable of again being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations and constructed so that it may be used without a permanent foundation. This is not intended to include modular construction housing.

Mobile Home Lot: A parcel of land in a mobile home park, improved with the necessary utility connections and other appurtenances necessary for the erections thereon of a single mobile home.

Mobile Home Park: A parcel or contiguous parcels of land under single ownership which has been so designated and improved that it contains two (2) or more mobile home lots for placement thereon of

mobile homes.

Motel: A facility offering temporary (generally for periods of two (2) weeks or less) lodging accommodations to the general public, typically on the basis of daily or weekly rentals, with at least twenty-five (25) percent of the rooms having direct access to the outside.

Motor Vehicle: Automobiles such as trucks, SUVs, cars, vans, and other motor vehicles typically approved for use on public highways and rights-of-way. This shall not include airplanes, boats, watercraft, helicopters, snowmobiles, lawn mowers, or any other vehicle generally used for off-road use.

Natural Resource Extraction: The harvesting of minerals, including oil and natural gas (which are separately regulated hereunder and restricted to separate districts).

Non-Conforming Lot: A lot the area or dimension of which was lawful prior to the adoption or amendment of a zoning ordinance, but which fails to conform to the requirements of the zoning district in which it is located by reasons of such adoption or amendment.

Non-Conforming Structure: A structure or part of a structure manifestly not designed to comply with the applicable use or extent of use provisions in a zoning ordinance or amendment heretofore or hereafter enacted, where such structure lawfully existed prior to the enactment of such ordinance or amendment to its location by reason of annexation. Such non-conforming structures include but are not limited to dwellings, sheds, garages and signs.

Non-Conforming Use: A use, whether of land or of a structure, which does not comply with the applicable use provisions in this Chapter or amendments heretofore or hereafter enacted, where such use was lawfully in existence prior to the enactment of this Chapter or amendment to its location by reason of annexation. Such non-conforming uses include, but are not limited to, non-conforming signs and other structures.

Nursing Homes: Facilities providing room and board plus professional nursing care to persons requiring such services.

Obscene Materials: Any literature, book, magazine, pamphlet, newspaper, paper, comic book, drawing, photograph, figure, image, motion picture, video tape, sound recording, article, instrument or any other written or recorded matter which depicts or describes, any "Specified Anatomical Areas" and/or "Specified Sexual Activities".

Off-Site (Central) Sewage Disposal: A sanitary sewage collection system in which sewage is carried from individual lots or dwelling units by a system of pipes to a central treatment and disposal plant which may be publicly or privately owned and operated. A system designed to serve a two-family dwelling or two (2) dwelling units located on the same property or adjacent properties, or employing sub-surface disposal in any manner, shall not be considered as off-site (central) sewage disposal and in such a case all development standards will apply the same for each dwelling or unit as any single family unit.

Oil and Gas Drilling: The drilling into underground geologic formations, whether for assessment, exploration or production, to identify or extract oil and natural gas, including installation of pipeline connections, well pads and associated accessory activities, but excluding compressor stations and collection pipelines, which shall be considered separate principal uses.

Oil and Gas Production: Collection pipelines and compressor stations as defined herein.

On-Site Sewage Disposal: A single system of piping, tanks or other facilities serving only a single lot and

disposing of sewage in whole or in part into the soil.

Open Space: Undeveloped land or land set aside for conservation, preservation, or recreational purposes.

A. **Active Open Space:** Includes land set aside for organized and informal group activity and may include improvements specifically intended for these functions. Examples of active open space include; baseball and soccer fields, basketball and tennis courts, biking and walking trails, community gardens, equipment storage facilities and pavilions.

B. **Passive Open Space:** Includes land set aside for less formal activity that do not typically rely on group activities but may include minor improvements intended for these functions. Examples of passive open space include; hiking trails and accompanying signage, natural area and wildlife viewing areas and accompanying blinds and platforms, sensitive environmental lands and unimproved lands.

Outdoor Solid Fuel Burning Appliance (Outdoor Wood Furnace): Any equipment, device or apparatus which is installed, affixed or situated outdoors, and not situate within a building intended for habitation by humans or domestic animals, which is used for the primary purpose of combustion of fuel to produce heat for energy as a heating system, or component thereof, which provides heat or hot water to the principal structure, to a structure used for human or animal habitation, or to any accessory uses or structures, including, but not limited to, greenhouses, conservatories and swimming pools.

Permanent Foundation: A cement, concrete, treated wood or cinder block walled foundation erected on a poured concrete footer, the bottom of which must be below the established frost level for that area. A solid concrete slab or system of concrete piers extending to the frost level will also be considered a permanent foundation.

Portable Structure: A moveable unit or temporary construction of materials that can be removed from place to place.

Personal Services: Services related to care of an individual's personal body, including barber shops, beauty shops, tattoo shops and the like.

Private Recreational Facilities: Outdoor or indoor areas or structures, operated by private non-profit or private commercial entities, open to the public, which contain entertainment and amusement devices or attractions including animal farms, zoological parks, tennis and racquetball courts, ski areas, golf courses and the like, but excluding theaters, public parks and playgrounds.

Professional Services: Medical doctors, dentists, eye doctors, lawyers, accountants, engineers, consultants, architects and the like.

Public-Uses: A building or a structure owned and operated by a governmental agency to provide a governmental service to the public.

Recreational Cabin: A structure that is utilized principally for recreational activity only; and which is not utilized as a residence for any period of time, for any commercial purposes, including rental units or by the owner, or any other person, as a place of employment; and is not greater than two stories in height, a mailing address for billing or other correspondence or listed as an individual's place of residence o a drivers license, tax record, car registration, passport or voter registration.

Recreation Vehicle: A vehicle with or without motor power which may be towed on the public high-

ways by a passenger automobile or truck without a special hauling permit, or which may be driven under its own power. This definition includes, but is not limited to campers, travel trailers, buses, camping trailers, pick-up trucks with slide-in campers, recreational vehicle homes and motor homes.

Retail and Service Establishments: Stores and services operated for the purposes of serving local and visiting clientele, including grocery stores, clothing shops, pharmacies and the like, but excluding vehicle and equipment sales operations, car washes, hotels and motels, fast food establishments, lumber yards, shopping centers and other activities broken out as specific uses on the Schedule of District Regulations.

Semi-Public Uses: A building or structure operated by a non-profit agency or group providing services to the general public, which are closely related to government (i.e., fire company, ambulance corps, community center, etc.).

Services, Essential: Public utility uses and public or semi-public providers of emergency services such as fire and ambulance uses.

Setback: A yard prescribed herein to ensure an activity is buffered fro adjoining property by open space.

Sign: Any device for visual communication located on the outside of a building or out of doors that is used for the purpose of bringing the subject thereof to the attention of the public, but not including any flag, badge, or insignia of any government or government agency, or any civic, charitable, religious, patriotic, or similar organizations.

Sign, Electronic Message: A sign that provides electronically displayed changeable information at periodic intervals.

Sign, Multiple Message: A sign that provides mechanically displayed changeable information at periodic intervals.

Small Wind Turbine: A wind energy conversion system consisting of a wind turbine, a tower, and associated control or conversion electronics, which has a rated capacity of not more than 100 kW and which is intended primarily to reduce consumption of utility power at that location.

Special Exception: A use which is not appropriate to a particular zone district as a whole, but which may be suitable in certain localities within the district only when specific conditions and factors prescribed for such cases within this Chapter are present. Special exceptions are allowed or denied by the Palmyra Township Zoning Hearing Board after recommendations by the Palmyra Township Planning Commission.

Specialty Shops: Establishments primarily engaged in providing services involving the care of a person or his or her apparel or specializing in a specific type or class of foods such as a bakery, butcher shop, fish store or similar shops.

Specified Anatomical Areas: Any of the following:

A. Less than completely and opaquely covered human genitals, pubic region, buttocks, anus, or female breasts below a point immediately above the top of the areolae.

B. Human male genitals in a discernible turgid state, even if completely and opaquely covered.

Specified Sexual Activities: Any of the following:

A. The fondling or other erotic touching of human genitals, pubic region, buttocks, anus, or female

breasts.

B. Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy.

C. Masturbation, whether actual or simulated.

D. Excretory functions as part of or in connection with any of the activities set forth in the immediately preceding subsections "A", "B " and "C" of this definition.

Stable (Commercial): A structure or area used for the shelter, care and/or riding of donkeys, horses or mules for hire, remuneration or sale.

Stable (Private): An accessory structure or use, which involves the keeping of donkeys, horses or mules not for hire, remuneration or sale.

Structure: Any man-made object having an ascertainable stationary location.

Supermarket: A retail establishment offering food and kindred products, which contains more than five thousand (5,000) square feet of shopping area.

Swimming Pool (Private): Any structure, whether of temporary or permanent nature, either above or below ground which contains water to a depth of one and one-half (1.5) feet or more and is used for swimming purposes and which is not available for public use.

Transient Use: Occupancy of a dwelling by three (3) or more families at separate times over the course of a year; not including persons who may, during such period, be temporarily staying at the location as a guest of the principal occupant.

Use: The specific purpose for which land or a building is designed, arranged, intended, or for which it is or may be occupied or maintained. The term "permitted use" or its equivalent shall not be deemed to include any nonconforming use.

Variance: The permission granted by the Zoning Hearing Board, following a public hearing that has been properly advertised as required by the appropriate municipal code, for an adjustment to some regulation which if strictly adhered to would result in an unnecessary hardship, and where the permission granted would not be contrary to the public interest, and would maintain the spirit and original intent of this Chapter.

Vehicle and Equipment Sales and Service: The use of any building, land area or other premise for the display and sale of new and used automobiles of operable condition; panel trucks or vans; mobile homes or trailers; recreation vehicles (excluding watercraft), small engine equipment or farm or construction equipment including any warranty repair work and other repair service as an accessory use.

Watercraft: Any floating vessel, including, but not be limited to; motorboats, personal water craft, pontoon boats and sailboats.

Yard: An open unoccupied space which shall extend the full depth or width of a lot and which shall not be occupied by any building. Front yards shall be measured from the edge of the highway right-of-way and other yards from property lines.

The above definitions are also supplemented by those contained in other Chapters of this Code. Where

there is any conflict between definitions or provisions contained in this Chapter and other Chapters, the definitions or provisions contained herein shall apply insofar as they affect regulations part of this Zoning Chapter.

ARTICLE III
Basic Zoning Regulations

§125-7 Official Zoning Map

The Palmyra Township is hereby divided into Zoning Districts, as shown on the Official Zoning Map, which together with all explanatory matter thereon, is hereby adopted by reference and declared to be part of this Chapter, together with all future notations, references and amendments.

§125-8 Classes of Districts

Palmyra Township shall consist of four Zoning Districts as follows:

R-R	Rural Residential District
R-1	Low Density Residential
C-1	General Commercial District
C-2	Resort Commercial District
I-1	Industrial District

The intent of each District and regulations, which shall apply in each, are given in the Schedule of District Regulations.

An additional classification is hereby made for the purpose of regulating floodplains as designated by the Federal Emergency Management Agency.

§125-9 District Boundaries

District boundary lines are intended to follow or be parallel to the center line of streets, streams and railroads, and lot or property lines as they exist on a recorded deed or plan of record in the Wayne County Recorder of Deed's Office and the Wayne County Tax Maps at the time of the enactment of this Chapter, unless such district boundary lines are fixed by dimensions as shown on the Zoning Map. In any case of uncertainty the Palmyra Township Board of Supervisors shall interpret the intent of the map as to location of District boundaries.

§125-10 District Regulations - Generally

District regulations are of two types; Use Regulations and Development Standards, which shall apply to any proposed new use, expansion of an existing use or change of use of land and/or structures in Palmyra Township.

§125-11 Use Regulations

Use regulations and statements of intent for each District are provided in the Schedule of District Regulations. Permits for principal permitted uses and accessory uses shall be issued as a matter of right provided the standards contained in this Chapter are otherwise met. Conditional uses shall be subject to additional review procedures as specified herein.

Whenever any proposed use is neither specifically permitted nor denied under this Chapter as presently written, the Zoning Officer shall refer the application to the Board of Supervisors which shall determine whether the use shall be permitted or denied based on its similarity to other permitted or denied uses which are specifically identified in this Chapter. The Board shall, if it determines the use is permitted, classify it as either a principal permitted, conditional use, special exception, or accessory use and direct

the Zoning Officer to proceed accordingly.

Notwithstanding any provisions of this ordinance to the contrary, nothing herein shall be construed to limit the legality of group homes or drug and alcohol rehabilitation facilities specifically mandated under federal or state law, provided such uses otherwise comply with the standards herein and those of the federal or state laws allowing for such uses.

§125-12 Development Standards

The Development Standards, which apply to each District, include minimum lot sizes, minimum average widths, yard requirements, maximum lot coverage for buildings, and maximum height. These standards vary among Districts and are so depicted in the Schedule of District Regulations that follows. Supplementary regulations (Article IV) may establish additional or differing standards as they apply to specific uses. Also, building height standards shall not apply to farm structures, electronic equipment or any other use, which, by its nature, demands heights in excess of those permitted (i.e. well drilling equipment repair building), residential buildings excepted.

§125-13 Airport Zoning

All activities subject to the requirements of this Chapter that take place within that Airport District Overlay Zone designated in the Township's Airport District Overlay Ordinance, if any, shall comply fully with said Airport District Overlay Ordinance, in addition to any other requirements of this Chapter.

§125-14 Schedule of District Regulations

Lake Region Municipality Zoning Ordinance - Schedule of District Regulations

District Name and Intent	Principal Permitted Uses	Conditional Uses	Special Exceptions	Accessory Uses	Development Standards		
						Residential	Nonresidential
R-R Rural Residential District: The R-R District is intended to include those areas where the existing uses are very low to low density residential, agricultural, forest or open space in nature; where no definite pattern of development has been established; and where many uses require larger lots. It is, therefore, intended this District accommodate a wide range of uses (mixed-use development) at generally low density.	Agriculture uses Bed and breakfasts Cemeteries and churches Day care centers Forestry uses Home occupations – Class II Hunting and fishing clubs Nursery and greenhouses Oil and gas drilling and production One-family dwellings Public parks and playgrounds Public safety and municipal uses Two-family dwellings	Airports Building and contracting busineses Contractor storage yard Garages and service stations Golf courses Health facilities Home occupations – Class III Junk yards Light manufacturing Manufactured home parks Motels and hotels Multi-family dwellings Office buildings Planned residential developments Recreational facilities Recreational land developments Retail and service establishments Sawmills and wood processing uses Self-storage facilities Solid waste facilities Temporary commercial uses Warehouse and storage facilities	Adult businesses Communication facilities Dog kennels Natural resource extraction Natural resource processing Stables (commercial) Other uses unlisted in this Ordinance	Farm stands Home occupations – Class I Mining exempt from DEP permits Parking areas Private garages and carports Signs Stables (private) Tool sheds Outdoor wood furnaces Private swimming pools Other customary accessory uses	**Minimums:**		
					Lot area:	65,340 sf	87,120 sf
					Lot width (feet):	150	150
					Lot depth (feet):	100	100
					Lot frontage (feet):	50	50
					Front yard (feet):	25	25
					Side yard (feet):	15	20
					Rear yard (feet):	20	20
					Maximums		
					Lot coverage:	25%	50%
					Building height (feet)	35	35
					Note: Lot areas for residential uses may be reduced to 43,560 sf with either central water or central sewer and to 21,780 sf with both. Lot width may be reduced to 125 feet and 100 feet, respectively. Maximum lot coverage may be increased to 40% for lots of less than 43,560 square feet in lot area.		

