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PLANNING COMMISSION  
BERKS COUNTY

# ZONING ORDINANCE

AUGUST 5, 1997

Section 4.20 T-C TOWN CENTER DISTRICT

Section 4.21 SPECIFIC INTENT

It is the purpose of this district to permit limited units residential, excepting mobile home parks, planned residential developments and apartment houses, in combination with pedestrian, retail, service and office uses.

Section 4.22 USES PERMITTED BY RIGHT

Land and buildings in the T-C District may be used for the following purposes and no others, unless a Special Exception as provided for in Section 4.23 is granted.

1. Building used for religious worship, provided that no more than one non-church related activity can occur on the premises at any given time.
2. Library, art gallery, museum or similar use
3. Retail and wholesale sales of goods such as, but not limited to, antiques, appliances, auto parts, beverages, bicycles, books, clothing, confections, dry goods, flowers, food, furniture, gifts, hardware, jewelry, liquor, machinery, newspapers, notions, office equipment, personal and household supplies, music supplies, photographic supplies, sporting goods, stationery, and tobacco.
4. Business, professional, or governmental office or studio.
5. Banks, savings and loan associations, finance companies, and similar types of businesses.
6. Self Service Laundry Facilities
7. Club or lodge for fraternal or social purposes, provided that all activities shall be conducted within buildings.
8. Funeral home not including crematorium.
9. Restaurants, taverns, and similar types of establishments.
10. Personal and household service establishments such as, but not limited to, barber shops, beauty shops, laundry and dry cleaning shops, tailor and seamstress shops, shoe and appliance repair shops.
11. Bed and breakfast inns.

12. Antique Business
13. Accessory uses and structures to the above permitted uses when not on the same, lot as the permitted use.
14. Municipal uses, structures or buildings owned by the Municipality or an Authority organized by the Municipality.
15. Indoor place of amusement or non-vehicular recreational facility.
16. Single family detached dwelling
17. Single family semi detached dwelling
18. Two family semi detached dwellings

Section 4.23 USES PERMITTED BY SPECIAL EXCEPTION

1. Accessory Apartments
2. Major Home Occupations pursuant to Section 6.19
3. Child/Adult Mini Day Care Center
4. Child/Adult Day Care Center

