

# ORDINANCE NO. 105-2007

## PALMYRA TOWNSHIP

PIKE COUNTY, PENNSYLVANIA

AN ORDINANCE AMENDING THE PALMYRA TOWNSHIP ZONING ORDINANCE OF JUNE 3, 2003, TO REVISE CERTAIN PROVISIONS OF §6.100 - CONSERVATION SUBDIVISION DESIGN, AND UPDATE THE STANDARDS FOR SEWAGE TREATMENT FACILITIES IN §7.702.B.

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 - Revise §6.101 to read as follows:**

**6.100 CONSERVATION SUBDIVISION DESIGN RESIDENTIAL DEVELOPMENT**

(Note: Conservation subdivision design is not mandatory, but simply an option available to a developer.)

**6.101 Purposes and Development Options**

- A. Purposes - In conformance with the Pennsylvania Municipalities Planning Code the purposes of this section, among others, are as follows:
1. To conserve open land, including those areas containing unique and sensitive natural features such as woodlands, steep slopes, streams, flood plains and wetlands, by setting them aside from development.
  2. To provide greater design flexibility and efficiency in the siting of services and infrastructure, including the opportunity to reduce length of roads, utility runs, and the amount of paving required for residential development.
  3. To reduce erosion and sedimentation by the retention of existing vegetation, and the minimization of development on steep slopes.
  4. To provide for a diversity of lot sizes, building densities, and housing choices to accommodate a variety of age and income groups, and residential preferences, so that the community's population diversity may be maintained.
  5. To implement adopted municipal policies to conserve a variety of irreplaceable and environmentally sensitive resource lands as set forth in the *Palmyra Township Comprehensive Plan*.
  6. To implement adopted land use, transportation, and community policies, as identified in the Township's Comprehensive plan.
  7. To protect areas of the Township with productive agricultural soils for continued or future agricultural use, by conserving blocks of land large enough to allow for efficient farm operations.
  8. To create neighborhoods with direct visual access to open land, with amenities in the form of neighborhood open space, and with a strong neighborhood identity.

9. To provide for the conservation and maintenance of open land within the Township to achieve the above-mentioned goals and for active or passive recreational use by residents.
  10. To provide multiple options for landowners in order to minimize impacts on environmental resources (sensitive lands such as wetlands, flood plain, and steep slopes) and disturbance of natural or cultural features (such as mature woodlands, hedgerows and tree lines, critical wildlife habitats, historic buildings, and fieldstone walls).
  11. To provide standards reflecting the varying circumstances and interests of individual landowners, and the individual characteristics of their properties.
  12. To conserve scenic views and elements of the Township's rural character, and to minimize perceived density, by minimizing views of new development from existing roads.
- B. Development Option - In order to achieve these purposes, this §6.100 provides for flexibility in designing new residential subdivisions by allowing residential uses at a density higher than the density permitted by the underlying zoning provided not less than forty (40) percent of the tract is preserved as conservation open space.
- C. Densities and Required Open Space Percentages - See §6.104.

#### 6.102 General Regulations

The design of all new subdivisions in the Conservation Design Overlay District shall be governed by the following minimum standards:

- A. Ownership - The tract of land shall be controlled by the applicant and shall be developed as a single entity.
- B. Site Suitability - As evidenced by the Existing Resources/Site Analysis Plan, the Preliminary Subdivision Plan, and the Final Subdivision Plan, the tract incorporating this design option shall be suitable for supporting development in terms of environmental conditions, its size, and configuration.
- C. Combining Dwelling Types - The various dwelling types permitted by this section may be combined at the discretion of the Board, based upon demonstration by the applicant that such a combination would better fulfill the intent of this Ordinance, in particular the stated purposes of this section.
- D. Intersections and Access - The number of driveways entering onto existing public streets shall be minimized. Instead, the development shall make maximum use of driveways entering onto an internal local street. Intersections and access shall be governed by the Township Subdivision and Land Development Ordinance.
- E. Primary Conservation Areas - The design shall strictly minimize the disturbance of the following primary conservation areas:
  1. Wetlands
  2. Floodway
  3. Floodplain
  4. Slopes in excess of twenty-five (25) percent

The primary conservation areas shall be included in the conservation open space except that slopes in excess of twenty (20) percent may be included in individual building lots for single-family and two-family dwellings provided each lot contains a designated building envelope of not less than seven thousand five hundred (7,500) square feet in contiguous size which is free of any primary conservation area.