Lake Region Municipality Zoning Ordinance - Schedule of District Regulations

District Name and Intent	Principal Permitted Uses	Conditional Uses	Special Exceptions	Accessory Uses	Development Standards		
						Residential	Nonresidential
R-1 Low Density Residential District: This district is intended to recognize and preserve the integrity of predominately low-density residential areas and to protect them from intrusions of incompatible uses.	Agriculture uses Forestry uses Hunting and fishing clubs One-family dwellings Public parks and playgrounds Public safety and municipal uses Two-family dwellings	Bed and breakfasts Cemeteries and churches Day care centers Home occupations – Class II Nursery and greenhouses	Communication facilities	Home occupations – Class I Parking areas Private garages and carports Signs Stables (private) Tool sheds Private swimming pools Other customary accessory uses	**Minimums:**		
					Lot area:	87,120 sf	87,120 sf
					Lot width (feet):	200	150
					Lot depth (feet):	200	100
					Lot frontage (feet):	50	50
					Front yard (feet):	35	35
					Side yard (feet):	15	20
					Rear yard (feet):	25	25
					Maximums		
					Lot coverage:	35%	50%
					Building height (feet)	35	35
					Note: Lot areas for residential uses may be reduced to 43,560 sf with either central water or central sewer and to 7,200 sf with both. Lot width may be reduced to 150 feet and 60 feet, respectively.		

Lake Region Municipality Zoning Ordinance - Schedule of District Regulations

District Name and Intent	Principal Permitted Uses	Conditional Uses	Special Exceptions	Accessory Uses	Development Standards		
						Residential	Nonresidential
C-1 General Commercial District: This district is intended to accommodate a wide-range of commercial uses that serve both residents and visitors on a daily basis, including retail, service and related establishments..	Agriculture uses Bed and breakfasts Cemeteries and churches Contractor storage yard Day care centers Forestry uses Gift shops Home occupations – Class II Home occupations – Class III Hunting and fishing clubs Mixed-use projects Nursery and greenhouses Oil and gas drilling and production One-family dwellings Personal services Professional offices Public parks and playgrounds Public safety and municipal uses Studios Two-family dwellings	Animal clinics Building and contracting busineses Bulk fuel storage facilities Car and truck washes Convenience stores Country clubs Farm stands Garages and service stations Gasoline service stations Golf courses Health facilities Light manufacturing Motels and hotels Multi-family dwellings Office buildings Private schools Recreational facilities Restaurants Retail and service establishments Self-storage facilities Temporary commercial uses Vehicle and equipment sales & service Warehouse and storage facilities Wholesale businesses	Communication facilities Other uses unlisted in this Ordinance	Home occupations – Class I Other customary accessory uses Parking areas Private garages and carports Private swimming pools Signs Tool sheds	**Minimums:** Lot area: Lot width (feet): Lot depth (feet): Lot frontage (feet): Front yard (feet): Side yard (feet): Rear yard (feet): **Maximums** Lot coverage: Building height (feet) **Note:** Lot areas for residential uses may be reduced to 7,200 sf with both central water and central sewer. Lot width may be reduced to 60 feet.	43,560 sf 150 150 50 20 15 10 60% 35	43,560 sf 150 150 50 20 20 20 75% 35

Lake Region Municipality Zoning Ordinance - Schedule of District Regulations

District Name and Intent	Principal Permitted Uses	Conditional Uses	Special Exceptions	Accessory Uses	Development Standards		
						Residential	Nonresidential
C-2 Resort Commercial District: This district is intended to provide for the seasonal residential, recreational and related resort / tourism uses that are attracted to the Lake Wallenpaupack Region and environs.	Bed and breakfasts Day care centers Gift shops One-family dwellings Personal services Professional offices Public parks and playgrounds Public safety and municipal uses Real estate offices Two-family dwellings	Car and truck washes Cemeteries and churches Contractor storage yard Gasoline service stations Home occupations – Class II Home occupations – Class III Hotel and motels Marinas Multi-family dwellings Office buildings Private schools Recreational facilities Restaurants Retail and service establishments	Casinos (if permitted by State law) Communication facilities Other uses unlisted in this Ordinance	Home occupations – Class I Other customary accessory uses Parking areas Private garages and carports Private swimming pools Signs Tool sheds	**Minimums:** Lot area: Lot width (feet): Lot depth (feet): Lot frontage (feet): Front yard (feet): Side yard (feet): Rear yard (feet): **Maximums** Lot coverage: Building height (feet) **Note:** Lot areas for residential uses may be reduced to 43,560 sf with either central water or central sewer and to 21,780 sf with both. Lot width may be reduced to 125 feet and 100 feet, respectively.	65,340 sf 150 100 50 25 15 20 25% 35	87,120 sf 150 100 50 25 20 20 50% 35

Lake Region Municipality Zoning Ordinance - Schedule of District Regulations

District Name and Intent	Principal Permitted Uses	Conditional Uses	Special Exceptions	Accessory Uses	Development Standards		
						Residential	Nonresidential
I-1 Industrial District: This district is intended to accommodate manufacturing, heavy commercial, wholesale, research and development and related uses.	Building and contracting businesses Contractor storage yard Nuresery and greenhouses Oil and gas drilling and production Public parks and playgrounds Public safety and municipal uses Research and development Self-storage facilities Small scale manufacturing Vehicle and equipment sales & service Warehouse and storage facilities Wholesale businesses	Bulk fuel storage facilities Manufacturing Recycling and solid waste facilities	Communication facilities Natural resource extraction Natural resource processing	Other customary accessory uses Parking areas Private garages and carports Private swimming pools Signs Tool sheds	**Minimums:**		
					Lot area:	43,560 sf	43,560 sf
					Lot width (feet):	150	150
					Lot depth (feet):	150	150
					Lot frontage (feet):	50	50
					Front yard (feet):	20	20
					Side yard (feet):	15	20
					Rear yard (feet):	10	20
					Maximums		
					Lot coverage:	50%	60%
					Building height (feet)	35	35
					Note: Lot areas for residential uses may be reduced to 7,200 sf with both central water and central sewer. Lot width may be reduced to 60 feet.		

ARTICLE IV
Supplementary Regulations

§125-15 Home Occupations

A. Home occupations are permitted in all districts subject to regulation by class as provided below:

Home Occupation Classifications		
Class	**Description**	**Requirements**
Class I	A no-impact home-based business administered or conducted as an accessory use that is clearly secondary to the use as a residential dwelling and that 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.	• Business activity shall be compatible with the residential use of the property and surrounding residential uses. • No employees other than family members residing in the dwelling. • No display or sale of retail goods and no stockpiling or inventory of a substantial nature. • No outside appearance of a business use, including, but not limited to, parking, signs or lights. • No use of any equipment or process that creates noise, vibration, glare, fumes, odors or electrical or electronic interference detectable in the neighborhood, including interference with radio or television reception. • Shall not generate any solid waste or sewage discharge, in volume or type, that is not normally associated with residential use in the neighborhood. • Shall be conducted only within the dwelling and may not occupy more than 25% of the habitable floor or 250 square feet, whichever is less.
Class II	A low-impact home-based business administered or conducted as an accessory use that is clearly secondary to the use as a residential dwelling and does not significantly change the character thereof, involve the use of mechanical equipment other than that customarily used for domestic purposes and involves no retail or services resulting in other than occasional and limited numbers of visitors.	• No more than one on-site employee other than family members residing in the dwelling • No display or sale of retail goods • No stockpiling of inventory of a substantial nature • No equipment or process that creates noise, vibration, glare, fumes, odors or electrical or electronic interference, including interference with radio or television reception, detectable in the neighborhood. • No generation of any solid waste or sewage discharge, in volume or type, not normally associated with residential use in the neighborhood • Shall not occupy more than 25% of the habitable floor area of the dwelling or 500 square feet of floor area, whichever is less, regardless whether located in the dwelling or in an accessory structure • No display or parking of equipment or products, storage of goods or materials unless screened • No external evidence of the home occupation or alterations inconsistent with the residential use or appearance of the buildings, except for a four square feet non-illuminated announcement sign
Class III	A home-based business administered or conducted as an accessory use that is clearly secondary to the use as a residential dwelling.	• No more than two on-site employees other than family members residing in the dwelling • No more than 150 square feet of floor area used for display or sale of retail goods • No stockpiling of inventory of a substantial nature • No equipment or process that creates noise, vibration, glare, fumes, odors or electrical or electronic interference, including interference with radio or television reception, detectable in the neighborhood. • No generation of any solid waste or sewage discharge, in volume or type, not normally associated with residential use in the neighborhood • Shall not occupy more than 25% of the habitable floor area of the dwelling or 750 square feet of floor area, whichever is less, regardless whether located in the dwelling or in an accessory structure • No display or parking of equipment or products, storage of goods or materials unless screened • No external evidence of the home occupation or alterations inconsistent with the residential use or appearance of the buildings, except for a eight square feet non-illuminated announcement sign

B. Except for Class I home occupations, a dwelling may have one non-illuminated accessory use ground sign not to exceed eight square feet in area to identify a home occupation.

C. Expansion of a home occupation to a larger home occupation or a change from a home occupation to a commercial business shall require a new zoning approval. No home occupation, having once been permitted or established, shall be added to, expanded, enlarged or otherwise increased or changed substantially in character without complying with this ordinance and such permission or establishment shall not be a basis for a later application to establish a principal commercial use. Moreover, the conversion of a residence with a home occupation to a commercial use by the abandonment of the residence or sale, rent or transfer of the business to a party that does not reside on-site is strictly prohibited unless the business is then moved offsite.

D. Home occupations involving the use of contractor or other heavy equipment (e.g., lawn maintenance and landscaping businesses) and similar enterprises requiring storage of materials or equipment shall provide inside storage area for all such materials and equipment. Outside storage that is fully screened may also be permitted on a Conditional Use basis where such screening ensures such storage will not ordinarily be visible to neighboring landowners or the traveling public. Any heavy equipment shall be fully screened under all circumstances and be strictly limited by the terms of the conditions of approval, which shall specify the amounts of equipment or outside storage that shall be permitted.

§125-16 Accessory Uses or Structures

No detached accessory building or structure, excepting signs, shall be erected any closer than ten (10) feet to any other principal structure (unless adequately fireproofed with fire-rated sheetrock or the equivalent) or to any property line. An exception shall be provided for fences, which may be located on the property line and may be attached to the primary structure, but shall not exceed a height of six (6) feet within the front yard or eight (8) feet in height along any other property line, and shall comply with clear-sight triangle requirements.

§125-17 Mobile Home and RV Parks

A. Mobile Home Parks

Mobile home parks shall comply fully with the applicable requirements of the Palmyra Township Subdivision and Land Development Ordinance prior to the issuance of any building or zoning permits relating to the same.

B. Individual Mobile Homes

Any mobile home parked or placed outside a duly permitted mobile home park shall have an adequate supply of pure water for drinking and domestic purposes and a sewage disposal system meeting this Township Code and any other Township Regulations. Individually sited mobile homes shall be permitted in all districts but shall be located on a permanent foundation as defined herein.

Skirting consisting of metal siding, wood, shrubbery or other suitable material for screening the underside of the home from view and preventing the entrance of animals or children shall be installed along the perimeter of each mobile home permitted under this Section, which screening shall extend from the ground to the bottom of the trailer.

C. Campgrounds

Campgrounds shall be considered recreational land developments and shall comply fully with the applicable requirements of the Palmyra Township Subdivision and land Development Ordinance prior to issuance of any building or zoning permits relating to the same.

D. Recreational Vehicles

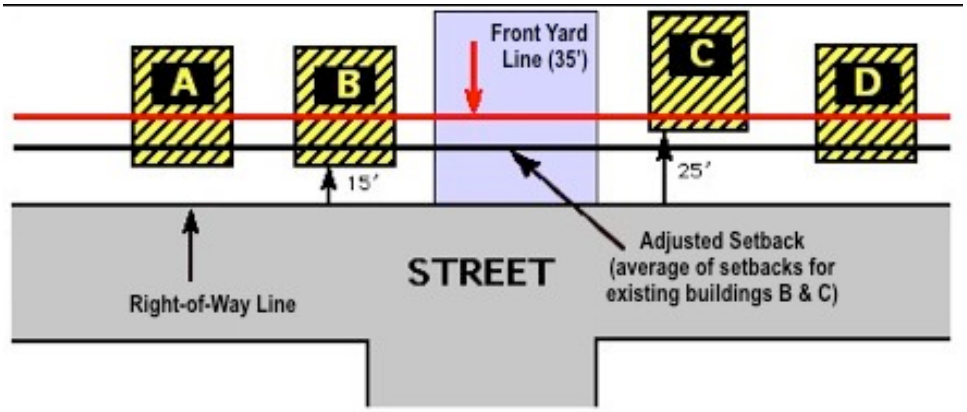
Recreational vehicles, as defined herein, shall not be used as a dwelling and the Township may require removal of the same or other evidence to satisfactorily ensure dwelling use is prohibited. Buildings shall prohibited on all recreational vehicle sites except as permitted in the Township's Subdivision and Land Development Ordinance.

§125-18 Special Lot Provisions

A. All yards abutting a street line or corner lots shall meet district requirements for front yards.

B. A clear-sight triangle of not less than seventy-five (75) feet in either direction from the intersection shall be maintained on all corner lots.

C. When an unimproved lot is situated adjacent to or between improved lots already having a principal building within the required front yard, the front yard for the unimproved lot may be reduced to the average depth of the front yards for the two nearest adjoining improved lots, but shall not be less than 10 feet.



Where parking is provided in the rear, a commercial front yard may also be reduced to 10 feet.

D. No structure shall be constructed within 50 feet of any water body depicted on a U.S.G.S. map or such greater distance as may be specified by state regulation, except for docks, steps and similar items, provided the same are otherwise compliant with state law.

§125-19 Commercial and Manufacturing Performance Standards

Wherever new commercial, new industrial or new multi-family residential uses, with the exception of agricultural activities and home occupations, are proposed, the following performance standards shall apply. The Zoning Officer (or in the case of Conditional Uses or Special Exceptions, the Board of Supervisors or Zoning Hearing Board, as the case may be) shall ensure these standards are met prior to issuing approvals and Certificates of Occupancy for such uses and may require the applicant(s) to provide documentation of compliance.