Section 4.24 PERMITTED ACCESSORY USES

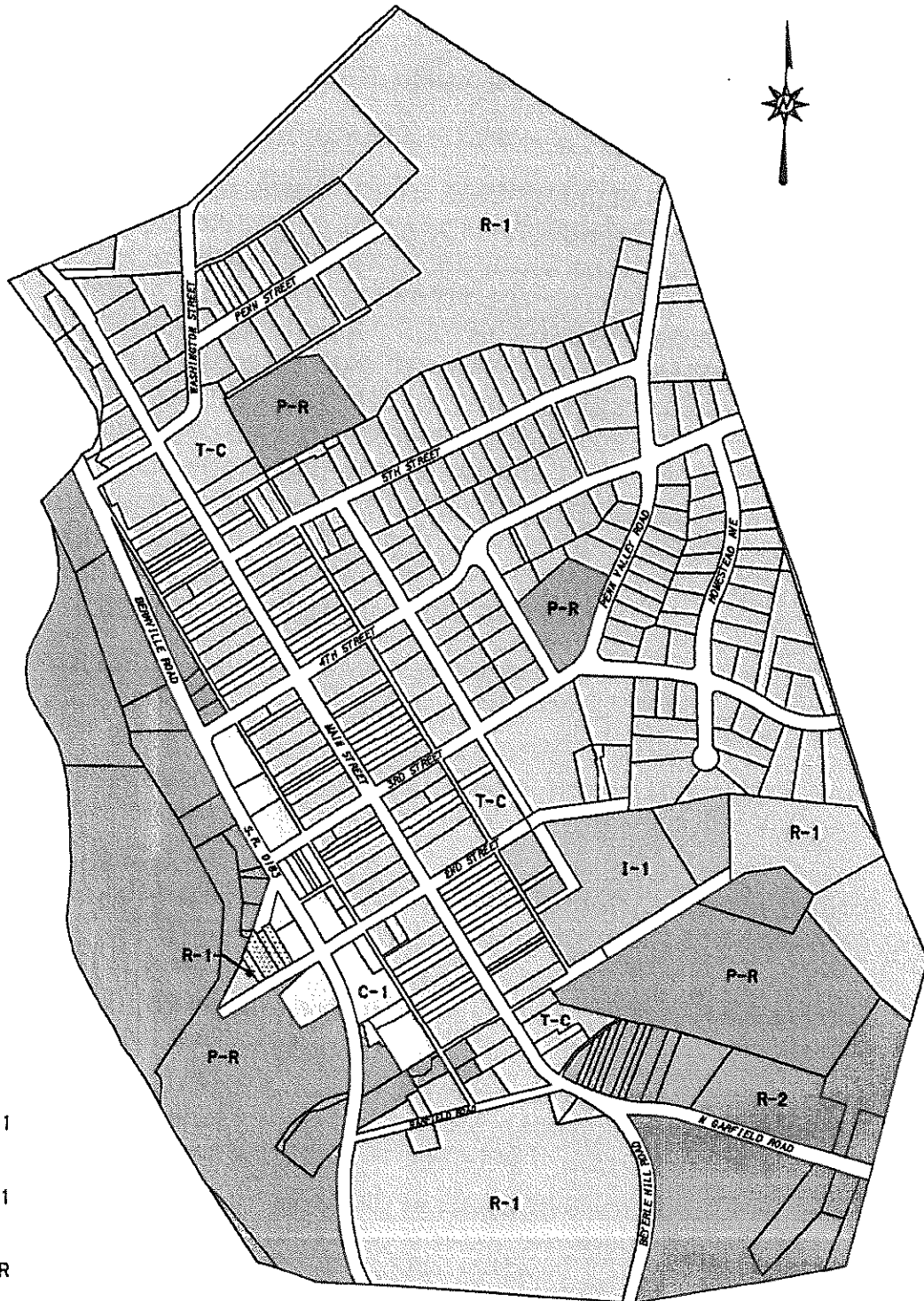
Located on the same lot with the permitted principal uses and approved special exception uses:






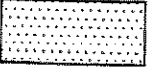

1. Private garage or private parking area.
2. Signs pursuant to section 6.08.
3. Minor home occupations pursuant to Section 6.19.
4. Decks, patios, porch, car ports, storage sheds, private swimming pools.
5. Other customary accessory uses and buildings, provided such are clearly incidental to the principal; use.

*Handwritten mark*

Section 4.25 AREA, YARD, AND HEIGHT REGULATIONS (Public Sewage Disposal and Public Water Supply Required)

	Single Family Detached Dwelling and Non-Residential Uses	Single Family Semi- Detached Dwelling (Per Dwelling Unit)	Two Family Semi- Detached Dwelling
<u>Maximum Permitted</u>			
Building Height	30 Feet	30 Feet	30 Feet
Paved Area	30 Percent	30 Percent	30 Percent
Lot Coverage	35 Percent	35 Percent	35 Percent
<u>Minimum Requirements</u>			
Lot Size	3,000 So. Ft.	3,000 Sq. Ft.	4,000 Sq. Ft.
Building Setback	10 Feet	10 Feet	10 Feet
Lot Width			
At Street Line	20 Feet	18 Feet	20 Feet
At Building Setback Line	20 Feet	18 Feet	20 Feet
Rear Yard	20 Feet	20 Feet	20 Feet
Side Yard			
Total	6 Feet		
One Side	3 Feet	3 Feet	4 Feet



-  C-1
-  I-1
-  P-R
-  R-1
-  R-2
-  R-C OVERLAY DISTRICT
-  T-C


# BERNVILLE BOROUGH ZONING MAP

Tentative

GRAPHIC SCALE

1" = 600'



  
**McCarthy**  
ENGINEERING ASSOCIATES, INC.  
[www.McCarthy-Engineering.com](http://www.McCarthy-Engineering.com)

555 Van Reed Road  
Suite 2  
Wyomissing, PA 19810  
2500 East High Street  
Suite 630  
Pottstown, PA 19464  
Phone: 610.373.8001