F. Water Supply and Sewage Disposal - All conservation design subdivisions shall be served by an off-site water supply. Sewage disposal may be provided by off-site or on-site facilities; however, on-site systems shall be located on the lot with the dwelling which the system serves. (See the Single-family Detached and Two-family Dwellings Dimensional Standards Table in §6.104,B.)

#### 6.103 Minimum Parcel Size and Use Regulations

Tracts of ten (10) acres or more in the Conservation Design Overlay District may be used for the following purposes:

- A. Single-Family Detached Dwellings - Single-family detached dwellings.
- B. Two-family Dwelling Units or Multi-Family Dwelling - Two-family dwelling units or multi-family dwellings in subdivisions or land developments at the same density as single-family dwellings. However, if two-family dwellings or multi-family dwellings are permitted by the Schedule of Uses for the Zoning District where proposed, the normal standards, including, but not limited to, density requirements, shall apply. The normal standards for two-family dwellings are found in §6.200 and for multi-family projects in §6.300.
- C. Conservation Open Space - Conservation open space comprising a portion of the development, as specified above and according to requirements of §6.105.
- D. Retail and Service Establishments - In developments of two hundred (200) or more dwelling units, retail and service establishments, as defined by this Ordinance, may be permitted as a conditional use. Such uses shall be an integral part of the design of the development and shall primarily serve the residents of the development. The development standards for the LC District shall apply.
- E. Other Nonresidential Uses - The following other non-residential uses:
  - 1. Agricultural uses, including horticultural, wholesale nurseries, and the raising of crops, and buildings related to the same.
  - 2. Wood lots, arboreta, and other similar silvicultural uses.
  - 3. Woodland preserve, hunting club, game preserve, wildlife sanctuary, or other similar conservation use.
  - 4. Municipal or public uses; public park or recreation area owned and operated by a public or private nonprofit entity or agency; governmental or public utility building or use; not to include business facilities, storage of materials, trucking or repair facilities, the housing of repair crews, private or municipal solid waste disposal facilities.
- F. Accessory Uses - Accessory uses shall be permitted on the same lot with and customarily incidental to any permitted use and not conducted as an independent principal use.

#### 6.104 Density Determination and Dimensional Standards

- A. Density Standards and Minimum Required Conservation Open Space
  - 1. Density - The number of permitted dwelling units is determined by multiplying the adjusted tract acreage by the applicable density factor (# of dwelling units per acre) as shown in the Density Standards Table. The density factor is increased by fifteen (15) percent from that of a standard subdivision. The increased density factor, when multiplied by the adjusted tract acreage, yields a bonus number of units.
  - 2. Minimum Required Conservation Open Space - All developments, including, but not limited to, properties which use transferrable development rights, shall include as conservation open space at least forty (40)

percent of the adjusted tract acreage plus all of the constrained land calculated after applying the adjustment factors in §6.104,D,1.

<b>DENSITY STANDARDS CONSERVATION DESIGN SUBDIVISIONS</b>			
<b>Density Requirements for Single-Family &amp; Two-Family Dwellings</b>			
Zoning district →→→→→	R	MR, CC	S
<u>Sewage Disposal</u> (off-site water supply required)	<b>Density Factor</b> (# of dwelling units per acre of adjusted tract acreage)		
individual on-site sewage disposal	1.2	1.2	0.6
off-site sewage disposal	1.5	1.5	0.6
<b>Density Requirements for Multi-Family Dwellings</b>			
off-site water supply AND off-site sewage disposal required	1.5	1.5	0.6
In cases where the calculation yields a fractional number of units, the number shall be rounded up to the next higher whole number when the fraction is 0.5 or more, and to the next lower whole number if the fraction is less than 0.5.			

B. Dimensional Standards for Single-Family Detached and Two-Family Dwellings - The dimensional standards in the Single-Family Detached and Two-Family Dwellings Dimensional Standards Table shall apply.