A. Building design and location.

(1) Building design and location should be suitable for the use intended and compatible with natural and man-made surroundings.

(2) Building materials and design should be adapted to surroundings as opposed to adaptation of the site to the building or the building to a national franchise concept.

(3) Building placement and site development layout should also incorporate the site's topography, existing vegetation and other unique features. On a lot with multiple buildings, those located on the interior of the site should front towards and relate to one another, both functionally and visually, and may be organized around features such as courtyards, greens or quadrangles. Smaller, individualized groupings of buildings are encouraged. Buildings should be sited to provide adequate and safe fire and emergency access. Accessory buildings shall, wherever possible, be located in the rear.

(4) Buildings should relate in scale and design features to the surrounding buildings, showing respect for existing and neighborhood architecture. Buildings should avoid long, uninterrupted walls or roof planes. Building wall offsets, including projections, recesses, and changes in floor level or other comparable design features should be used in order to add architectural interest and variety, and to relieve the visual effect of a simple, long wall. Similarly, roof-line offsets should be provided, in order to provide architectural interest and variety to the massing of the building and to relieve the effect of a single, long roof. Commercial facades of more than 100 feet in length should incorporate design features of this nature.

(5) All facades of such a building that are visible from adjoining streets or properties should exhibit features comparable in character to the front so as to better integrate with the community. Where such facades face adjacent residential uses, earthen berms planted with evergreen trees should be provided.

(6) Loading docks and accessory facilities should be incorporated in the building design and screened with materials comparable in quality to the principal structure. Dumpsters, outside storage (non-display) and drop-off boxes shall be limited to rear yards or screened side yards.

(7) Driveway, sidewalk/walkway and curb materials shall be functional and compatible with the style, materials, colors and details of the surrounding buildings. The selection and use of pavement and curb materials shall consist of a stable material.

(8) Developers are encouraged to preserve tree borders. Existing trees over 8" dbh shall be incorporated in the site design to the maximum extent practical.

(9) New construction affecting existing buildings of historically traditional architectural design within the community should respect the existing height, bulk, scale and style of the existing architecture wherever practical.

B. Commercial/residential buffers. Where a commercial or manufacturing use is contiguous to an existing residential use or any approved residential lot, the Township may require the minimum front, side and rear yards be increased by up to 50%. The Township may also require, for purposes of separating incompatible uses or shielding the residential property from negative impacts, that a buffer consisting of a solid fence of wood, earthen berm and/or a 20 feet wide dense evergreen planting not less than six feet high be maintained, unless the properties are in the same ownership or the full width of the yard is already wooded.

C. Inflammables. All activities involving the manufacturing, production, storage, transfer or disposal of inflammable and explosive materials shall be provided with adequate safety devices against the hazard of fire and explosion. Firefighting and fire suppression equipment and devices shall be provided pursuant to National Fire Protection Association guidelines. Burning of waste materials in open fires is prohibited. Details of the potential hazards and planned safety and accident response actions shall be provided by the applicant and the Township may require greater front, side and rear yards and/or fencing.

D. Electrical disturbances. No activities shall be permitted which emit dangerous radioactivity or electrical disturbance adversely affecting the operation of any equipment other than that of the creator of such disturbance.

E. Noise.

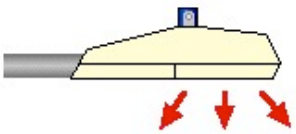
(1) All proposed new land uses shall not generate cumulative sound levels (SPL), at or beyond any lot line, that exceeds the ambient noise level by 10 or more decibels (dBA). Any sound of 5 to 10 decibels above the ambient noise level shall be attenuated or mitigated to the maximum degree practical. The Township may, as a condition of approval of discretionary permits, require additional setbacks, buffers and fencing, or reasonably limit the hours of operation to attenuate or mitigate any potential noise impacts of any proposed use.

(2) The determination of noise levels shall be made using industry standards. The increase in ambient noise level shall be determined for all lot lines at the site where the project is to take place and any other locations as shall be specified by the Township, taking into account existing noise generators.

(3) The maximum permissible sound levels of this section shall not apply to emergency or security alarms, repair or construction work to provide public utilities, construction operations between the hours of 7:00 AM and 7:00 PM, emergency repairs, agricultural activities other than kennels, motor vehicles when used on public streets in accord with state regulations, aircraft, government authorized public celebrations, unamplified human voices or routine ringing of bells or chimes by a place of worship or similar facility.

F. Vibration. No vibration shall be permitted on a regular or continuing basis which is detectable without instruments at the property line.

G. Lighting.



(1) Lighting for all commercial, multi-family residential, institutional and industrial uses shall be shielded and focused downward to prevent glare and spillover of light onto adjoining properties.

(2) All lighting shall be designed so as to avoid unnecessary or unsafe spillover of light and glare onto operators of motor vehicles, pedestrians and land uses in proximity to the light source.

(3) No direct or sky-reflected glare, whether from floodlights or from high-temperature processes such as combustion or welding or other sources, so as to be visible at the property line on a regular or continuing basis, shall be permitted.

(4) Lighting contours shall be required on site plans for purposes of determining compliance with this section. Average foot-candles at the property line shall be less than 1.0 except at site entrances.

(5) Globe lights shall ordinarily not be permitted, except for limited aesthetic and sidewalk lighting as part of a site plan subject to review by the Township.

(6) Light pole heights shall not exceed building heights and none shall exceed 25 feet in height.

(7) All lighting over 2,000 lumens in strength shall meet the full cut-off standard of the Illuminating Engineering Society of North America (IESNA).

(8) All site activity areas, including parking lots and walkways, shall meet minimum IESNA standards and exceed those standards by no more than 25%.

(9) All gasoline canopy lighting shall be fully recessed and the average light level under the vehicular canopy shall not exceed 2.0 horizontal maintained foot-candles.

H. Air pollution originating from new commercial or industrial uses. No emission of fly ash, dust, fumes, vapors, gases and other forms of air pollution shall be permitted on a regular or continuing basis which can cause any damage to health, to animals, vegetation, or other forms of property, or which can cause any excessive soiling. The Ringelmann Smoke Chart shall be used to determine the total smoke emitted. The emission of one smoke unit per hour and smoke with discernible density of No. 1 on the Ringelmann Smoke Chart shall be prohibited.

I. Water pollution originating from new commercial or industrial uses. All activities involving the possible contamination of surface or ground water shall be provided with adequate safety devices to prevent such contamination. Details of the potential hazards (including the groundwater characteristics of the area in which the use is proposed) and planned safety devices and contamination response actions shall be provided by the developer. Baseline and post-project testing may be required as a condition of approval.

J. Vehicle and equipment sales and service. Whenever a vehicle and equipment sales and service, mechanical and body repair use is proposed as a Conditional Use, or as an expansion of an existing non-conforming use, the following additional performance standards shall apply:

(1) All automobile or vehicle parts, new or used, shall be stored within buildings or screened.

(2) Vehicles that are temporarily on the property awaiting repair, shall be stored in an area which meets the minimum yard requirements applicable for the district and the use.

(3) Vehicle and equipment sales and service shall be limited to those districts specified on the Schedule of District Regulations and be subject to the following additional regulations:

(a) A site plan designated and improved parking space meeting the standards contained herein shall be provided for each vehicle or piece of equipment displayed.

(b) Display areas for vehicles and pieces of equipment shall comply with front and side yard setbacks applicable to principal structures.

(c) Signs connected with vehicle and equipment displays shall be limited to permanent or temporary signs otherwise permitted hereunder.

(d) Additional off-street parking areas shall be provided for the use of customers at the rate of one space for each 10 vehicles or pieces of equipment displayed outdoors. No on-street parking shall be permitted.

(e) Lighting of outdoor vehicle and equipment sales areas shall be limited to pole or wall lighting meeting the standards contained herein for commercial lighting.

(f) The Township may require landscaping of vehicle and equipment sales and service operations, as provided herein, to separate and buffer them from the public right-of-way and adjoining properties.

(g) All vehicle and equipment sales and service operations shall provide a permanent (suitable for year-round use), heated sales office of no less than 150 square feet in size and rest room facilities.

§125-20 Multi-family Dwellings

A. Multi-family dwelling projects shall be considered major subdivisions and require both Conditional Use and subdivision approval. This "major subdivision" classification shall apply to all subdivisions of property in connection with the development, regardless of whether or not the same are connected with building development, and the approvals required shall be requested and acted upon concurrently as one subdivision. Application for preliminary approval of multi-family dwelling projects, accordingly, will be made to the Township in the manner provided under the Township Land Subdivision and Land Development Ordinance. The subdivider shall also submit all information required by such Regulations plus the following additional data;

(1) An application for approval on a form to be supplied by the Township or, in the absence of such form, by a letter or brief from the developer or his or her representative indicating how the development will specifically comply with or meet the criteria set forth herein.

(2) A proposed plot plan showing the approximate (generally within five feet) locations of all buildings and improvements including parking areas, planting strips (if any), signs, storm drainage facilities, water supply, sewage treatment and collection systems and the specific areas provided as open space in connection with the requirements of this ordinance. Building layouts, floor plans and profiles shall also be provided indicating building dimensions, numbers, and sizes of units, common ownership or use areas (apart from the open space referenced below), lighting and such other information as shall be required to determine compliance with the design standards contained herein. Setbacks from property lines, improvements and other buildings shall also be indicated.

(3) A schedule or plan and proposed agreement(s) either with the Township or a property owners' association for the purpose of dedicating, in perpetuity, the use and/or ownership of the recreation area and open space required by this ordinance to the prospective dwelling owners or occupants. Such agreement may be incorporated in the applicant's proposed declaration of covenants and restrictions for filing in the County Recorder of Deed’s office, but shall in any event, provide to the satisfaction of the Township that maintenance and use of the property, regardless of ownership, be restricted to either; (1) activities intended for the sole benefit of the occupants of the particular project proposed or, (2) permanent open space as hereinafter provided.

B. The Township shall act on the Conditional Use application either prior to or simultaneously with the Preliminary Land Development Plan. No building permit shall be issued to the applicant, however, until all conditions attached to the approval of any Preliminary Land Development Plan, shall have been satisfied and nothing herein shall be construed as permitting the issuance of a building permit prior to Preliminary Land Development approval. This requirement notwithstanding, the building permit application shall be made with the Preliminary Land Development Plan and shall, if

granted, be valid for a period equal to that for Preliminary Land Development Plan approval. If the Preliminary Land Development Plan shall be rejected, no building permit shall be granted.

C. The developer shall provide for the installation of required or proposed improvements including but not limited to streets, parking areas, storm drainage facilities, recreational facilities and lighting. No zoning or building permit (where the same is required) shall be issued until such time as; (1) Final Land Development Plan approval shall have been granted in accordance with the procedures and requirements of this ordinance and (2) buildings have been completed and inspected by the Township Building Inspector.

D. Complete final building plans shall also be submitted as part of the Final Land Development Plan Application.

E. No person shall sell, transfer, lease or agree or enter into an agreement to sell or lease any land and/or buildings or interests in the individual dwelling units to be created, or erect any building thereon except in accord with the provisions of this ordinance, unless and until Final Land Development Plan approval shall have been granted (unless the improvements shall have been guaranteed), and the Plan has been recorded in the office of the Wayne County Recorder of Deeds.

F. Multi-family dwelling density shall not exceed twice the number of dwelling units per acre permitted if the parcel in question were to be developed for one-family detached residential use.

G. All areas of a multi-family development not conveyed to individual owners; and not occupied by buildings and required or proposed improvements shall remain as permanent open space or be dedicated to recreation area to be used for the benefit and enjoyment of the residents of the particular units being proposed. No less than 50% of the tract shall be used for this purpose and fees in lieu of dedication may not be substituted for such space. Such open space shall be subject to the following regulations:

(1) No less than 50% of the open space to be provided (25% of the total tract) shall be dedicated to recreational area for the benefit and enjoyment of the residents of the particular units proposed. Recreation areas (as distinct from other open space) shall be immediately adjacent (part of the same parcel and contiguous) to the proposed units and freely and safely accessible to all residents of the development. They shall not be used to fulfill open space requirements or provide recreational areas for residents of other units, excepting as provided for in subsection (2) below. They shall be usable for active recreational activities and shall not include wetlands, quarries, slopes over 15% in grade, water bodies or acreage used for improvements such as storm drainage facilities or sewage effluent disposal areas.

(2) Land designated as open space shall be permanently maintained as such and not be separately sold, used to meet open space or recreation area requirements for other developments, subdivided or developed excepting that a holding zone may be reserved for future development pursuant to density and other zoning requirements as they presently exist, provided such lands are specifically defined and indicated as "reserved for future development" on all Development Plans. Such lands shall not be included in calculating permitted density for the proposed development. These provisions, however shall not be construed as granting or reserving to the developer any rights or privileges to develop on the basis of a "pre-approved plan" if density or other zoning requirements shall have been modified to preclude such development.

(3) Open space areas shall be permanently maintained so that their use and enjoyment as open space are not diminished or destroyed. Such areas may be owned, preserved and main-

tained by dedication to a property owners association which assumes full responsibility for maintenance of the open space and/or deed-restricted private ownership which shall prevent development of the open space, provide for its maintenance and protect the rights of owners or occupants of dwelling units to use and enjoy, in perpetuity, such portion of the open space as shall have been dedicated to recreation area for the project. This is intended to allow the owner/developer to retain ownership and use of a portion of the property (for hunting, fishing, etc.) provided the permanence of the open space is guaranteed.

(4) Whichever maintenance mechanism(s) is used, the developer shall provide, to the satisfaction of the Township Attorney and prior to the granting of any Final Development Plan approval, for the perpetual maintenance of the open space and also the use and enjoyment of the recreation area by residents of the units being approved. No lots shall be sold nor shall any building be occupied until and unless such arrangements or agreements have been finalized and recorded.

(5) Developments of 50 units or more shall provide one-half acre of playground area per 50 units unless restricted to adult occupancy only plus such other recreation area as may be required by the Township Subdivision and Land Development Ordinance.

H. All multi-family developments shall be served with community wastewater facilities and water supplies. Effluent disposal areas shall also be subject to the setback requirements applicable to other multi-family buildings and structures as a minimum.

I. The following design criteria shall apply to multi-family developments;

(1) Yard requirements for the district shall apply to the development as a whole and not individual units.

(2) Access roads through the development shall comply with minor street requirements as specified in this ordinance and no parking space shall be designed such that a vehicle would be backing or driving out onto a through road. Parallel parking may be permitted.

(3) A multi-family development of 50 or more units shall be served by by a minimum of two accesses.

(4) Parking spaces of two per unit shall be provided plus, for every two units intended for rental or other transient occupancy, one additional space to accommodate parking needs during sales and other peak visitation periods.

