

**PALMYRA TOWNSHIP
PIKE COUNTY, PENNSYLVANIA**

ORDINANCE NO. 100-2006

AN ORDINANCE AMENDING THE PALMYRA TOWNSHIP ZONING ORDINANCE OF JUNE 3, 2003, TO AMEND AND ADD DEFINITIONS AND BUILDING HEIGHT STANDARDS.

BE IT HEREBY ORDAINED AND ENACTED by the Board of Supervisors of Palmyra Township, Pike County, Pennsylvania, by authority of and pursuant to the provisions of Act of 1968, P.L. 805, No. 247 of the General Assembly of the Commonwealth of Pennsylvania, approved July 31, 1968, as reenacted and amended, known and cited as the "Pennsylvania Municipalities Planning Code," as follows:

The Palmyra Township Zoning Ordinance of June 3, 2003, as amended, is hereby amended as follows:

ITEM 1 - Amend the following definition in Article III:

Building Height, Maximum: The vertical distance of a building measured from the average virgin grade to the highest part of the structure, excluding chimneys.

ITEM 2 - Amend *Maximum Building Height* in the Schedule of Development Standards as follows:

SCHEDULE OF DEVELOPMENT STANDARDS								
STANDARD	ZONING DISTRICT							
	R	MR	S	MP	CC	LC	HC	
Minimum Lot Size (acres)	2.0	Note #1	2.0	Note #1 Note #6	0.5	0.5	0.5	
Minimum Lot Width (feet)	Note #11	Note #5	Note #11		100	100	100	
Minimum Lot Depth (feet)	Note #11		Note #11		200	200	200	
Minimum Front Yard (ft)	35		35		30	25	30	
Minimum Rear Yard (ft.)	35		35		30	30 Note #12 Note #13	30	
Minimum Side Yard (ft.)	15		15		15	15 Note #12 Note #13	15	
Maximum Bldg. Height (ft.)	Note #4		Note #4		Note #4	Note #4	Note #4	Note #4
Maximum Lot Coverage (%)	30		30		40	40	40	

ITEM 3 - Amend Note #4 of the Schedule of Development Standards as follows:

4. Building Height (See also §5.103 and §9.1003.)

A. Fire Access for All Buildings - All floors of any building intended for human occupancy or for storage shall be accessible from the exterior by a fire access door or fire access window meeting Uniform Construction Code requirements not more than thirty (30) feet above the adjoining finished grade measured at not less than fifteen (15) horizontal feet from the building.

B. Maximum Height

1. Lots of One-Half Acre or More - On lots of one-half (0.5) acre or more in size, roofs and architectural features may be extended to a height of not greater than forty-five (45) feet measured from virgin ground level. However, for each one (1) foot, or fraction thereof, of height above thirty-five (35) feet, the minimum setback requirement for each yard shall be increased by one (1) foot.

2. Lots Less Than One-Half Acre - On lots of less than one-half (0.5) acre in size, roofs and architectural features may be extended to a height of not greater than thirty-five (35) feet measured from virgin ground level. However, for each one (1) foot, or fraction thereof, of height above thirty (30) feet, the minimum setback requirement for each yard shall be increased by one (1) foot.

ITEM 4 - Amend the §5.103 as follows:

5.103 Height Limitations (See also Note 4 on the Schedule of Development Standards in Article IV and §9.1003.) Except as otherwise provided for in this Ordinance, district height limitations shall not apply to church spires, cupolas and domes, monuments, water towers, smoke-stacks, silos, flag poles, radio and television towers, windmills, masts and aerials, and parapet walls extending not more than four (4) feet above the limiting height of the building. However, all of the above structures greater than thirty five (35) feet in height shall maintain a setback from all lot lines of a distance not less than the height of the structure.

SEVERABILITY

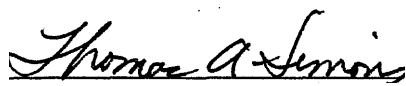
Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole, or any parts thereof.

REPEALER


All other Ordinances or sections of ordinances inconsistent with the provisions of this Ordinance are hereby repealed.

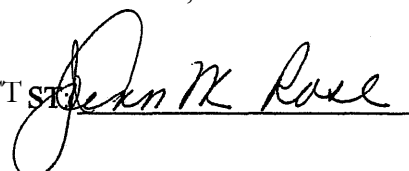
ADOPTION

Enacted and Ordained into law by the Board of Supervisors of Palmyra Township, Pike County, Pennsylvania, this 6th day of June of 2006.


Thomas A. Simons, Chairman


Eric J. Ehrhardt, Vice-Chairman


Kenneth Coutts, Secretary

ATTN:  Jo-Ann M. Rose, Administrator