<b>SINGLE-FAMILY DETACHED AND TWO-FAMILY DWELLINGS DIMENSIONAL STANDARDS</b>		
	off-site water required	
	off-site sewage	on--site sewage
Minimum Individual Lot Area	7,500 square feet	21,780 square feet
Minimum Building Envelope Area	slopes in excess of twenty (20) percent may be included in individual building lots for single-family and two-family dwellings provided each lot contains a designated building envelope of not less than seven thousand five hundred (7,500) square feet in contiguous size which is free of any primary conservation area	
Minimum Lot Width at Building Line	60 feet	125 feet
Minimum Street Frontage	40 feet	80 feet
Flag Lots	permitted in accord with provisions of the subdivision and land development ordinance	
Yard Regulations - the principal building position and orientation should be varied.		
– minimum front	20 feet	
– minimum rear	30 feet 20 feet where the rear yard adjoins conservation open space	
– minimum side	- 30 feet separation of principal buildings - no side yard less than 5 feet	20 feet

<b>SINGLE-FAMILY DETACHED AND TWO-FAMILY DWELLINGS DIMENSIONAL STANDARDS</b>		
	off-site water required	
	off-site sewage	on--site sewage
Maximum Lot Coverage	40% per individual lot	25% per individual lot

- C. Dimensional and Design Standards for Multi-Family Dwellings - The standards in §6.303 shall apply except for the 75-foot setback required in R Districts for the boundary line of the entire project parcel by §6.105,B.
- D. Adjusted Tract Acreage - Determination of the maximum number of permitted dwelling units on development tract shall be based upon the adjusted tract acreage of the site. The adjusted tract acreage shall be determined by multiplying the acreage classified as being in the categories of constrained land by the numerical constraint factor for that category of constrained land, summing all factored constrained land areas, and then deducting the total from the gross tract area. The following areas of constrained land shall be deducted from the gross (total) tract area:

<b>Multiply the area of:</b>	<b>by this Constraint Factor:</b>
rights-of-way of existing public streets or highways, existing or proposed overhead rights-of-way of utility lines, and any other rights-of-way	1.00
land under existing private streets	1.00
designated wetlands as determined by a delineation	0.95
floodway (if not mapped by FEMA assume 50 feet each side of top-of-bank of stream)	1.00
100-year floodplain (if not mapped by FEMA area is included in floodway above)	0.50
natural ground slopes exceeding 25 percent	0.80
natural ground slopes of between 15 and 25 percent	0.30
ponds, lakes and streams	1.00
Note: If a portion of the tract is underlain by more than one constrained area, that acreage shall be subject to the most restrictive deduction only.	

6.105 Design Standards

- A. Dwelling Lots - Dwelling lots shall not encroach upon Primary Conservation Areas and the layout shall respect Secondary Conservation Areas as identified in the Township Subdivision and Land Development Ordinance.
- B. Setbacks - All new dwellings shall meet the setback requirements in following Dwelling Setbacks Table:  
(See also §7.600 Property Line Buffer Areas.)

<b>DWELLING SETBACKS</b>			
SETBACK FROM:	Single-Family and Two-Family	Multi-Family Dwellings in	
		R and S Districts	MR and CC Districts
external road rights-of-way	50 feet	50 feet	50 feet
boundary line of the entire project parcel	50 feet	75 feet	50 feet
Lake Wallenpaupack; PPL Project Line	see §7.403,D,4		

C. Dwelling Access - Dwellings shall generally be accessed from interior streets, rather than from roads bordering the tract.

6.106 Conservation Open Space Use and Design Standards

Protected conservation open space in all subdivisions shall meet the following standards:

A. Uses Permitted on Conservation Open Space - The following uses are permitted in conservation open space areas:

1. Conservation of open land in its natural state (for example, woodland, fallow field, or managed meadow).
2. Agricultural and horticultural uses, including raising crops or livestock, wholesale nurseries, associated buildings, excluding residences that are specifically needed to support an active, viable agricultural or horticultural operation. Specifically excluded are commercial livestock operations involving swine, poultry, mink, and other animals likely to produce highly offensive odors.
3. Pasture land for horses used solely for recreational purposes. Equestrian facilities shall be permitted but may not consume more than half of the minimum required conservation open space.
4. Silviculture, in keeping with established standards for selective harvesting and sustained-yield forestry.
5. Neighborhood open space uses such as village greens, commons, picnic areas, community gardens, trails, and similar low-impact passive recreational uses specifically excluding motorized off-road vehicles, rifle ranges, and other uses similar in character and potential impact as determined by the Township.
6. Active non-commercial recreation areas, such as playing fields, playgrounds, courts, and bikeways, provided such areas do not consume more than half of the minimum required conservation open space or five acres, whichever is less.
7. Off-site water supply and off-site sewage disposal systems, and stormwater detention areas designed and available for use as an integral part of the conservation open space. (See also §6.102,F.) However, water treatment plants and storage tanks, central sewage treatment plants and lagoons shall not be included within the minimum conservation open space requirement.
8. Easements for drainage, access, sewer or water lines, or other public purposes.
9. Underground utility rights-of-way. Above-ground utility and street rights-of-way may traverse conservation areas but shall not count toward the minimum required conservation open space.