(5) No structure shall be erected within a distance equal to its own height of any other structure.

(6) All electrical and other utilities shall be placed underground and buried to a depth determined by the Township Engineer as sufficient for safety purposes.

(7) All multi-family projects shall comply with landscaping, parking, lighting, storm water and general design guidelines as set forth in this code.

J. Maintenance of a multi-family project shall be vested in (1) an association or other legal entity organized prior to the offering of the first unit for occupancy, or (2) a manager, who may be the developer, or a person designated by the developer before the developer offers a unit for occupancy, or (3) the owners or occupants of units themselves if the total number of owners or occupants within the development is not more than five (5).

K. The association or manager, as the case may be, shall be responsible for maintenance, repair and replacement of the common areas of the development including buildings and, if applicable, the furniture, fixtures and equipment within the units.

L. The developer shall, in filing a Preliminary Development Plan, provide a narrative description of how responsibility for maintenance and care of the units and common areas will be assured and a pro forma operating budget for the maintenance organization including a breakdown of the common expense to be borne by the maintenance organization and a separation of long-term maintenance costs from on-going routine maintenance costs. There shall also be provided a narrative description of how the developer proposes to assure maintenance of the units and common facilities during any sales program. The Township may require additional temporary facilities to accommodate service demands. Copies of all applicable instruments shall be provided, for purposes of determining that long-term arrangements for maintenance of common facilities have, in fact, been made by the developer.

M. Any developer who proposes to construct multi-family dwellings and convey the common elements of said multi-family dwelling project, including recreation areas, to an association of purchasers of units therein shall submit a maintenance bond or other performance guarantee acceptable to the Township Board and Township Attorney ensuring long-term maintenance and repair of said common elements.

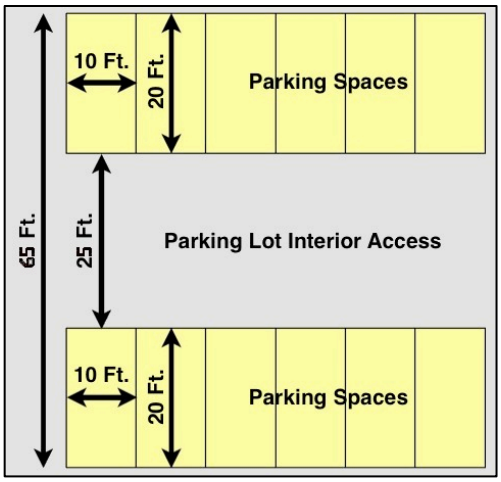
N. If the development shall be subject to Pennsylvania statutes governing the sale of real property used for condominiums, the developer shall certify as to his or her compliance with said statutes. To the extent the provisions of such statutes conflict with this subsection such certification shall suffice as to conformance with these requirements.

§125-21 Conservation Subdivisions

Conservation Subdivisions shall be permitted as a matter of right in each zoning district and shall be designed to standards as set forth in the Township Subdivision and land Development Ordinance.

§125-22 Off-Street Parking, Loading and Unloading Requirements

A. Off-street parking, loading and unloading facilities shall be provided to lessen congestion in the streets. The facilities required herein shall be available throughout the hours of operation of the particular business or use for which such facilities are provided. As used herein, the term "parking space" includes either covered garage space or uncovered parking lot space located off the public right-of-way.



B. Parking spaces shall be a minimum of 10 feet wide and 20 feet deep. Perpendicular parking spaces shall be accessed by an interior drive of no less than 25 feet in width for turning purposes (see illustration). This distance may be reduced to 20 feet for 60 degree angle parking, 15 feet for 45 degree angle parking and 13 feet for 30 degree angle parking. The Township may modify these standards in conjunction with site plan review to fit the needs of particular enterprises.

C. Parking spaces may be located on a lot other than that containing the principal use with the approval of the Planning Agency provided a written agreement, approved by the Board of Supervi-

sors, shall be filed with the application for a zoning certificate. The Board of Supervisors shall, however, be under no obligation to approve such arrangement, where the parking is not convenient, assured on a long-term basis or otherwise fails to meet the standards contained herein.

D. Any lighting used to illuminate any off-street parking shall be so arranged as to reflect the light away from adjoining premises and public right-of-ways and downward to illuminate the parking areas without any illumination propagating above a plane horizontal to the origin of illumination.

E. Parking shall not be permitted on public right-of-ways.

F. Off-street parking, loading and unloading facilities shall be provided as necessary in connection with every use. One-family and two-family residential uses shall be provided with two off-street parking spaces per dwelling unit. Parking needs with respect to all other uses shall be determined during Conditional Use or land development review as follows:

(1) The following parking standards shall apply to all applications for new, expanded or modified land uses, and apply cumulatively in the case of mixed-use projects such as resorts, provided that adjustments may be made by the Board of Supervisors to reflect the likelihood of shared parking within the project:

Basic Parking Requirements	
Land Use	**Parking Requirement**
Home-occupations	1 space per 100 sq. ft. of floor area devoted to use
Hotels/motels	1 space per rental room plus 1 for each 4 employees
Industrial uses	1 space per 400 sq. ft. floor area
Commercial uses	1 space per 175 sq. ft. floor area
Places of public assembly	1 space per 4 seats
Offices	1 space per 200 sq. ft. floor area
Restaurants	1 space per 50 sq. ft. floor area
Vehicle service establishments	4 spaces plus 1 per employee

(2) Any applicant may also request, in writing, a modification of parking standards. The amount of parking may, in such instances, or others where the above standards are not directly applicable, be reduced or increased by the Board of Supervisors based upon the following criteria:

(a) Industry studies of parking needs for the type of use proposed or actual case-study comparisons for projects of similar character. The Board of Supervisors may require the developer or applicant to gather and submit such data in support of its proposed parking provisions. The National Parking Association and the Urban Land Institute are examples of such industry sources.

(b) The characteristics of the proposed customers, residents, occupants or visitors to a given facility. Housing for the elderly would, for example, require fewer spaces per dwelling unit than time-shared recreational units, even though the number of dwelling units is the same.

(c) The expected occupancy rates, traffic levels and numbers of employees in connection with any enterprise and the degree to which these directly relate to parking requirements.

(d) Recommendations, if any, from Township consultants, other public agencies or infor-

mation sources that suggest, based on experience, the appropriate amount of parking in connection with a given use.

(e) The likelihood that parking will be shared with adjoining facilities, the impact of daily peak visitation or use periods on demand and the hours of operation as compared to other neighborhood activities.

(f) The availability of reserve areas designated on the site plan for future parking development in the event of demonstrated need, as determined and directed by the Building Inspector or Board of Supervisors.

The Board of Supervisors shall apply a similar approach in determining parking needs in cases of unlisted uses.

G. In addition to the off-street parking space required above, any building erected, converted or enlarged in any district for commercial, office building, manufacturing, wholesale, hospital or similar uses, shall provide adequate off-street areas for loading and unloading of vehicles. The minimum size loading space shall be sixty (60) feet in depth, twelve (12) feet in width, with an overhead clearance of fourteen (14) feet. In no case where a building is erected, converted or enlarged for commercial, manufacturing or other business purposes shall the public rights-of-way be used for loading or unloading of materials.

H. Access to and from all off-street parking, loading and vehicle service areas along public rights-of-way shall consist of well defined separate or common entrances and exits and shall comply with the following provisions:

(1) Access drives shall not open upon any public right-of-way within one-hundred (100) feet of the nearest right-of-way line of any intersecting public street or highway or where the sight distance in either direction would be less than two hundred (200) feet. Access drives onto state highways shall be subject to Pennsylvania Department of Transportation standards.

(2) There shall be no more than one entrance and one exit to any business or parking area on any one highway unless safety considerations should demand the same. Each entrance and exit shall be clearly defined with curbing, fencing or vegetative screening so as to prevent access to the area from other than the defined entrance and exits and all landscaping shall meet standards contained herein. In no case shall one entrance and exit be located within one-hundred (100) feet of any other on the same property or adjoining property along the same public right-of-way. Such distance shall be measured from centerline to centerline. Non-conforming lots, however, shall be exempt from this requirement. The Board of Supervisors may also waive this requirement where one or both of the access drives will carry less than one-hundred (100) trip-ends of traffic per day.

(3) Access drives, parking areas and unloading areas shall be designed so as to not require backing out of vehicles onto any highway or through road, whether public or private, although the Township Board of Supervisors may waive this requirement for residential parking spaces on existing lots where the through traffic is less than 200 vehicles per day. All new or modified truck unloading areas shall provide an off-street turn-around area of sufficient size to accommodate a full-size tractor-trailer combination.

I. All non-residential parking and loading areas and parallel circulation and service lanes shall be separated from the paving edge of a public thoroughfare or adjoining property lines by a planting strip at least twenty (20) feet in depth.

J. The Township, at its discretion, may require a traffic impact study by an independent engineer with any Conditional Use or Special Exception application involving an activity likely to generate more than five-hundred (500) trip-ends per day or create specific traffic issues. The study shall examine existing and projected traffic flows before and after development and generally follow the guidelines set forth for such studies by the Institute of Transportation Engineers. Its purpose shall be to ensure that proposed developments do not adversely affect the transportation network and to identify any traffic problems associated with access to the site from the network. It shall identify solutions to potential problems and any improvements needed. The scope of the study shall be approved in advance by the Township.

§125-23 Sign Regulations

A. Definitions

(1) The word or term "sign" shall mean any outdoor sign, display, painting, drawing, message, plaque, poster, billboard or other thing, which is designed, intended or used to advertise or inform. As used herein it shall also include a publicly displayed notice to advertise the business where transacted or profession practiced and the name of the person or firm conducting such profession. It also shall include signs attached to buildings or roadside signs, wherever visible from the highway.

(2) "Surface area" is the size of any sign computed by multiplying its greatest length by it greatest height. Structural members not bearing advertising material or not in the form of a symbol shall not be included in the computation of surface area nor shall the reverse side of the sign (a multi-faced sign shall be counted as one sign and each face may include the maximum surface area). In the case of signs with no definable edges (e.g. raised letters attached to a facade), surface area shall be that area within the perimeter of a single line enclosing the extreme limits of the advertising material.

B. Business and Advertising Signs

(1) The owner, lessee or occupant of land in Palmyra Township, may erect and maintain on such land not more than four (4) signs identifying the business, name or profession of such owner, lessee or occupant of the property, and advertising the products or services offered thereon. Such signs shall not exceed thirty-two (32) square feet each in surface area. Home occupation signs, however, shall comply with the standards of §125-15 hereof. Nameplates shall not exceed four (4) square feet each in in surface area and shall be limited to two (2) in number.

(2) The signs actually physically attached to a business building shall not be counted in the number of signs permitted hereunder and the total sign area associated with such signs shall not exceed 25% of any facade.

(3) Nothing herein contained shall prevent:

(a) The owner, occupant or lessee of property in an R-R District from erecting as many as two (2) signs for any advertising purpose regardless whether the same is connected to any activity on-site or not. Such signs shall not have a surface area of more than three hundred (300) square feet in size and shall be setback from the edge of the highway right-of-way a distance in lineal feet equal to the square feet of sign surface area.

(b) Signs bearing the words "sold" or "rented" or similar phrases, together with the name

of the person effecting sale or rental. Such signs shall be removed within fourteen (14) days after the sale, rental or lease.

(c) Signs advertising the sale or development of the premises upon which they are erected, when erected in connection with the development of the premises by a builder, contractor, developer or other person interested in such sale or development, provided:

[1] The size of such sign is not in excess of thirty-two (32) square feet;

[2] Not more than one (1) double-sided sign shall be placed per property with one (1) additional double-sided sign per additional street frontage (where road frontage exceeds 150 feet, an additional double-sided sign shall be permitted);

[3] Such sign is not illuminated.

(4) Signs to provide for the normal and safe flow of traffic into and out of the place of business such as entrance, exit and parking signs. Such signs shall not be of a size greater than necessary for persons of normal visual acuity to observe.

C. Multi-family Project Signs

One (1) sign identifying a multi-family project is permitted on the premises of such project providing the sign does not exceed twenty (20) square feet in surface area. Signs identifying each building shall also be permitted. Such signs shall not exceed one (1) square foot and shall be attached to the building facade.

D. Cluster Commercial Signs

(1) One (1) freestanding sign identifying the cluster commercial project is permitted on the premises of such project provided the sign does not exceed one hundred twenty-eight (128) square feet in surface area.

(2) One (1) sign identifying each business or profession located in the cluster project is permitted provided the sign does not exceed thirty-two (32) square feet in surface area. Such signs shall be attached to the same frame as the cluster commercial project sign provided for in §125-23.D(1).

(3) One (1) additional sign identifying each business or profession in the cluster project is permitted provided the sign does not exceed thirty-two (32) square feet in surface area and the sign is attached directly to the facade of the structure housing the business or profession.

E. Location of Signs

(1) No sign shall be erected, installed or maintained in a location that will constitute an obstruction to vision or endanger the safety of the traveling public.

(2) Signs shall not be placed on or affixed to vehicles, trailers and/or containers that are parked on a public right-of-way, public property or private property, so as to be visible from a public right-of-way where the primary use of the vehicles, trailers and/or containers is to advertise a product or direct people to a business or activity located on the same or nearby.

(3) No part of a sign shall extend into a highway right-of-way.

F. Temporary Signs

The following temporary signs shall be permitted in all districts. Special advertising or business identification signs or banners not exceeding sixty-four (64) square feet in total surface area; including, but not limited to, signs announcing to the general public any special events such as commercial sales days, cultural or entertainment attractions, or charitable activities. These shall be permitted for the length of the activity, but in no case exceeding seven (7) days after the event. Political signs may be permitted on a similar basis.

G. General Regulations

The following regulations shall apply to all permitted signs:

(1) Except as provided herein, a sign shall be permitted only in connection with a permitted use, provided that nothing herein shall be construed to prevent the reuse of a previously permitted sign in connection with a change of use or ownership. New off-premises signs shall be prohibited except on a conditional use basis and further provided such signs are separated by a minimum of 3,500 feet.

(2) All signs shall be removed when the reasons for their erection no longer apply.

(3) Signs placed upon a roof shall not be permitted to extend above the peak of a building to which they are attached.

(4) No part of any sign shall project above the top or beyond the ends of the wall surface upon which it is located.

(5) Signs other than official traffic signs shall comply with side yard set backs as established for principal structures in the District where the sign is located.

(6) No sign, except a public sign, visible from a public street, shall use the words "stop", "danger" or any other word, phrase, symbol or character which could be interpreted by a motorist as being a public safety warning or traffic sign.

(7) No light shall be permitted that by reason of intensity, color, location, movement or direction of its beam may interfere with public safety.

(8) Portable signs shall be considered as any other sign and shall be subject to all regulations contained in this Chapter, provided that no more than two (2) on-lot sandwich board signs of sixteen (16) square feet in size or less that are placed and removed daily in connection with retail and service uses may be permitted after application to the Code Enforcement Officer as provided herein.

