

SOUTHWESTERN BERKS COUNTY

ZONING ORDINANCE

OF 2004

As Amended in 2005

Lower Heidelberg Township

South Heidelberg Township

Wernersville Borough

TABLE OF CONTENTS

	<u>Page</u>
ARTICLE I TITLE, PURPOSE, INTERPRETATION, AND APPLICATION	1
ARTICLE II DEFINITIONS	3
ARTICLE III ZONING MAP AND ZONING DISTRICTS	35
Section 300 Types of Zoning Districts	35
Section 301 Official Zoning Map	35
Section 302 District Boundaries – Rules for Interpretation	36
Section 303 Application of District Regulations	37
Section 304 Not-for-Profit Foundation Overlay District	39
ARTICLE IV DISTRICT REGULATIONS	40
Section 400 A-1 Agricultural Preservation	40
Section 401 A-2 Agricultural	55
Section 402 A-3 Agribusiness and Agriculture	68
Section 403 RP Resource Preservation	79
Section 404 RC Rural Conservation	98
Section 405 R Recreation – Residential	117
Section 406 R-1 Low Density Residential	124
Section 407 R-2 Suburban Residential	127
Section 408 R-3 Suburban Residential	135
Section 409 R-4 Suburban Residential	149
Section 410 R-5 Urban Residential	159
Section 411 R-6 Urban Residential	162
Section 412 R-7 Retirement Complex	167
Section 413 TC Town Center	174
Section 414 C-1 Village Commercial	181
Section 415 C-2 General Commercial	188
Section 416 C-3 Limited Commercial	197
Section 417 P-O Professional Office	202
Section 418 I-1 Light Industrial	204
Section 419 I-2 General Industrial	208
Section 420 CE Campus Employment	217
Section 421 TAR Transitional Agricultural/Residential	220
Section 422 C-4 Commercial District	225

ARTICLE V	GENERAL REGULATIONS	234
Section 500	Compliance with Other Municipal Regulations	234
Section 501	Access to Structures	235
Section 502	Erection of More than One Principal Structure or Building on a Lot	236
Section 503	Accessory Buildings, Structures, and Uses	237
Section 504	Projections into Yards	242
Section 505	Prohibited Uses	243
Section 506	Landscaping	244
Section 507	Front Yard Exceptions	247
Section 508	Fences, Walls and Hedges	248
Section 509	Outdoor Lighting	249
Section 510	Home Occupation Regulations	256
Section 511	Forestry	258
Section 512	Corner Lot Restrictions	262
Section 513	Regulations for Communications Towers and Antennas	263
Section 514	Bed and Breakfast Inn Regulations	272
Section 515	Reduction of Lot Area	273
Section 516	Signs	274
Section 517	Height Exceptions	286
Section 518	Standards for Public Utility Uses	287
Section 519	Recreational Development Regulations	288
Section 520	Residential Conversion Regulations	289
Section 521	Lot Area and Lot Width for Lots Not Served with Public Water and/or Sanitary Sewers	290
Section 522	Storage of Vehicles and Recreational Equipment	291
Section 523	Route 422 Overlay District	292
Section 524	Mobile Home Requirements	296
Section 525	Conduct of Agricultural Activities	297
Section 526	Roadway Access	298
Section 527	Control of Street Access	301
Section 528	Loading Areas	302
Section 529	Driveways	303
Section 530	Off-Street Parking	305

	<u>Page</u>
ARTICLE VI HISTORIC AND ENVIRONMENTAL RESOURCE PROTECTION	313
Section 600 Historic Resource Protection	313
Section 601 Riparian Corridor Conservation District	324
Section 602 Woodland Controls	328
Section 603 Carbonate Area Regulations	329
Section 604 Determination of Density for Parcels Containing Protected Areas	333
Section 605 Steep Slope Overlay District	335
Section 606 Wetlands, Wetland Margins, and Hydric Soils	339
Section 607 Wellhead Protection	340
Section 608 Floodplain Controls	341
Section 609 Environmental Performance Standards	342
Section 610 Protection of Ridge Lines	346
ARTICLE VII NON-CONFORMING LOTS, USES, STRUCTURES AND BUILDINGS	347
Section 700 Statement of Intent	347
Section 701 Non-Conforming Uses of Land	347
Section 702 Non-Conforming Structures or Buildings	348
Section 703 Non-Conforming Uses of Structures or Buildings	350
Section 704 Unsafe or Unlawful Structures or Buildings	351
Section 705 Uses under Special Exception or Conditional Use Provisions are not Non-Conforming Uses	351
Section 706 Non-Conforming Lots of Record	351
ARTICLE VIII ADMINISTRATION AND ENFORCEMENT	353
Section 800 Zoning Officer	353
Section 801 Zoning Permits	355
Section 802 Certificate of Use and Occupancy	356
Section 803 Sign Permits	358
Section 804 Schedule of Fees, Charges and Expenses	359
Section 805 Amendments	359
Section 806 Causes of Action	360
Section 807 Enforcement Notice	361
Section 808 Enforcement Remedies	361
Section 809 Appeals	362
Section 810 Conditional Use Procedures	362

	<u>Page</u>
ARTICLE IX ZONING HEARING BOARD	366
Section 900 Creation and Organization	366
Section 901 Public Hearings	367
Section 902 Functions of the Zoning Hearing Board	369
Section 903 Procedures for Application to the Zoning Hearing Board	372
Section 904 Time Limitations	372
Section 905 Submission of Applications for Special Exceptions and Variances to Governing Body	373
ARTICLE X ENACTMENT	374
Section 1000 Public Utilities Corporation Exempted	374
Section 1001 Severability	374
Section 1002 Repeal of Conflicting Ordinances	374
Section 1003 Effective Date	375