B. Primary Conservation Areas - The primary conservation areas listed in §6.102,F, shall be included in the conservation open space except that slopes in excess of twenty (20) percent may be included in individual

building lots for single-family and two-family dwellings provided each lot contains a designated building envelope of not less than seven thousand five hundred (7,500) square feet in contiguous size which is free of any primary conservation area.

- C. Layout - The conservation open space shall be in the largest blocks possible and shall be laid out to ensure that an interconnected network of open space will be provided.
- D. Ownership - The conservation open space may be owned and maintained in accord with Article X and the Township Subdivision and Land Development Ordinance.
- E. Use by Development Residents - In no case shall the amount of land available for the common use and enjoyment of the subdivision residents be less than thirty (30) percent of the total conservation open space. Not less than fifteen (15) percent of the conservation open space shall be free of wetlands, floodway, and slopes in excess of twenty-five (25) percent; and, this minimum percentage shall be included in the conservation open space set aside for the common use and enjoyment of the subdivision residents.
- F. Access - Adequate pedestrian and maintenance access shall be provided to conservation open space reserved for subdivision residents
- G. Permanent Conservation Open Space - The required conservation open space shall be subject to permanent conservation easements prohibiting future development, prohibiting its use to meet open space requirements for any other development, and defining the range of permitted activities.

**ITEM 2 - Revise §6.303 to read as follows:**

6.303 Design Criteria

The following design criteria shall apply to multi-family projects:

- A. Dimensional Standards The standards in the Multi-Family Dwellings Dimensional Standards shall apply.

<b>MULTI-FAMILY DWELLINGS DIMENSIONAL STANDARDS</b>	
<b>MINIMUM SETBACKS APPLICABLE TO ALL MULTI-FAMILY DWELLING STRUCTURES</b>	
<u>Access drives without a designated right-of-way</u> - minimum setback of any multi-family dwelling structure	20 feet from edge of shoulder (setbacks of adjacent buildings shall be varied so that adjacent buildings have a setback variation of not less than 5 feet while maintaining the 20-foot minimum)
<u>Parking areas</u> - minimum setback of any multi-family dwelling structure	10 feet
<u>Existing or proposed public or private road rights-of-way</u> - minimum setback of any multi-family dwelling structure	50 feet
<u>Boundary line of the entire project parcel</u> - minimum setback of any multi-family dwelling structure	50 feet
<u>Lake Wallenpaupack; PPL Project Line</u>	see §7.403,D,4
<u>Separation of principal buildings</u>	20 feet
<b>IF INDIVIDUAL LOTS ARE PROPOSED</b>	
Maximum Lot Depth to Width Ratio	5 : 1

<b>MULTI-FAMILY DWELLINGS DIMENSIONAL STANDARDS</b>	
Minimum Lot Width at Building Line	18 feet (24 feet if a 2-car garage or parking of two cars side-by-side is provided in the front)
Yard Regulations - the principal building position and orientation should be varied.	
- minimum front setback	20 feet
- minimum rear setback	20 feet
- minimum side setback	- 20 feet separation of principal buildings
Maximum Impervious Coverage	70 percent per individual lot
<b>MAXIMUM BUILDING HEIGHT (all structures)</b>	35 feet