(9) Signs exceeding a height of thirty (30) feet from the ground surface shall be considered conditional uses.

(10) All signs of ten (10) square or more in sign area shall require a permit from the Township. All other signs shall otherwise comply with these regulations. The Zoning Officer shall be authorized to order the removal of any non-complying sign that is not legally nonconforming.

H. Illumination

Where permitted, signs shall be illuminated only by a steady, stationary (excepting for indicators of time and temperature), shielded light source directed solely at the sign, without causing glare for motorists, pedestrians or neighboring premises. The illumination shall not make the sign resemble traffic signals.

I. Changeable Letter Signs

(1) Changeable letter signs where the copy is changed by hand shall be permitted provided they comply with other provisions of this section.

(2) Multiple message signs wherein the copy is changed mechanically on an automatic basis shall be permitted provided they comply with other provisions of this section and are limited to a maximum of four rotating displays and be setback no less than fifty (50) feet from any highway right-of-way and five-hundred (500) feet from any other multiple message sign or electronic message sign.

(3) Electronic message signs wherein the copy is changed electronically on an automatic basis shall be permitted provided they comply with other provisions of this section and meet the following standards:

(a) Electronic message Signs shall not display animation, flash or blink and motion shall be limited to the transition from one message to another.

(b) No electronic message sign may be located within five-hundred (500) feet of any multiple message sign or other electronic message sign, and shall also be located a minimum of three-hundred (300) feet from any existing dwelling structure.

(c) Transitions for electronic message signs shall fade and content shall not change more than once every ten (10) seconds with a transition time not exceeding two (2) seconds. The Board of Supervisors may require such timing be modified for safety reasons based on Federal or State criteria.

(d) Electronic message signs shall only be permitted along roads controlled by PennDOT, and must comply with all applicable PennDOT regulations.

(e) Electronic message signs shall be setback from the edge of any highway right-of-way by no less than fifty (50) feet.

J. Application

An application for a permit to install or relocate a sign shall be made on a form obtained from the Township Zoning Officer and filed with the Township Secretary, together with the fee determined by the Township Supervisors. Signs of thirty-two (32) square feet in size or less, or temporary signs, however, shall not require permits.

K. Non-conforming Signs

Existing non-conforming signs may be repaired or reconstructed on the same site, but shall not be relocated or increased in size.

L. Penalties

(1) No owner of any sign or lessee or owner of any land upon which the sign is located shall permit such sign to become unsightly or in disrepair so as to endanger the public or to become a public nuisance.

(2) In the event such a sign is not repaired or properly restored or removed within thirty (30) days after written notice has been given to the owner of the sign or the lessee of the land upon which the sign is located, the Board of Supervisors may institute appropriate actions to prevent the violation or abate the nuisance.

§125-24 Floodplain Development Standards

There is hereby created a special zoning district, the boundaries of which shall be congruent with those areas identified as Special Flood Hazard Areas (Zone A) on the Flood Hazard Boundary Maps as issued and/or amended by the Federal Insurance Administration, or its successor agencies, for Palmyra Township. This District shall be an overlay zone in which the normal provisions of the District indicated on the Official Zoning Map shall apply except that no development shall be permitted which is not completely in accord with the provisions of Chapter 49 of this Code.

§125-25 Stables and Kennels

A. Stables, Private

Private stables are permitted as an accessory use to a single-family residence in the R-R and R-1 Districts subject to the following conditions:

(1) A minimum parcel of two (2) acres shall be required for the residence and stable.

(2) No more than two (2) equines shall be kept except that one additional equine may be kept for each additional one (1) acre of land.

(3) Two hundred (200) square feet of stable building area shall be provided for each equine kept on the property.

(4) No stable building or corral shall be located within fifty (50) feet of an adjoining property line and fifty (50) feet from any public or private road.

(5) All equines shall be restricted from grazing or intruding on an adjoining property.

B. Stables, Commercial

Commercial stables are permitted as a special exception in the R-R District subject to §125-57 of this Chapter and the following conditions:

(1) A minimum parcel of five (5) acres shall be required and a single-family residence for the owner or manager shall be permitted on the premises provided all other Sections of this Chapter and other applicable standards are met.

(2) No more than three (3) equines shall be kept with the exception that one (1) additional equine may be kept for each additional one (1) acre of land.

(3) All equines shall be restricted from grazing or intruding on an adjoining property and any fences erected for the same shall be at least five (5) feet away from the property line or public or private road.

(4) Adequate off-street parking shall be provided pursuant to §125-22 of this Chapter with one (1) space provided for each non-resident employee and one (1) space per two (2) equines stabled on the premises.

(5) No stable building or corral shall be located within one hundred (100) feet of an adjoining property line and seventy-five (75) feet from any public or private road.

C. Kennels

Kennels are permitted as a special exception in the R-R District subject to §125-57 of this Chapter and the following conditions:

(1) A minimum parcel of three (3) acres shall be required and the number of dogs housed shall not exceed five (5) per acre.

(2) No structure used for the keeping of dogs shall be located closer than one hundred and twenty-five (125) feet to any property line or one hundred (100) feet to any public or private road.

(3) Adequate off-street parking shall be provided pursuant to §125-22 of this Chapter with one (1) space for each non-resident employee and one (1) space per four (4) dogs kept on the premises.

(4) A noise barrier consisting of a solid fence not less than six (6) feet in height or a dense vegetative planting of not less than six (6) feet in height shall be provided at a distance not to exceed fifteen (15) feet and fully encircling all kennel areas not enclosed in a building.

(5) Dogs shall be restricted from using kennel areas not fully enclosed in a building from 8:00 P.M. to 8:00 A.M.

§125-26 Adult Businesses

Adult Businesses shall not be located within one thousand (1,000) feet of any residence, church, synagogue, public or semi-public use or health institution. This requirement is based upon studies evaluating the nature and extent of adverse secondary effects caused by adult uses in residential and commercial areas, including a contained in findings incorporated in the cases of City of Renton v. Playtime Theatres, Inc., 475 U.S. 41 (1986), Young v. American Mini Theatres, 426 U.S. 50 (1976), Barnes v. Glen Theatre, Inc., 501 U.S. 560 (1991), City of Erie v. Pap's A.M., 120 S. Ct. 1382 (2000) and on studies in other communities, the Palmyra Township Board of Supervisors hereby finding adult uses have negative secondary impacts such as a deterioration of community character and quality of life, depreciation of property values, increase in crime rates, and the blighting or downgrading of surrounding neighborhoods and commercial uses.

§125-27 Water and Sewer

All uses shall be provided with an adequate water supply and sewage disposal system meeting the needs of the proposed use, as demonstrated by evidence to be provided by the applicant, and meeting the requirements of the Township and the Pennsylvania Department of Environmental ~~Resources~~ Pro-

tection. A potable water supply shall be provided by either an on-site drinking water well or a bona-fide community water supply meeting the requirements of the PA Department of Environmental Resources and/or the PA Public Utility Commission. The sewage disposal system shall meet the requirements of the Township and the Pennsylvania Department of Environmental Protection. Any sewage treatment plant facilities shall comply with DEP setback requirements. Evidence of legal rights-of-way for any sewage line not located on the development property shall be provided by the applicant.

§125-28 Outdoor Wood Furnaces

A. Applicability

This section shall apply to all outdoor burning furnaces, boilers and appliances within Palmyra Township. It shall not apply to:

(1) Grilling or cooking using charcoal, wood, propane or natural gas in cooking or grilling appliances,

(2) Burning in a stove, furnace, fireplace or other heating device within a building or structure used for human or animal habitation, or

(2) The use of propane, acetylene, natural gas, gasoline or kerosene in a device intended for heating, construction or maintenance activities.

B. Burning Prohibitions

Unless specific written approval has been obtained from the Pennsylvania Department of Environmental Protection, the following, materials may not be burned in the Township in a solid fuel burning furnace or appliance under any circumstances:

(1) Rubbish or garbage including but not limited to food wastes, food wraps, packaging, animal carcasses, paint or painted materials, furniture, composite shingles, demolition debris or other household or business wastes.

(2) Waste oil or other oily wastes except used oil burned in a heating device for energy recovery subject to applicable Pennsylvania Department of Environmental Protection regulations.

(3) Asphalt and products containing asphalt.

(4) Treated or painted wood including but not limited to plywood, composite wood products or other wood products that are painted, varnished or treated with preservatives.

(5) Any plastic material including but not limited to nylon, PVC, ABS, polystyrene or urethane foam, and synthetic fabrics, films and containers.

(6) Rubber including tires and synthetic rubber-like products.

(7) Any material that is not recommended for burning by the manufacturer of the appliance.

C. Outdoor Solid Fuel Burning Furnaces or Appliances

An outdoor solid fuel may be used in Palmyra Township only in accordance with the following provisions:

(1) An appliance shall not be used to burn any of the prohibited materials listed above.

(2) Any outdoor solid fuel burning appliance located within the Palmyra Township shall be located on a lot of not less one and one half (1.5) acres and shall be not less than 50 feet from any lot line. Should the manufactures specifications require the outdoor burning furnace or appliance have a setback greater that fifty (50) feet from a property line or building structure, the greater setback distance shall apply.

(3) Any appliance shall have a minimum chimney height of 20 feet or the maximum height allowable by the manufacturer. If less than 20 feet, the owner or applicant must provide the Township with documentation from the manufacturer confirming the restriction.

(4) All appliances shall comply with emissions standards as required for outdoor solid fuel burning appliances, as promulgated by the Environmental Protection Agency (EPA). For purposes of this Ordinance, all emission standards currently required by the EPA are hereby adopted by reference as well as any amendments or modifications made to them hereafter.

(5) All appliances shall be installed, operated and maintained in strict compliance with the manufacturers' instructions and guidelines for the said appliance. In the event that a conflict arises between the manufacturer's instructions and regulations, and the regulations contained in this Ordinance, the stricter instructions or regulations shall apply.

(6) All ashes or waste may be disbursed on the property where the appliance is located. Any large accumulation of ashes or waste must be disposed of in a manner approved by the Palmyra Township and/or the Pennsylvania Department of Environmental Protection.

(7) All appliances shall be used for the sole purpose of furnishing heat and/or hot water to a dwelling or other structure pursuant to a permit issued hereunder, including residential swimming pools.

(8) In the event that the appliance is damaged more than 50%, or it is physically deteriorated or decayed, the said appliance must be removed and/or replaced with a new unit within 60 days of the date that notice is received from Palmyra Township. In such event, all provisions of this Ordinance, including but not limited to permitting procedures shall be complied with.

D. Permits

No person shall install, start or maintain any outdoor solid fuel burning appliance without first obtaining a permit issued by the Palmyra Township Code Enforcement Officer or Zoning Officer. Before a permit can be issued hereunder, an inspection of the proposed installation shall be required. In addition, a site plan shall be required showing the location of the proposed appliance on the property, location and height of all existing structures on the property, and distances from the appliance to existing structures on the property. The manufacturers' specifications and instructions shall also be furnished to the Township before a permit can be issued.

E. Liability

A person utilizing or maintaining an outdoor solid fuel burning appliance shall be responsible for all fire suppression costs and any other liability resulting from damage caused by a fire.

§125-29 Oil and Gas Drilling and Production

A. Intent

This section is intended to regulate oil and gas drilling, production and distribution to the extent permitted by the Pennsylvania Oil and Gas Act and the Pennsylvania Municipalities Planning Code. It is not intended to supersede the former but, rather, to complement it by regulating those aspects of the industry that are not addressed by the Act, principally related to location and setbacks. It is further intended to regulate those aspects of the industry that are not regulated by the Act and having to do with compressor stations, collection pipelines and similar support infrastructure to the extent permitted by law.

B. Location Requirements

Oil and gas drilling and production facilities shall be Principal Permitted Uses and limited to those districts specified on the Schedule of District Regulations. Collection pipelines, however, may be located in any zoning district, except the L-1 Lake District, as Principal Permitted Uses. Where permitted, oil and gas drilling and production facilities shall be subject to the following location standards:

A. Setbacks

All well pads, wells and compressor stations shall be setback from property lines by a minimum of 200 feet or 500 feet from any off-site dwelling, whichever is greater. Such facilities shall also be setback a minimum of 500 feet from the Lake Wallenpaupack Project Line. Compressor stations shall be fully enclosed and otherwise buffered to ensure any noise from the operation of the station does not exceed the ambient noise level at the property line by more than five decibels. Such stations shall also be buffered to limit, to the degree practical, visibility from the highway and nearby dwellings by existing vegetation or the planting of a new vegetative buffer of not less than six feet in height. All well pads, wells and compressor stations shall also be enclosed with temporary fencing with an emergency notification sign on the gates to alert emergency service providers and others of hazards and who to contact in the event of observed emergencies or other problems.

B. Stream Setback

All well pads, wells and compressor stations shall be setback from the high-water mark of any year-round stream by a minimum of 200 feet or such as other distance as may be specified by the Pennsylvania Department of Environmental Protection.

(1) Access Road Requirements

Access roads to oil and gas well pads and production facilities shall meet minor street requirements under the Palmyra Township Subdivision and Land Development Ordinance and secure highway occupancy permits from the Township or the Commonwealth of Pennsylvania, as the case may be.

(2) Application Requirements

Applications for new oil and gas well pads, production and distribution facilities shall comply with the submission requirements of this Zoning Ordinance and the Palmyra Township Subdivision and Land Development Ordinance, including a detailed site plan, but shall not be considered land developments subject to regulation under the latter. Such applications shall also include copies of applications made to the Pennsylvania Department of Environmental

Protection and applications made for other local, state and Federal permits required prior to drilling, including all application supporting materials.

(3) Reporting Requirements

The Township Board of Supervisors shall be supplied copies of all Pennsylvania Department of Environmental Protection determinations with respect to applications made to that agency for new oil and gas well pads and production facilities. Such copies shall be provided within 15 days of the date of the determination.

§125-30 Wind Energy Systems

The following standards shall apply to wind energy systems, all of which shall be subject to site plan review by the Township Board of Supervisors:

A. Height. The height of a wind energy system shall be the minimum necessary to produce usable power. No part of any wind energy system, accessory or otherwise, including the rotor blades while in operation, shall exceed 75 feet above virgin ground level or 20 feet above the base height limit of the underlying zone, whichever is greater. The height may be increased to a maximum of 150 feet on parcels of five or more acres by the Township Board of Supervisors, subject to site plan review and findings that granting of the additional height would allow use of a wind energy system where none would otherwise be practical and the support structures are designed to blend in with the architectural character and or landscape of the surrounding area.

B. Size. The maximum diameter of rotor blades shall be no more than 10 feet, provided that this diameter may be increased to a maximum of no more than 15 feet, where such increased rotor diameter is documented as the minimum necessary to produce usable power.

C. Clearance of blades. No part of a wind energy system shall extend within **15** feet of the ground. No blades shall extend over parking areas, driveways or sidewalks.

