

ORDINANCE NO. 75

AN ORDINANCE OF BENNER TOWNSHIP, CENTRE COUNTY, PA, AMENDING THE BENNER TOWNSHIP ZONING ORDINANCE BY AMENDING THE CAMPUS INDUSTRIAL ZONING CHART TO ADD COMMERCIAL RECREATIONAL USES AS A CONDITIONAL USE ALONG WITH ASSOCIATED BULK REQUIREMENTS; AMENDING ARTICLE V, SECTION 10.7 TO ADD COMMERCIAL RECREATION PARKING REQUIREMENTS; AND AMENDING ARTICLE XII DEFINITIONS TO ADD A DEFINITION FOR COMMERCIAL RECREATION USE.

Pursuant to the powers vested in the Township of Benner, Centre County, Pennsylvania, under the provisions of the Second Class Township Code 53, P.S. 65101 et. seq. And the Pennsylvania Municipalities Planning Code 53 P.S. 10101 et. seq., Benner Township hereby enacts the following Ordinance.

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SECTION 1. The *Benner Township Zoning Ordinance No. 70*, is amended as hereinafter set forth. All other sections of the aforesaid Benner Township Zoning Ordinance are hereby ratified, approved and reenacted.

SECTION 2. *Article III, Campus Industrial Zoning District Chart*, is amended as follows:

CAMPUS INDUSTRIAL DISTRICT (I-3) Criteria and Standards for Benner Township, Centre County, PA							
Permitted Uses*	Lot Requirements				Yard Setbacks		
	Minimum Size	Minimum Width	Maximum Height	Lot Coverage (Impervious included)	Front	Side	Rear
1. Commercial Recreational Use (Conditional Use)	N/A	200' at building setback line	35'	70%	50'	25' NR 75' R	25' NR 75' R

SECTION 3. *Article V, Supplemental District Regulations, Section 10.7 "Required Off-Street Spaces, (Table)*, is amended to include:

<u>Type of Use</u>	<u>Number of Spaces to Provide</u>
Commercial Recreation	1 parking space per 250 sq. ft. of gross floor area.

SECTION 4. *Article XII, Definitions, Section 2"Definitions*, is amended to include:

- E. Use, Commercial recreation - A business unit conducting indoor or outdoor recreation activities for use by individuals.

SECTION 5. *Repealer.* Any ordinance or part of any ordinance conflicting with the terms of this ordinance is hereby specifically repealed.

SECTION 6. *Severability.* The provisions of this ordinance shall be severable and if any of its provisions shall be held to be unconstitutional, illegal, invalid or otherwise unenforceable by a court of competent jurisdiction, the remaining portions hereof shall not be affected thereby.

SECTION 7. *Effective date.* This ordinance shall become effective the 22nd day of July, 2000, after its reenactment or adoption.

ENACTED AND ORDAINED, this 17th day of July, 2000.

TOWNSHIP OF BENNER

Michael R. Kelleher
Michael R. Kelleher, Chairman

absent
Richard C. Lahr, Vice Chairman

David C. Breon
David C. Breon, Supervisor

ATTEST:

Sharon Royer
Sharon Royer, Secretary/Treasurer