- B. Road Standards - Access roads through the development shall comply with the street requirements of the Township Subdivision Ordinance for minor roads. Access drives serving twelve (12) units or less shall be considered driveways and need not meet minor road standards. Direct access of individual parking spaces to a minor road shall not be permitted, and any such access drive shall remain private. (See §5.508 for access road and parking area setbacks.)
- C. Reserved
- D. Landscaped Buffers - Buffers, not less than fifteen (15) feet in width shall be provided in accord with §7.101 of this Ordinance where multi-family structures adjoin existing one-family dwellings, two-family dwellings or any R or S District. In all cases, a landscaping plan shall be prepared and submitted by the developer for approval by the Township. (See also §7.600 Property Line Buffer Areas.)
- E. Pedestrian Access - Walkways of such design and construction as approved by the Township shall be provided from all buildings and/or units to their respective parking area and shall meet the requirements for sidewalks as set forth in the Township Subdivision Ordinance.
- F. Trash Storage - Exterior storage areas for trash and rubbish shall be screened from public view on three sides and shall be contained in covered, vermin-proof containers. Interior storage areas for trash shall at all times be kept in an orderly and sanitary fashion.
- G. Architectural Renderings - Preliminary architectural renderings, models or photos for multi-family dwelling projects of more than ten (10) dwelling units shall be provided at the time of submission of the conditional use application. The exterior appearance of the building(s) shall be unified in type, design, and exterior wall treatment, and so constructed and maintained, in order to retain the residential character of the neighborhood. Fire escapes, when required, shall be in the rear of the building and shall not be located on any wall facing a street unless any building, fire or other code so requires.
- H. Townhouses: Facade Changes - A minimum of two (2) changes in the front wall plane with a minimum offset of four (4) feet shall be provided for every attached grouping of townhouses in one (1) building. This can be met by varying setbacks among different dwellings or varying setbacks along the front of a dwelling, or dwellings set back farther than attached private garages.
- I. Parking - Parking for multi-family dwelling projects shall comply with §5.500 of this Ordinance. (See §5.508 for access road and parking area setbacks.)

**ITEM 3 - Revise §7.702 to read as follows:****7.702 Sewage Disposal**

- A. **System Required** - All uses shall be provided with a sewage disposal system meeting the needs of the proposed use and meeting the requirements of the Township and the Pennsylvania Department of Environmental Protection. Discharge to such system shall be limited to normal, domestic and human bodily wastes unless the treatment system has been specifically designed to handle other wastes or the wastes are pre-treated in accord with Pennsylvania Department of Environmental Protection or local sewer authority requirements. No discharge of wastes, by-products or materials in any way associated with a production process, health care or veterinary facility medical wastes, funeral home wastes, or other commercial wastes shall be permitted to any subsurface, land application or other soil based sewage disposal system.
- B. **Standards** - All sewage facilities shall comply with the design, location and setback requirements of the PA DEP unless a specific standard is included in this §7.702. In addition,
1. **Community On-lot Sewage Systems**
    - a. The berm of any community on-lot sewage system absorption area (as defined by Title 25, PA Code, Chapter 73) shall not be closer than ten (10) feet to any property line or any public or private road right-of-way.
    - b. No part of a community on-lot sewage system shall be placed on any individual building lot.
  2. **Sewage Treatment Plants** - All parts of a sewage treatment plant which is not a small flow sewage treatment plant shall maintain a setback of not less than:
    - a. One hundred (100) feet from any property line or public road right-of-way.
    - b. Two hundred fifty (250) feet from any dwelling not located on the project parcel and which was existing at the time the application for the project is accepted for review by the Township.
- C. **Community Impacts** - Any off-site sewage disposal system or any sewage treatment plant serving a nonresidential use shall be considered a conditional use and shall document that the level of treatment, flow management, odor control and other design and operating parameters will minimize community impacts.

**ITEM 4 - Add and revise the following definitions in Article III:**

**Collection and Conveyance System**: The system of pipes, tanks, pumps and other equipment used to carry sewage from individual lots or dwelling units to an off-site sewage disposal system. Septic tanks and grinder pumps serving individual lots or dwelling units connected to a off-site sewage disposal system shall be considered part of the collection and conveyance system.

**Drip Irrigation Field**: Piping and the ground surface to the outside edges of the irrigated perimeter used for the application of sewage effluent.

**Sewage**: Any substance that contains any of the waste products or excrement or other discharge from the bodies of human beings or animals and any noxious or deleterious substances being harmful or inimical to the public health, or to animal or aquatic life, or to the use of water for domestic water supply or for recreation, or which constitutes pollution under the act of June 22, 1937 (P.L.1987, No.394), known as *The Clean Streams Law*, as amended.

**Sewage Disposal, Off-Site or Community**: 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 system or sewage treatment 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 shall not be considered as off-site sewage and in such a case all development standards will apply the same for each dwelling or unit as any single family unit.

Sewage Disposal, On-Site: 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 on that lot or as may be permitted on common open space in a conservation subdivision design development. A system designed to serve a two-family dwelling or two (2) dwelling units located on the same property or adjacent properties shall be considered on-site sewage and all development standards will apply the same for each dwelling or unit as any single family unit.

Sewage Facility: A system of sewage collection, conveyance, treatment and disposal which will prevent the discharge of untreated or inadequately treated sewage or other waste into waters of this Commonwealth or otherwise provide for the safe and sanitary treatment and disposal of sewage or other waste. (See *sewage disposal, off-site* and *sewage disposal, on-site*.)

