

PALMYRA TOWNSHIP

PIKE COUNTY, PENNSYLVANIA

ORDINANCE NO. 94-2005

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

ITEM 1 - AMEND AND ADD DEFINITIONS	1
ITEM 2 - ADD THE LC - LOCAL COMMERCIAL DISTRICT TO DISTRICT DESIGNATIONS	1
ITEM 3 - DELINEATE THE LC - LOCAL COMMERCIAL DISTRICT ON THE ZONING MAP	2
ITEM 4 - ADD THE LC - LOCAL COMMERCIAL DISTRICT TO THE SCHEDULE OF USES	3
ITEM 5 - ADD THE LC -- LOCAL -COMMERCIAL DISTRICT TO THE SCHEDULE OF DEVELOPMENT REGULATIONS	4

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 Official Zoning Map and 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

Restaurant, Standard: An establishment that sells ready-to-consume food or drink and that routinely involves the consumption of at least a portion of such food on the premises. Any café, coffeehouse, delicatessen or other food service establishment which provides table service for any indoor or outdoor seating for patrons to consume food on the premises shall be considered a *restaurant*.

Add

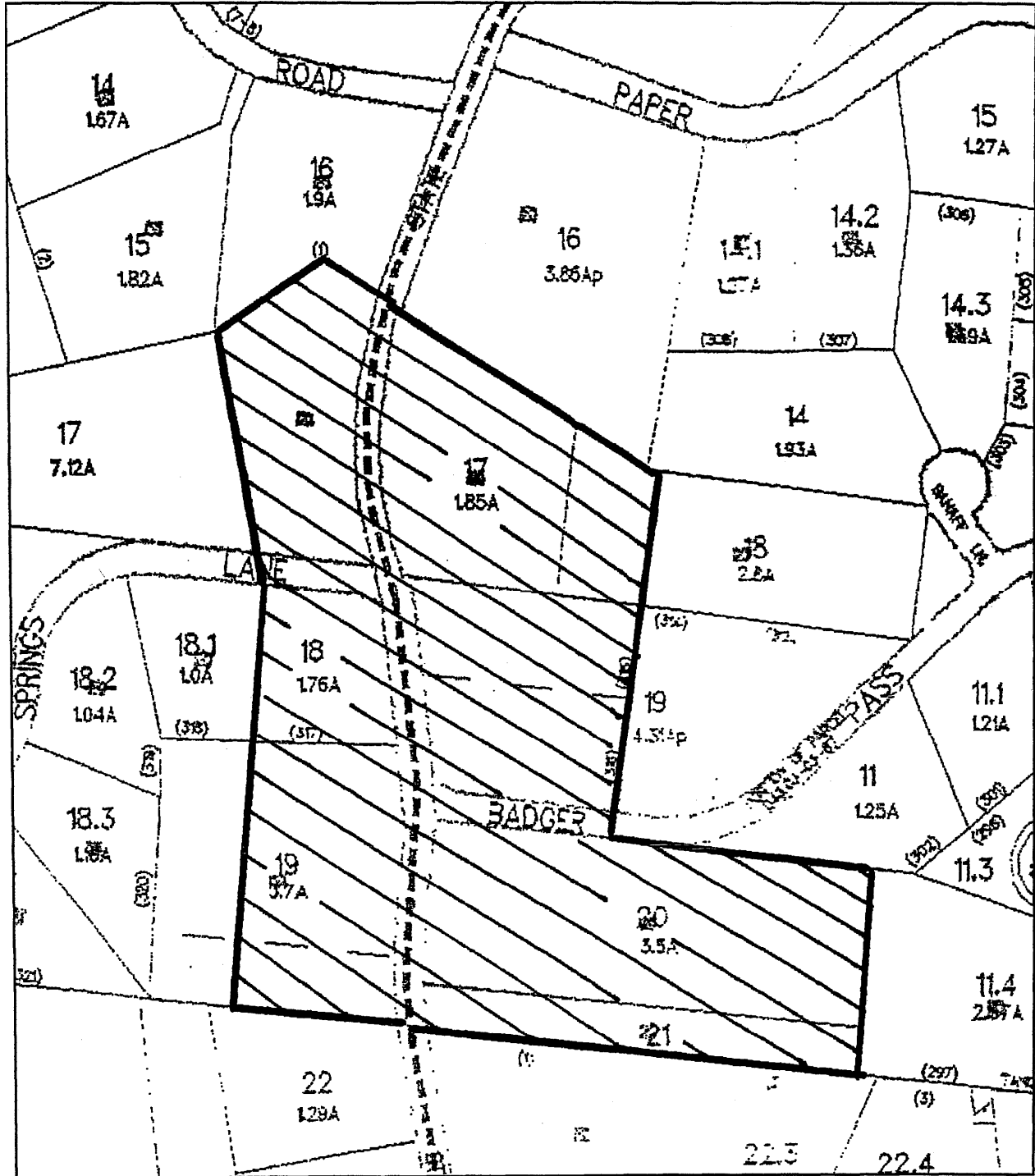
Café: A *restaurant*.

