

# PALMYRA TOWNSHIP

PIKE COUNTY, PENNSYLVANIA

## **ORDINANCE NO. 93-2004**

AN ORDINANCE AMENDING THE PALMYRA TOWNSHIP ZONING ORDINANCE OF JUNE 3, 2003, TO ADDRESS THE FOLLOWING:

II EM 1 - AMEND AND ADD DEFINITIONS .....	1
ITEM 1 - REVISE CHANGE OF NONCONFORMING USE PROVISIONS .....	1
ITEM 2 - PROVIDE FOR THE CONVERSION OF NONCONFORMING MOBILE HOMES .....	1

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, are hereby amended as follows:**

**ITEM 1- Amend and add the following definitions in Article III:**

**Amend**

Open Land or Open Space: That part of a particular development tract set aside for the protection of sensitive natural features or for the use of residents of the development, and which contains no project improvements, is restricted from further development, and cannot be used as a basis for density for any other development.

**Add**

Seasonal Dwelling Unit: Any dwelling unit which lacks a frost free foundation and that is not served by a year-round, frost-free water supply system comprised of a water source and pipes carrying water from the source to the dwelling, including, but not limited to, seasonal houses, mobile homes, cottages, and trailers.

**ITEM 2 - Amend §9.603 to read as follows:**

**9.603 Prohibited Changes**

- A. Changes from one non-conforming residential use to another residential use are prohibited, except where the change conforms to all standards applicable to the new use proposed, and in the case of existing, year-round, mobile homes in accord with §9.605.
- B. Changes of non-conforming commercial uses to multi-family residential uses are prohibited.
- C. Changes of any non-conforming uses in the Special District are prohibited.

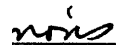
**ITEM 3 - Add §9.605 to read as follows:**

**9.605 Existing, Year-Round, Mobile Homes**

Existing, year-round, mobile homes (but not those meeting the definition of *seasonal dwelling unit*) in a nonconforming mobile home park may be changed to single-family, two-family, townhouse, or garden apartment dwelling units in a consolidated, planned residential complex. In addition to all other applicable standards, the following shall apply:

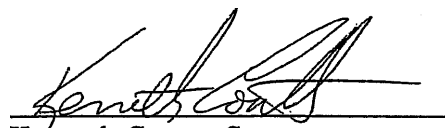
- A. Subdivision and Land Development - The conversion shall be considered a major subdivision and land development subject to the Township Subdivision and Land Development Ordinance.
- B. Project Land - All land associated with the project, including all recreation and open space areas, shall be contiguous, and conversions shall be limited to the original mobile home park parcel.
- C. Unit Conversion Rate - Year-round, mobile homes, existing at the time of the effective date of this provision, may be converted to single-family, two-family, townhouse, or garden apartment dwelling units on a one-to-one basis provided all other standards of this §9.605 are satisfied. The conversion of any mobile home meeting the definition of *seasonal dwelling unit* shall not be permitted.
- D. Unit Clustering: Open Space - All residential buildings shall be clustered so that not less than fifty (50) percent of the project parcel is maintained as open space. Not less than fifty (50) percent of the designated open space shall be free of wetlands, floodway, floodplain, slopes in excess of fifteen (15) percent, rock outcrops, ponds, lakes or streams.
- E. Design Criteria - The conversion project shall comply with the requirements of §6.300 except where such standards are addressed by this §9.605. Two-family dwellings shall be considered townhouses for the purpose of applying the standards, and the minimum lot size for any single-family dwelling shall be five thousand (5,000) square feet.
- F. Existing Nonconformities - Existing nonconformities such as building height, building setbacks, and lot coverage may be permitted as part of the proposed project provided continuance of such nonconformities are consistent with the character of surrounding development and do not otherwise compromise the public health, safety and welfare.
- G. Water Supply and Sewage Disposal - All uses on the project parcel shall be connected to an existing off-site (community) water supply system and an existing off-site (community) sewage disposal system.
- H. Commercial Uses - Commercial uses may be incorporated into the design of the project provided such uses are permitted in the underlying zoning district.

**ENACTED AND ORDAINED** into law by the Board of Supervisors of Palmyra Township, Pike County, Pennsylvania, this 7<sup>th</sup> day of December of 2004.



Thomas A. Simons, Chairman

Eric J. Ehrardt, Vice-Chairman

  
Kenneth Coutts, Secretary

ATTEST: 