D. Noise. Wind energy systems shall not exceed 45 dBA as measured at the nearest adjacent property line. A noise study verifying that the maximum level is not being exceeded may be required to be submitted where equipment is to be located within 100 feet of a property line.

E. Transmission lines. Power transmission lines from the tower to any building or other structure shall, to the maximum extent practicable, be located underground.

F. Communications equipment. No television, radio or other communication antennas may be affixed or otherwise made part of any wind turbine, except with approval by the Township Board of Supervisors based upon site plan review to ensure such equipment will not interfere with existing communications equipment or overwhelm the primary purpose of generating renewable energy.

G. Visual impacts. No advertising signs are allowed on any part of the wind energy facility, including fencing and support structures. Other measures to reduce the visual impact of wind turbines shall also be employed to the maximum extent practicable. Monopole towers shall be used wherever practicable. All structures in a project shall be finished in a single, non-reflective matte finished color or a camouflage scheme. No lettering, company insignia, advertising, or graphics shall be on any part of the tower, hub, or blades.

H. Commercial wind generation systems. Wind energy systems with a rated capacity of more than 100 kW that are intended to produce power for distribution on the utility grid shall be subject to

the following standards and Conditional Use procedures:

(1) All power transmission lines from the tower to any building or other structure shall be located underground to the maximum extent practicable.

(2) No television, radio or other communication antennas may be affixed or otherwise made part of any wind turbine, except with approval by the Township Board of Supervisors. Applications may be jointly submitted for wind turbine and telecommunications facilities.

(3) No advertising signs are allowed on any part of the wind energy facility, including fencing and support structures.

(4) No tower shall be lit except to comply with Federal Aviation Administration (FAA) requirements. Minimum security lighting for ground level facilities shall be allowed as approved on the wind energy facility development plan.

(5) All applicants shall use measures to reduce the visual impact of wind turbines to the extent possible. Wind turbines shall use tubular towers. All structures in a project shall be finished in a single, non-reflective matte finished color or a camouflage scheme. Wind turbines within a multiple wind turbine project shall be generally uniform in size geometry, and rotational speeds. No lettering, company insignia, advertising, or graphics shall be on any part of the tower, hub, or blades.

(6) Guy wires shall not be permitted except to address unique safety issues and then only with specific permission by the Planning Board in the form of a waiver.

(7) No wind turbine shall be installed in any location where its proximity with existing fixed broadcast, retransmission, or reception antenna for radio, television, or wireless phone or other communication systems would produce electromagnetic interference with signal transmission or reception. If it is determined a wind turbine is causing electromagnetic interference, the operator shall take necessary corrective action to eliminate this interference including relocation or removal of the facilities, or resolution of issues with the affected parties. Failure to remedy electromagnetic interference is grounds for revocation of the Wind Energy Facility Permit for the specific wind turbine or wind turbines causing the interference.

(8) All construction debris shall be removed from the site or otherwise disposed of in a manner acceptable to the Planning Board.

(9). Wind turbines shall be designed to minimize the impacts of land clearing and the loss of important open spaces.

(10) Wind turbines shall be located in a manner that minimizes significant negative impacts on rare animal species in the vicinity.

(11) No shadow flicker shall be permitted on any off-site residences.

(12) All wind turbines shall have an automatic braking, governing or feathering system to prevent uncontrolled rotation, overspeeding and excessive pressure on the tower structure, rotor blades and turbine components.

(13) Wind energy facilities shall be gated or fenced to prevent unrestricted public access to the facilities and reduce any attractive nuisance aspects of the use.

(14) Warning signs shall be posted at the entrances to the wind energy facility and at base of each tower warning of electrical shock or high voltage and containing emergency contact information.

(15) No climbing pegs or tower ladders shall be located closer than 15 feet to the ground level at the base of the structure for freestanding single pole or guyed towers.

(16) The minimum distance between the ground and any part of the rotor or blade system shall be 30 feet.

(17) Wind turbines shall be designed to prevent unauthorized external access to electrical and mechanical components and shall have access doors that are kept securely locked at all times.

(18) Construction and delivery vehicles for wind turbines and/or associated facilities shall propose, and the Township Board of Supervisors shall approve or modify, designated traffic routes to minimize traffic impacts from construction and delivery vehicles, wear and tear on local roads and impacts on local business operations.

(19) The applicant is responsible for remediation of damaged roads upon completion of the installation or maintenance of a wind turbine. A public improvement bond may be required prior to the issuance of any building permit in an amount, determined by the Township Board of Supervisors, sufficient to compensate the Township for any damage to public roads if any of these roads will be among the designated traffic routes.

(20) The applicant shall provide pre-development and post-development photographic evidence of the condition of any public roads along the proposed route.

(21) Each wind turbine shall be set back a distance of 500 feet or 1½ times the total height of the largest wind turbine, whichever shall be greater, from any public road, off-site residence, lodging facility, public building, church and other institution. No wind turbine shall be located within its own total height of a site boundary line.

(22) The statistical sound pressure level generated by a wind turbine shall not exceed L10 - 30 dBA measured at the nearest residence located off the site. Sites can include more than one piece of property and the requirement shall apply to the combined properties. Independent verification by an acoustical engineer certified with the Institute of Noise Control Engineering shall be provided before and after construction demonstrating compliance with this requirement. In the event audible noise due to wind energy facility operations contains a steady pure tone, such as a whine, screech, or hum, the standards for audible noise set forth in subparagraph (B) of this subsection shall be reduced by five (5) dBA. A pure tone is defined to exist if the one-third (1/3) octave band sound pressure level in the band, including the tone, exceeds the arithmetic average of the sound pressure levels of the two (2) contiguous one third (1/3) octave bands by five (5) dBA for center frequencies of five hundred (500) Hz and above, by eight (8) dBA for center frequencies between one hundred and sixty (160) Hz and four hundred (400) Hz, or by fifteen (15) dBA for center frequencies less than or equal to one hundred and twenty-five (125) Hz. Should the ambient noise level (exclusive of the development in question) exceeds the applicable standard given above, the applicable standard shall

ambient dBA plus 5 dBA. The ambient noise level shall be expressed in terms of the highest whole number sound pressure level in dBA, which is exceeded for more than six (6) minutes per hour. Ambient noise levels shall be measured at the exterior of potentially affected existing residences, schools, hospitals, churches and public buildings. Ambient noise level measurements shall be performed when wind velocities at the proposed project site are sufficient to allow wind turbine operation.

(23) The applicant shall fund periodic noise testing by a qualified independent third-party acoustical measurement consultant, which may be required as often as biannually, or more frequently upon request of the Township Board of Supervisors in response to complaints by neighbors. The scope of the noise testing shall be to demonstrate compliance with the terms and conditions of the Wind Energy Facility Permit and this law and shall also include an evaluation of any complaints received by the Township. The applicant shall have 90 days after written notice from the Township Board of Supervisors, to cure any deficiency. An extension of the 90 day period may be considered by the Township Board of Supervisors, but the total period may not exceed 180 days.

(24) If any wind turbine remains non-functional or inoperative for a continuous period of 24 months, the applicant shall remove said system at its own expense following the requirements of the decommissioning plan. Removal of the system shall include at least the entire above ground structure, including transmission equipment and fencing, from the property. This provision shall not apply if the demonstrates to the Township that it has been making good faith efforts to restore the wind turbine to an operable condition, but nothing in this provision shall limit the Township's ability to order a remedial action plan after public hearing. The applicant, or successors, shall continuously maintain a fund or bond payable to the Township, in a form approved by the Township Board of Supervisors for the removal of non-functional towers and appurtenant facilities, in an amount to be determined by the Township, for the period of the life of the facility. This fund may consist of a letter of credit from a licensed financial institution. All costs of the financial security shall be borne by the applicant. All decommissioning bond requirements shall be fully described in the decommissioning plan.

(25) A wind turbine shall be maintained in operational condition at all times, subject to reasonable maintenance and repair outages. Operational condition includes meeting all noise requirements and other permit conditions. Should a wind turbine become inoperable, or should any part of the wind turbine be damaged, or should a wind turbine violate a permit condition, the owner or operator shall remedy the situation within 90 days after written notice from the Township Board of Supervisors. The applicant shall have 90 days after written notice from the Township Board of Supervisors, to cure any deficiency. An extension of the 90 day period may be considered by the Township Board of Supervisors, but the total period may not exceed 180 days. Should a wind turbine not be repaired or made operational or brought into permit compliance after said notice, the Township Board of Supervisors may, after a public meeting at which the operator or owner shall be given opportunity to be heard and present evidence, including a plan to come into compliance, order either remedial action within a particular timeframe, or order revocation of the Wind Energy Facility Permit for the wind turbine and require its removal within 90 days. If the wind turbine is not removed, the Township Board of Supervisors shall have the right to use the security posted as part of the decommission plan to remove the wind turbine.

§125-31 Minimum Dwelling Size

No single-family dwelling or recreational cabin shall possess less than 600 square feet of floor area.

§125-32 Transfers of Density Rights (TDR)

A. Purposes. This section is intended to:

(1) encourage the permanent preservation of important farmland and environmentally sensitive areas;

(2) direct growth to locations where central sewage disposal services are available; and

(3) provide a voluntary method for landowners to be compensated by the free market to preserve their land.

B. Special definitions.

(1) SENDING PROPERTY -- A lot(s) or portion of a lot that is restricted by a conservation easement or farmland preservation easement as a condition of approval of a higher density on the "Receiving Property" than would otherwise be permitted.

(2) RECEIVING PROPERTY -- A lot(s) that is approved to permit a higher density than would otherwise be permitted as a condition of the restriction of development on the Sending Property through a Conservation Easement.

C. Applicability.

(1) Owners of Sending and Receiving Properties may voluntarily commit to transfer residential density rights under this Zoning Ordinance. Although the transfer of density rights shall only officially occur at the time of final approval of a subdivision or site plan, the process shall be initiated during the preliminary planning process. The approval of a preliminary plan shall then be conditioned upon compliance with this Section. As part of a preliminary and final plan application, the applicant shall present a draft Conservation Easement on the "Sending Property" and a written, signed and notarized agreement by the owner of the "Sending Property" acknowledging and agreeing to the application.

(2) The Conservation Easement shall be drafted so that it is binding if the "Receiving Property" is granted Final Plan approval. The Conservation Easement shall be recorded in the County Recorder of Deeds office at the same time as, or prior to, the Final Plan for the Receiving Property. If a Final Plan is recorded in phases, then the Conservation Easement may be recorded in corresponding phases.

(3) The form of the Conservation Easement shall be acceptable to the Township Board of Supervisors based upon review by the Township Solicitor. The easement shall limit the development of the Sending Property to agricultural and open space uses and associated accessory activities and any residual residential density not transferred to the Receiving Property.

(4) A Sending Property shall be within the RR District. A Sending Property shall have a minimum lot area of 10 acres.

(5) A Receiving Property shall be within the RR, R-1 or C-2 Districts.

(6) Once a Conservation Easement is established it shall be binding upon all current and future owners of the Sending Property. The applicant for the Receiving Property is responsible to negotiate with, and pay compensation to, the owner of the Sending Property for the Conservation Easement. Such transaction shall occur privately, and the value shall be determined by the private market. The Township shall be under no obligation to pay the owner of the Sending Property.

(7) The right to develop a Sending Property may also be purchased by or donated to an established incorporated nonprofit conservancy organization whose mission includes preservation of agricultural land or natural features. A permanent Conservation Easement shall, in such case, be established on the Sending Property at the time of such purchase or donation. The right to develop such dwelling units may be held for a maximum of five years, before being used on a Receiving Property(ies).

D. Determination of density.

(1) Yield Plans shall be presented by the applicant. One Yield Plan shall be presented for the Receiving Property and one for the Sending Property. Such Yield Plans shall be a level of detail typically found in a sketch plan, including potential lots and roads, steep slopes, 100 year floodplains and suspected wetlands. Such Yield Plans shall estimate the number of new dwelling units that could be lawfully constructed on each property under Township regulations without any transfer of development rights. Detailed percolation tests are not required on all potential lots but deep pit soil testing may be required in areas of suspected marginal soil types for subsurface sewage disposal.

(2) Such Yield Plans shall be reviewed by the Township Board of Supervisors, with advice by the Township Engineer, to determine whether each represents a reasonably accurate estimate of the number of dwelling units possible on each site, both physically and legally. If such estimates are determined to not be accurate, the applicant shall be required by the Board of Supervisors to revise such Yield Plan.

(3) Based upon the Yield Plans, permission to develop a number of dwelling units may be transferred from the Sending Property to the Receiving Property. The potential to develop some or all of the dwelling units may be transferred from the Sending Property, depending upon the amount of land affected by the permanent Conservation Easement.

(4) If, for example, the Yield Plan determines that 10 new dwelling units would be allowed under current zoning on the Sending Property, and the Sending Property will be preserved by a Conservation Easement, then the right to develop 10 additional dwelling units shall be transferred to the Receiving Property. The development of the Receiving Property shall still comply with all other requirements of this Zoning Ordinance, except for the maximum density, which shall be regulated by this Section.

(5) The Receiving Property shall be permitted to include the increased total number of dwelling units above the number that would otherwise be permitted, as approved by the Township Board of Supervisors based upon the Yield Plan, provided that density shall not be increased by more than 25% under any circumstance (including any other incentives).

(6) Utilities. To receive a transfer of density rights, all lots of less than one acre on the Receiving Property shall be served by a central or communal sewage system.

(7) The transfer of density rights shall not be combined with incentives concerning Conservation Subdivision development, nor shall any transfer increase the density of a manufactured

home park.

E. Once a conservation easement is established under a transfer of density rights, it shall be permanent, regardless of whether the Receiving Property is developed. The approval to develop the Receiving Property in a higher density shall be treated in the same manner as any other Final Subdivision or site plan approval. The Planning Board may extend time limits to complete the development of the Receiving Property in response to a written request.

F. As part of a transfer of density rights, the development of the Receiving Property shall comply with all other zoning requirements, except for provisions specifically modified by this section.

§125-33 (Reserved)

§125-34 (Reserved)

§125-35 (Reserved)

§125-36 (Reserved)

§125-37 (Reserved)

§125-38 (Reserved)

§125-39 (Reserved)

§125-40 (Reserved)

ARTICLE V
Non-Conforming Uses and Structures

It is the purpose of this Article to limit the injurious impact of non-conforming uses, lots and structures on other adjacent properties within a particular district and the community as a whole, while recognizing that alterations, continuations and extensions of non-conforming uses and/or structures may not be contrary to the public interest or the general purpose of this Chapter when failure to allow such alteration, continuation or extension would itself lead to neighborhood or district deterioration. It is further the purpose of this Article to prescribe those standards which are to be applied by the Township in determining the reasonableness of a proposal to alter, continue or extend a non-conforming use and to establish when Township review and approval shall be required for such actions. The following are regulations which shall apply to the alteration, continuation or extension of non-conforming uses:

§125-41 Normal Maintenance and Repair Activities

Normal maintenance and repair activities, such as painting, replacing a roof, or fixing gutters shall be permitted, as well as alterations (i.e. adding or removing windows) and interior renovations that do not structurally alter buildings.