Coffeehouse: A *restaurant* where coffee and other refreshments are served, especially one where people gather for conversation, games, or musical entertainment.

Delicatessen: A *retail store* that sells cooked or prepared foods such as cheeses, cold cooked meats, salads, sandwiches, soup, etc. A delicatessen which provides any table service for indoor or outdoor seating for patrons to consume food on the premises shall be considered a *restaurant*.

ITEM 2 - Add the LC - Local Commercial District to §4.101 Designation.

ITEM 3 - Amend the Official Zoning Map to create the LC - Local Commercial District as shown by the cross-hatched area on the following map:



Pike County Tax Map 56.01

ITEM 4 - Include the in the Schedule of Uses established by §4.403 Use Regulations as follows:

<p>LC - LOCAL COMMERCIAL DISTRICT* - The intent of the Local Commercial District is to provide land for limited types of retail and service establishments to meet the daily living needs of nearby residents.</p>	
<p>PRINCIPAL PERMITTED USES</p> <ul style="list-style-type: none"> -Forestry enterprises -Group homes -Single family detached dwellings -Township facilities and uses 	<p>CONDITIONAL USES</p> <ul style="list-style-type: none"> -Banks -Bed and breakfast establishments -Cemeteries -Cluster development -Commercial swimming pools -Convenience stores -Country clubs -Day care, adult -Day care, child -Funeral homes -Gift shops -Medical clinics -Multiple occupant commercial buildings and shopping centers for uses otherwise permitted in the LC District -Offices -Restaurants with not more than 50 patron seats total inside, bar, and outside -Retail businesses -Service establishments -Specialty shops -Two-family dwellings
<p>ACCESSORY USES</p> <ul style="list-style-type: none"> -Essential services -Farm stands -Gardens -Home occupations -Off-street parking and loading areas -Private swimming pools -Private garages and parking areas -Signs -Structures and uses customarily accessory to approved uses -Temporary tract offices 	<p>SPECIAL EXCEPTIONS</p> <p>none</p>
<p>1. A buffer shall be provided in accord with §7.101 wherever a side or rear yard adjoins any R, MR, S or MP District. 2. A landscaping plan shall be required in accord with §7.102 for all nonresidential uses in the LC District.</p>	

ITEM 5 - Include the LC - Local Commercial District in the Schedule of Development Standards established by §4.401 Development Standards and add Note 12 and Note 13 as follows:

STANDARD	ZONING DISTRICT						
	R	MR	S	MP	CC	LC	HC
Minimum Lot Size (acres)	2.0	Note #1	2.0	Note #1	0.5	0.5	0.5

Minimum Lot Width (feet)	Note #11	Note #5	Note #11
Minimum Lot Depth (feet)	Note #11		Note #11
Minimum Front Yard (ft.)	35		35
Minimum Rear Yard (ft.)	35		35
Minimum Side Yard (ft.)	15		15
Maximum Bldg. Height (ft.) Note #4	30		35
Maximum Lot Coverage (%)	30		30

100	100	100
200	200	200
30	25	30
30	Note #12 Note #13	30
15	15 Note #12 Note #13	15
35	35	35
40	40	40

Notes:

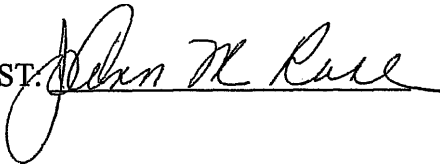

12. A buffer shall be provided in accord with §7.101 wherever a side or rear yard adjoins any R, MR, S or MP District. "--", 13.. A landscaping plan shall be required in accord with §7.102 for all nonresidential uses in the LC District.

ENACTED AND ORDAINED into law by the Board of Supervisors of Palmyra Township, Pike County, Pennsylvania, this 15th day of February of 2005.

Thomas A. Simons, Chairman

Eric J. Ehrhardt, Vice-Chairman

ATTEST:



 Kenneth Coutts, Secretary