

PALMYRA TOWNSHIP  
PIKE COUNTY, PENNSYLVANIA

ORDINANCE No. 102-2006

AN ORDINANCE AMENDING "THE PALMYRA TOWNSHIP ZONING ORDINANCE OF JUNE 3, 2003, TO PROVIDE FOR SETBACKS FROM LAKE WALLENPAUPACK ACCESS FRONTAGES.

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:**

**AMEND §7.403,D,4 AS FOLLOWS:**

7.403 Floodplain and Buffer for Water Bodies

D. Stream and Water Body Buffer

4. Lake Wallenpaupack: PPL Project Line - In the case of Lake Wallenpaupack, each of the following setbacks shall apply:
  - a. 1,191-Foot Level - Fifty(50) feet from the one-thousand, one-hundred, ninety one (1,191) feet above sea level elevation. No new construction or development shall be allowed in this buffer zone, except the following unattached structures accessory to residential buildings: docks, stairways and decks. In residential subdivisions of five (5) lots or more, this strip shall be preserved via a protective easement.
  - b. PPL Project Line - No part of any structure shall be located closer than ten (10) feet to the PPL Project Line. However, stairways not wider than four (4) feet may extend up to the PPL Project Line.
  - c. Narrow Strip - In cases where a narrow strip of land has been reserved along the PPL Project Line for the purposes of holding the right to obtain dock permits from PPL, the 10-foot setback established in Subsection b above shall apply in lieu of any other property line setback which would normally apply. The 10-foot setback shall be measured from the PPL Project Line. This section shall only apply in cases where the following requirements are satisfied:
    - 1) The width of the narrow strip shall not exceed five (5) feet.
    - 2) Structures or development on the narrow strip shall not be permitted except for Township-approved access ways and stairways serving the residents of dwelling units located on the adjoining development parcel.
    - 3) The owners (including members of a property owners association) of the parcel(s) adjoining the narrow strip shall have the right of access to Lake Wallenpaupack across the narrow strip. Such access shall be included in the deed of the narrow strip and the deed(s) of the adjoining parcel(s), and in the covenants and restrictions in the case of a property owners association.
    - 4) In cases where more dock slips are available than required to serve the members of the property owners association, such slips shall not be leased to any other person unless commercial docking facilities are otherwise allowed in the Zoning District and the other requirements of this Ordinance are satisfied.

**Palmyra Township Zoning Ordinance Amendment – PPL Project Line Setback**

**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

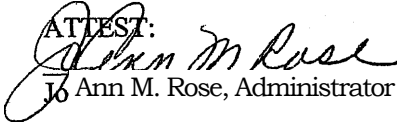
**ADOPTION**

Enacted and Ordained into law by the Board of Supervisors of Palmyra Township, Pike County, Pennsylvania, this 17<sup>th</sup> day of October of 2006.

  
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Thomas A. Simons, Chairman

  
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Eric J. Ehrh , Vice-Chairman

  
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Kenneth Coutts, Secretary

ATTEST:  
  
Jo Ann M. Rose, Administrator