

§ 336. Flex Office (Contemporary). [Ord. 1968, 9/8/2003, § 336; as amended by Ord. 1985, 10/12/2004, § 3; and by Ord. 2042, 8/13/2007]

1. Intent: To establish and improve areas for modern, efficient offices and industries that provide a wide variety of employment opportunities and enhance the community. To provide a variety of job-producing manufacturing industries in Pottstown's Keystone Opportunity Zone, located along Keystone Boulevard.
2. Permitted Uses.
 - Food processing not including slaughter
 - Health and fitness center
 - Health service providers [**Added by Ord. 2085, 9/12/2011**]
 - Light manufacturing, assembly and processing
 - Medium manufacturing, assembly, processing (for properties in the Keystone Opportunity Zone that have frontage along Keystone Boulevard)
 - Office, including client-based social service provider
 - Outdoor storage [**Added by Ord. No. 2183, 4/8/2019**]
 - Park
 - Printing and publishing
 - Research and development laboratories
 - Warehouse
 - Wholesale facility [**Added by Ord. No. 2183, 4/8/2019**]
3. Conditional Uses (See Conditional Uses — Sections 400-401).
 - Utility company operational facility
 - Uses of the same general character as those listed in this chart, with the same or lesser impact on the community as determined by Borough Council
4. Accessory Uses.
 - Municipal or civic accessory use/structure [**Added by Ord. 2067, 12/14/2009, § 4**]
 - Outdoor dining area [**Added by Ord. No. 2187, 7/8/2019**]
 - Parking lot
 - Solar energy equipment [**Added by Ord. 2064, 7/13/2009, § 3**]
 - Solid waste storage unit
 - Storage sheds and other similar structures (maximum size 200 square feet)
5. Requirements for lot area, building setbacks, and building size:

Standard	Size
Minimum lot area	30,000 square feet
Minimum open space	20%
Maximum building coverage	75%
Front setback	20 feet
Side setback	15 feet
Rear setback	20 feet
Minimum lot width	150 feet
Minimum lot depth	200 feet
Maximum building height	55 feet
Minimum floor to area ratio	20%*

* 15% if full-time employment exceeds 12 persons per acre

6. Special Exceptions. **[Added by Ord. 2136, 5/11/2015]**

- Continuing care home
- Criminal housing facility
- Rooming house
- Treatment center