§125-42 Outside Storage or Display of Retail or Wholesale Inventory

The outside storage or display of retail or wholesale inventory which, in the ordinary course of business would be sold within one (1) year, and increases in the same shall be permitted, junkyards excepted, provided they do not eliminate parking spaces, unoccupied open spaces or accesses which are required by this Chapter. Notwithstanding this provision, however, the Township Board of Supervisors, in reviewing any conditional use application for expansion or upon determining, with respect to any present use, that a condition exists which requires remedies, may establish limits on such storage or display or require removal of inventory (altogether or to another location on the site) to preserve adequate sight distances and residential buffers or otherwise protect the public health, safety and welfare.

§125-43 Changes and Additions

All changes and additions to non-conforming uses, excepting those identified in §125-41 and §125-42 of this Chapter and accessory uses, shall be considered conditional uses, and permits for alterations, changes in use or additions shall be granted only after a determination by the Township Board of Supervisors that the following conditions have been, or will be, satisfied.

A. Storage of Materials

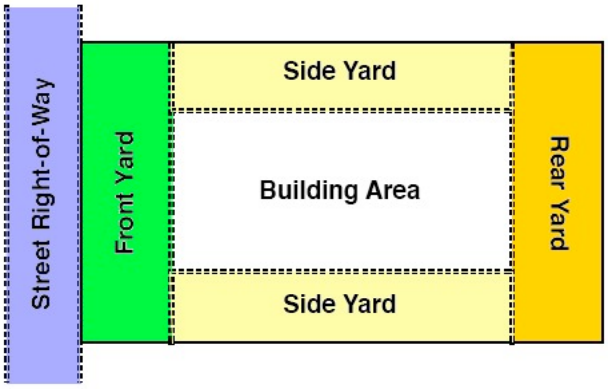
There shall be no expansion in the land area outside a non-conforming facility which is used for storage of materials, supplies and/or products, excepting with respect to those types of uses outlined in §125-42 and §125-43, B of this Chapter.

B. Screening

Where the non-conforming activity is one which necessarily results in the storage of large quantities of material, supplies or products outside (such as a wood products manufacturer), the use may only be expanded if a solid fence of wood and/or a dense evergreen screen, not less than six (6) feet in height, is present on all sides of the immediate area in use. Stored material shall not exceed the height of the screening material and nine (9) feet at the maximum.

C. Yards and Setbacks

No addition, change or expansion of a non-conforming use shall further violate setback and/or height regulations of the district in which it is located.



D. Storm Water

There shall be no increase in the amount of storm water runoff for the site over what existed as of the date of the enactment of this Chapter. The U.S.D.A. Soil Conservation Service, a Professional Engineer or other appropriate professional may be relied on to recommend appropriate measures to control storm water runoff which may be attached as conditions of approval by the Township.

E. Parking and Traffic

In no case will a change, addition or expansion of a non-conforming use be allowed which would result in the diversion of traffic, or relocation of a driveway on the site to any point nearer a residence should one be located within one hundred (100) feet of the property line, or result in violation of any of the parking and unloading requirements of this Chapter. If the total number of parking spaces for the site is to be increased more than twenty-five (25) percent over those available as of the date of this Chapter, the Township may require vegetative screening of the parking area from nearby residential areas.

F. Extension onto Other Properties

The use may only be expanded or extended onto another property of record if that property is immediately adjacent to the lot on which the original structure or use was located as of the effective date of this Chapter or amendments hereto, and the use is not one which has been altogether prohibited as a new use under this Chapter.

G. Prohibited Expansions

Should the use proposed for expansion or extension be one which is specifically prohibited as a new use in the Township or is a use judged by the Board of Supervisors with the advice of the Planning Agency to be one similar to such a use or of such a nature as to impose health, safety or welfare concerns which cannot be satisfied by the imposition of the conditions permitted under this Chapter, the requested expansion or extension shall be denied.

§125-44 Re-establishment

A non-conforming structure or use may be re-established within a period of twelve (12) months after it has been discontinued or vacated, with an extension in time allowable where proven necessary.

§125-45 Restoration or Reconstruction

If less than seventy-five (75) percent of the floor area of any non-conforming use is damaged, it may be restored or reconstructed within twelve (12) months of the date of the damage, with an extension in time allowable where proven necessary. If more than seventy-five (75) percent is affected then the replacement or reconstruction shall be considered a conditional use.

§125-46 Existing Lots of Record

A structure may be erected on any existing lot of record, providing the owner does not own adjoining property; no yard is reduced to less than fifty (50) percent of the requirement for the district in which it is located or ten (10) feet, whichever is greater; and a sewage permit can be properly issued.

§125-47 (Reserved)

§125-48 (Reserved)

§125-49 (Reserved)

ARTICLE VI
Administration

§125-50 Zoning Officer

It shall be the duty of the Zoning Officer, to be appointed by the Township Board of Supervisors, to enforce the provisions of this Chapter. The Zoning Officer shall examine all applications for permits, issue permits for construction and uses which are in accordance with the requirements of this Chapter, record and file all applications for permits with accompanying plans and documents and make such reports as the Township Supervisors may require. Permits for construction and uses which are conditional uses shall be issued only upon written order of the Planning Agency and the Township Supervisors. Permits for construction and uses which are a special exception or a variance to requirements of this Chapter shall be issued only upon written order of the Zoning Hearing Board. The Zoning Officer shall administer this Chapter in accordance with its literal terms and shall not have the power to permit any construction or any use or change of use which does not conform to this Chapter. The Zoning Officer shall also be responsible for the enforcement of the provisions of Chapter 125 with regard to Dangerous Buildings.

§125-51 Permits

A. Requirements of Permits

A building and/or zoning permit shall be required prior to the erection, addition, or alteration of any building or portion thereof (including accessory buildings of one hundred (100) square feet or more in size) including in-ground swimming pools; prior to the use or change in use of a building or land; and prior to the change or extension of a non-conforming use, accessory uses excluded as provided herein for other uses. It shall be unlawful for any person to commence work for the erection or alteration of any building or for a change in land use, until a permit has been duly issued therefore. No Zoning Permit shall be required in cases of normal maintenance activities, (painting, replacement of siding or new roofing), minor repairs or alterations which do not structurally change a building, or structure, or change the use. Accessory uses not involving new construction, fences or uses and structures that are less than one hundred (100) square feet in size and portable shall also be exempt. All other accessory uses and building attachments and portable structures of more than 100 square feet in coverage shall comply fully with all permit requirements and development standards of this Chapter.

B. Applications for Permits.

All applications for permits shall be accompanied by plot sketch in duplicate, drawn to show the actual shape and dimensions of the lot to be built upon, the exact size and location of any buildings existing on the lot, the lines within which the proposed building or structure shall be erected or altered, the existing and intended use of each building or part of a building, the number of families or dwelling units the building is designed to accommodate and such information as may be necessary to determine compliance with this Chapter and all other pertinent regulations. All applications with accompanying plans and documents shall become a public record after a permit is issued or denied. Applications for uses which also necessitate approvals under Chapter 125 of this Code shall be processed in the manner provided for plat approval under that Chapter. Such applications shall also contain all information or data normally required for a submission under the Chapter 125. A Zoning permit shall not be issued until the proposed use has been granted a Preliminary Approval under the Chapter 125.

C. Issuance of Permits.

No permit shall be issued until the Zoning Officer has certified that the proposed building, addition or alteration, complies with all the provisions of this Chapter as well as with all the provisions of other applicable regulations. A permit issued hereunder shall become void twenty-four (24) months after the issuance date if no activity has taken place. The exterior of any building constructed in the Township, or any addition to any existing building, shall be completed within twenty-four (24) months of the date of permit issuance.

D. Temporary Permit.

A temporary permit may be authorized by the Board of Supervisors for a non-conforming structure or use which it deems necessary to promote the proper development of the community, provided that such non-conforming structure or use shall be completely removed upon expiration of the permit and be limited to a specified period of time not to exceed thirty (30) days and may be renewed up to two (2) times in any one calendar year, provided such periods are separated by a minimum of seven (7) days. The Township shall consider access, parking and the presence of other similar uses in the vicinity. The Township shall be under no obligation to issue any temporary permits.

§125-52 Fees

The Board of Supervisors shall establish a uniform schedule of fees, charges and expenses, as well as a collection procedure for zoning permits, special permits, variances and other matter pertaining to this Chapter. Such fees may be waived by the Board of Supervisors for good cause.

§125-53 Inspection

It shall be the duty of the Zoning Officer, or his duly appointed representative, to make the following minimum number of inspections on property for which a permit has been issued:

A. At the beginning of construction: A record shall be made indicating the time and date of the inspection and the finding of the Zoning Officer in regard to conformance of the construction with plans submitted with the application for the building. If the actual construction does not conform to the application, a written notice of the violation shall be issued by the Zoning Officer and such violation shall be discontinued. Upon proper correction of the violation and receipt of written notice form the Zoning Officer, construction shall proceed.

B. At the completion of construction: A record shall be made indicating the time and date of the inspection and the findings of the Zoning Officer in regard to the issuance of Certificate of Use Permit.

§125-54 Certificate of Use

A. A Certificate of Use shall be a statement issued by the Zoning Officer setting forth either that a building, structure or parcel of land complies with the provisions of this Chapter; or that a building or structure lawfully may be employed for specified uses under the provisions of this Chapter, or both.

B. No vacant land shall be occupied or used, and no structure or part of a structure, hereafter erected, structurally altered or changed in use shall be occupied or used, until a Certificate of Use shall have been issued therefore by the Zoning Officer.

C. A Certificate of Use, either for the whole or part of a new building, shall be applied for coincidentally with the application for a building permit and shall be issued within fifteen (15) days after the erection or alteration of such building or part has been completed in conformity with the provisions of this Chapter.

D. A Certificate of Use for the use or occupancy of vacant land or for a change in the use of land, or for a change in the use of an existing building, shall be applied for and issued before any such land shall be occupied or used or such land or building changed in use, and such Certificate shall be issued within fifteen (15) days after application has been made, provided such proposed use is in conformity with the provisions of this Chapter.

E. A Certificate of Use for changing or extending a non-conforming use, existing at the time of the passage of this Chapter or of an amendment thereto, shall be applied for and issued before any such non-conforming use shall be changed or extended. Such Certificate shall be issued within fifteen (15) days after application has been made, provided such proposed change or extension is in conformity with the provisions of this Chapter.

F. A record of all Certificates of Use shall be kept on file in the administrative offices of the Township and a copy shall be furnished on request to any person having a proprietary or tenancy interest in the building or land affected.

§125-55 Violations

Failure to comply with any provision of this Chapter, failure to secure or comply with a decision of the Board of Supervisors or Zoning Hearing Board or the failure to secure a permit, when required, prior to or (when ordered) after the erection, construction, extension, or addition to a building or prior to or after the use or change of use of land; or failure to secure a Certificate of Use Permit, shall be violations of this Chapter. When written notice of a violation of any of the provisions of this Chapter has been served by the Zoning Officer on the owner, occupant and/or contractor, such violation shall be discontinued immediately.

§125-56 Penalties and Remedies

It shall be unlawful to erect, construct, reconstruct, alter and maintain or use any building or structure or to use any land in violation of any provisions of this Chapter or amendment thereto.

Any person, partnership or corporation who or which shall violate any of the provisions of this Chapter or prior enabling laws shall, upon conviction thereof in a summary proceeding, be sentenced to pay a fine of not more than five hundred ($500) dollars and upon being found liable therefore in a civil enforcement proceeding commenced by the Township, pay a judgment of not more than five hundred ($500) dollars (plus all court costs, including reasonable attorney fees incurred by the Township as a result thereof). No judgment shall commence or be imposed, levied or payable until the date of the determination of a violation by the district justice. If the defendant neither pays nor timely appeals the judgment, the Township may enforce the judgment pursuant to the applicable rules of civil procedure. Each day that a violation continues shall constitute a separate violation, unless the district justice determining that there has been a violation further determines that there was a good faith basis for the person, partnership or corporation violating this Chapter to have believed that there was no such violation, in which event there shall be deemed to have been only one such violation until the fifth day following the date of the determination of a violation by the district justice and thereafter each day that a violation continues shall constitute a separate violation. All judgments, costs and reasonable attorney fees collected for the violation of this Chapter shall be paid over to the Township.

The court of common pleas, upon petition, may grant an order of stay, upon cause shown, tolling the per diem judgment pending a final adjudication of the violation and judgment.

Nothing contained in this §125-56 shall be construed or interpreted to grant to any person or entity other than the Township the right to commence any action for enforcement pursuant to this §125.56.

In case any building, structure, or land is, or is proposed to be, erected, constructed, reconstructed, altered, converted, maintained or used in violation of any ordinance, the Board of Supervisors or, with the approval of the Board of Supervisors, an officer of the Township, in addition to other remedies, may institute in the name of the Township any appropriate action or proceeding to prevent, restrain, correct, or abate such building, structure, or land, or to prevent in or about such premises, any act, conduct, business or use constituting a violation.

§125-57 Conditional Uses and Special Exceptions

The following section is written with respect to the processing of conditional uses but shall be equally applicable to special exceptions, excepting the Palmyra Township Zoning Hearing Board shall, in the latter instance, be responsible for those actions assigned to the Board of Supervisors under the conditional use procedure. The Zoning Hearing Board shall carry out such responsibilities pursuant to the Pennsylvania Municipalities Planning Code.

A. Uses specified as conditional uses under District Regulations shall be permitted only after public notice, review by the Palmyra Township Planning Commission and approval by the Palmyra Township Board of Supervisors pursuant to the express standards and criteria set forth below:

   1. The proposed use shall be in harmony with purposes, goals, objectives and standards of this Chapter and all other regulations of Palmyra Township.

   2. The proposed use at the proposed location shall not result in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety and general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the Township Official Wastewater Facilities Plan, this Chapter, or any other plan, program, map, ordinance, or regulations of Palmyra Township or other government agencies having jurisdiction to guide growth and development. The applicant shall also demonstrate compliance with all other applicable Federal and State standards, including but not limited to ADA requirements, wetlands regulations, flood damage prevention rules and other fire and safety standards.

   3. The proposed use shall not impose an undue burden on any of the improvements, facilities, utilities and services of the Township, whether such services are provided by the Township or some other agency. The applicant shall be wholly responsible for providing such improvements, facilities, utilities or services as may be required to adequately serve the proposed use when the same are not available or adequate to service the proposed use in the proposed location. As part of the application and as a condition to approval of the proposed conditional use permit, the applicant shall be responsible for establishing ability, willingness and binding commitment to provide such improvements, facilities, utilities and services in sufficient time and in a manner consistent with this Chapter and other ordinances and regulations of Palmyra Township. The permit approval shall be so conditioned.