Sewage Treatment Plant: Any part of a sewage facility which is used to provide mechanical, chemical or biological treatment of sewage, including, but not limited to, screens, settling tanks, aeration tanks, sedimentation tanks, digestion tanks, nitrogen and phosphorus removal tanks, treatment ponds and lagoons, filters, and disinfection equipment. This shall not include on-site sewage disposal systems, treated effluent storage lagoons, *soil absorption areas*, *spray fields*, drip irrigation fields and constructed wetlands.

Small Flow Sewage Treatment Plant: An on-site or community sewage facility designed to adequately treat sewage flows not greater than two thousand (2,000) gallons per day for final disposal using a stream discharge or other methods approved by DEP.

Spray Field: Piping, spray heads and the ground surface to the outside edges of the wetted perimeter, used for the application of sewage effluent.

Water Supply, Off-Site or Community: A drinking water supply system in which drinking water is carried to individual lots or dwelling units by a system of pipes from a central source not located on any of the served lots and which may be publicly or privately owned and operated.

Water Supply, On-Site: A single system of piping, tanks or other facilities serving only a single lot and providing drinking water from a source on the lot.

**ITEM 5 - Add the following Subsection G to §5.402:**

C. Temporary Construction Signs - Temporary construction signs identifying the parties involved in the construction to occur or occurring on the premises on which the sign is placed may be erected subject to the following:

1. Number - There shall not be more than one (1) temporary construction sign for each project or development, except that where a project or development abuts two (2) or more streets, one (1) additional such sign may be oriented to each abutting street.
2. Area
  - a. R, MR, S and MP Districts - In R, MR, S and MP Districts, temporary construction signs shall not exceed sixteen (16) square feet in gross surface area for each sign face.
  - b. CC and HC Districts - In CC and HC Districts, temporary construction signs shall not exceed thirty-two (32) square feet in gross surface area for each face.

3. Location - Temporary construction signs shall be located only upon the premises upon which construction either is about to occur, or is occurring. Such signs may be located in any required yard setback, but shall not extend over any lot line or within twenty (20) feet of the edge of the shoulder of the adjoining road.
4. Accessory Use - Temporary construction signs shall be permitted only as accessory to an approved zoning permit for a project or development.
5. Display Period - Temporary construction signs may be erected and maintained for a period not earlier than sixty (60) days prior to the commencement of construction of the project or development and shall be removed prior to an certificate of use permit being issued for the development.

***ITEM 6 - Address “boat rental operations” in the CC District as follows:***

***Item 5A - Add the following definition to Article III:***

Boat Rental Operation: An establishment which rents water craft, but no other types of vehicles or equipment, to the general public and which does not include the sale or service of any water craft or vehicles on the premises. (See also *vehicle and equipment rental operations*.)

***Item 5B - Add “boat rental operation” as a conditional use in the CC - Community Commercial District and the HC - Highway Commercial District.***

***Item 5C - Add “docking of water craft associated with an approved boat rental operation” as an accessory use in the LW - Lake Wallenpaupack District.***

***ITEM 7 - Amend §5.402 to read as follows:***

**5.402 Signs Requiring No Permits**

- A. For Sale Signs - Signs advertising the sale, rental or development, or noting the completed sale or rental, of the premises upon which they are erected, together with the name of the person effecting sale or rental. See §5.409,B, for signs advertising residential developments. The following standards shall apply:
  1. One (1) single-sided sign or one (1) double-sided sign is permitted to be placed upon any property unless the property fronts upon more than one (1) street, in which event one (1) such sign may be erected on each frontage;
  2. The sign face area of each sign shall not exceed twelve (12) square feet;
  3. Such sign is not illuminated;
  4. Such signs shall be removed within fourteen (14) days after the sale, rental, or lease;
  5. In the case where two (2) or more contiguous lots fronting on a public road are held in single ownership, one (1) sign may be used for all of the contiguous lots instead of the individual *for sale sign* on each lot. The size of the sign shall not exceed sixteen (16) square feet for two (2) contiguous lots, and shall not exceed thirty-two (32) square feet for three (3) or more contiguous lots.

**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**

Be it Hereby Enacted and Ordained this \_\_\_\_ Day of \_\_\_\_\_ 2007, by the Board of Supervisors of Palmyra Township, Pike County, Pennsylvania.

\_\_\_\_\_

ATTEST: \_\_\_\_\_