   4. No application for issuance of a conditional use permit shall be approved unless the Planning Commission and the Board of Supervisors shall find that, in addition to complying with each

of the standards enumerated above, any of the applicable standards contained in §125-12 and Article IV of this Chapter as well as other portions of this Chapter shall be met. In instances where the standards contained herein do not adequately protect the general health, safety and welfare of parties affected, the Township shall be obligated to impose such conditions in issuance of a permit. Conditions which might be imposed shall include (but not be limited to) provisions for additional parking, traffic control, submission of landscaping plans, setbacks, special measures addressing sales period activities and other measures which can be effectuated to remove any potential adverse influence the use may have on adjoining uses. The Board of Supervisors shall also have the obligation of attaching such conditions as may be required to protect the integrity of Agricultural Security Areas and achieve the purposes connected with their formal designation by the Township.

B. Certain types of uses shall require the application of additional review criteria. These include those uses covered by Article IV and V of this Chapter.

C. Upon determining that an application for a specific use could only be granted as a conditional use under the terms of this Chapter, the Zoning Officer shall forward a copy of said application, along with the required supporting data, to the Palmyra Township Planning Commission. The Planning Commission shall review the application within thirty (30) days following its next regular meeting, and may hold a public hearing to receive comment on the proposed use. The hearing shall be advertised in accord with the requirements of the Pennsylvania Municipalities Planning Code. A record of the hearing shall be maintained but need not be taken in stenographic form. The applicant shall, at such hearing, meet the burden of proving that the criteria provided above will be met.

The Planning Commission shall report its findings, together with a recommendation indicating whether the criteria listed above and any applicable performance standards have been met. Upon receipt of the conditional use application and the recommendation of the Planning Agency, the Township Board of Supervisors shall conduct a public hearing pursuant to public notice in accord with the Pennsylvania Municipalities Planning Code and decide to grant or deny the application, such decision being made solely with respect to the above-mentioned criteria. If the application is granted, the Board of Supervisors shall direct the Zoning Officer, in writing, to issue a permit for the same. If the application is denied, the applicant shall be notified within fifteen (15) days of the action in person or by certified mail and the reason for the action.

D. When an application for either a special exception or a conditional use has been filed with either the Zoning Hearing Board or Board of Supervisors, as relevant, and the subject matter of such application would ultimately constitute either a "land development" or a "subdivision" as defined in Chapter 125 of this Code, no change or amendment of the zoning, subdivision or other governing regulations or plans shall affect the decision on such application adversely to the applicant and the applicant shall be entitled to a decision in accordance with the provisions of the governing regulations or plans as they stood at the time the application was duly filed. Provided, further, should such an application be approved by either the Zoning Hearing Board or Board of Supervisors, as relevant, the applicant shall be entitled to proceed with the submission of either land development or subdivision plans within a period of six (6) months or as may be approved by either the zoning Hearing Board or the Board of Supervisors following the date of such approval in accordance with the provisions of the governing regulations or plans as they stood at the time the application was duly filed before either the Zoning Hearing Board or Board of Supervisors, as relevant. If either a land development or subdivision plan is so filed within said period, such plan shall be subject to the provisions of Chapter 125 of this Code, and specifically to the time limitation which shall commence as of the date of filing such land development or subdivision plan.

§125-58 Zoning Hearing Board

The Board of Supervisors shall appoint a Zoning Hearing Board, which shall have the number of members and such powers and authority as set forth in Article IX of the Pennsylvania Municipalities Planning Code as enacted or hereafter amended. The duties of the Zoning Hearing Board shall be limited to the following:

A. The Board shall hear and decide appeals where it is alleged by the appellant that the Zoning Officer has failed to follow prescribed procedures or has misinterpreted or misapplied any provision of a valid regulation or map or any valid rule or regulation governing the action of the Zoning Officer.

B. The Board shall hear challenges to the validity of this Chapter or the zoning map excepting cases where there has been an alleged defect in the process of enactment or adoption and where a landowner, on substantive grounds, desires to challenge the validity of this Chapter or the zoning map or any provision thereof which prohibits or restricts the use or development of land in which he has an interest.

C. The Board shall hear requests for variances where it is alleged that the provisions of this Chapter inflict unnecessary hardship upon the applicant.

D. The Board shall hear and decide requests for special exceptions pursuant to the criteria also applying to conditional uses and outlined in §125-57 of this Chapter.

E. The Board shall hear all other appeals as provided by the Pennsylvania Municipalities Planning Code.

In all its actions, the Zoning Hearing Board shall follow procedures as provided in Article IX and X-A of the Pennsylvania Municipalities Planning Code, as amended. The Board may, pursuant to the Municipalities Planning Code, promulgate rules and regulations governing its proceedings.

§125-59 Appeals and Notices

An appeal of this Chapter, appeal of the decision of the Zoning Officer, request for special exception or request for variance shall be made in writing to the Chairman of the Zoning Hearing Board and shall state:

A. The name and address of the applicant.

B. The name and address of the owner of the real estate to be affected by such proposed exception, or variance.

C. A brief description and location of real estate to be affected by such proposed change.

D. A statement of the present zoning classification of the real estate in question, the improvements thereon, and the present use thereof.

E. A statement of the section of this Chapter under which the variance, or exception requested, may be allowed, and reasons why it should be granted.

F. Any reasonably accurate description of the present improvements, and the additions intended to be made under this application, indicating the size of such proposed improvements, material, and general construction thereof. In addition, there shall be attached a plot plan of the real estate to

be affected, as required to accompany applications for building permits, indicating the location and size of the lot, and size of improvements now erected, and proposed to be erected thereon.

If the Zoning Hearing Board finds the appeal or request outside its scope of jurisdiction, it shall return the application for the same to the Zoning Officer for proper processing. Appeals shall otherwise be processed in conformance with the requirements of Article X-A of the Pennsylvania Municipalities Planning Code. Notices shall be required to be given by the petitioner in the case of all variances, special exceptions, conditional uses, zoning changes, interpretations or other appeals to all owners of property within five hundred (500) feet of the nearest line of the property for which the action is sought, and to such other property owners as the Chairman of the Zoning Hearing Board or Chairman of the Board of Supervisors may direct. Said notice is to be given by certified mail, return receipt requested, or by personal service to each and every owner.

§125-60 Variances

The Zoning Hearing Board shall have the right to authorize such variances from this Chapter as are permitted under the Pennsylvania Municipalities Planning Code. The Board may grant a variance provided the following findings are made where relevant in a given case:

A. That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that the unnecessary hardship is due to such conditions, and not the circumstances or conditions generally created by the provisions of the Zoning Chapter in the neighborhood or district in which the property is located;

B. That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the Zoning Chapter and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.

C. That such unnecessary hardship has not been created by the applicant.

D. That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, not to be detrimental to the public welfare; and

E. That the variance, if authorized, will represent the minimum variance, that will afford relief and will represent the least modification possible of the regulation in issue.

In granting any variance, the Zoning Hearing Board may attach such reasonable conditions and safeguards, as it may deem necessary to implement the purposes of Article VI of the Pennsylvania Municipalities Planning Code and this Chapter.

§125-61 Amendments

The Township Board of Supervisors may amend this Chapter by complying with the requirements of the Pennsylvania Municipalities Planning Code, as enacted or hereafter amended.

A landowner who desires to challenge on substantive grounds the validity of this Chapter or the zoning map or any provision thereof, which prohibits or restricts the use or development of land in which he has an interest may submit a curative amendment to the Board of Supervisors with a written request that his challenge and proposed amendment be heard and decided on as provided in §609.1, §609.2 and §916.1 of the Pennsylvania Municipalities Planning Code, as enacted and hereafter amended.

§125-62 (Reserved)

§125-63 (Reserved)

§125-64 (Reserved)

§125-65 (Reserved)

PALMYRA TOWNSHIP, WAYNE COUNTY
PENNSYLVANIA

PALMYRA TOWNSHIP ZONING ORDINANCE

ORDINANCE NUMBER 2012-02

ARTICLE VII
ENACTMENT

125.66 ENACTMENT

Ordained and enacted into Ordinance this 5th day of November, 2012 by a vote of three (3) yes and zero (0) no. Said Ordinance to take effect on the 5th day of November, 2012.

11-5-12
Date

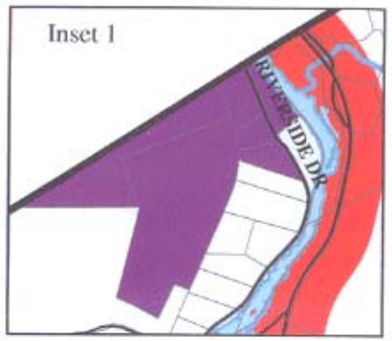
Peter J. Steffen, Chairperson

Lois Powderly
Lois Powderly, Secretary

William Hamby, Supervisor

Joseph Kmetz
Joseph Kmetz, Supervisor

Palmyra Township, Wayne County, Pennsylvania Zoning Map



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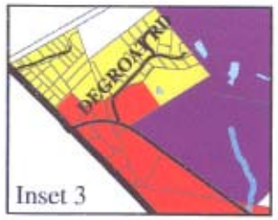

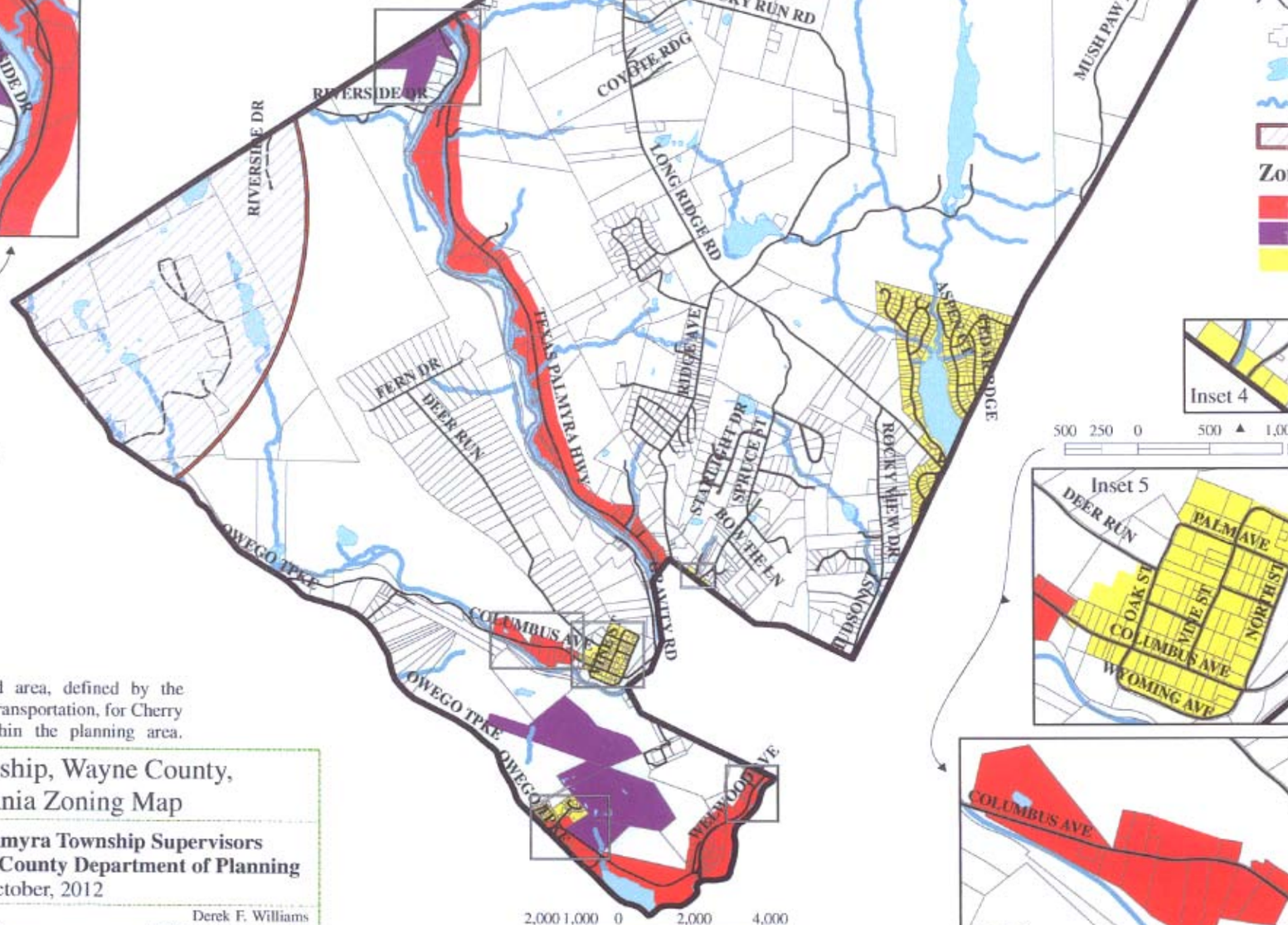

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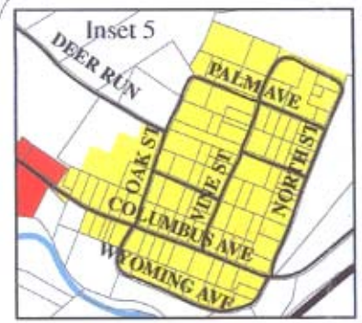

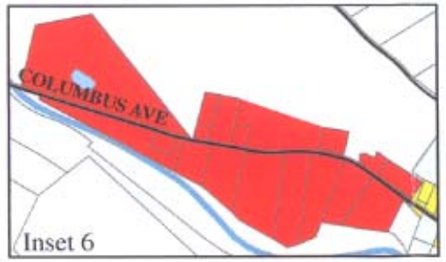

Township Boundary
Roads
Tax Parcels
Water Bodies
Water Courses
Cherry Ridge Airport Surface Area*

Zoning Districts

C-1 General Commercial
Industrial
R-1 Low Density Residential
R-R Rural Residential

N

* Part of the airport hazard area, defined by the Pennsylvania Department of Transportation, for Cherry Ridge Airport that falls within the planning area.

Palmyra Township, Wayne County, Pennsylvania Zoning Map

Prepared for the **Palmyra Township Supervisors**
Prepared by the **Wayne County Department of Planning**
October, 2012

wcpd@co.wayne.pa.us
925 Court St. Honesdale, PA 18431
Derek F. Williams
(570) 253-5970 ext. 4060

Palmyra Township
Official Zoning Map
2012

Adopted in accord with the Pennsylvania Municipalities Planning Code this 5th day of November, 2012, at a dully convened meeting of the Palmyra Township Supervisors, Wayne County, Pennsylvania.

Chairman

Vice Chairman

Supervisor

Attest:
Secretary