

AN ORDINANCE BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF TILDEN, BERKS COUNTY, PENNSYLVANIA, AMENDING THE ZONING ORDINANCE NO. 34, ADOPTED OCTOBER 1, 1973 AND EFFECTIVE NOVEMBER 1, 1973, AS AMENDED, BY ESTABLISHING ZONING DISTRICT L-2 INDUSTRIAL DISTRICT AND REZONING AN AREA ON THE EASTERN SIDE OF STATE HIGHWAY L.R. 141, KNOWN AS ROUTE 61, AND ON THE NORTHERN SIDE OF TOWNSHIP ROAD NO. T-744, FROM A L-1 ZONING DISTRICT TO A L-2 ZONING DISTRICT.

BE IT ENACTED AND ORDAINED, AND IT IS HEREBY ENACTED AND ORDAINED by the Supervisors of the Township of Tilden, Berks County, Pennsylvania, that the Tilden Township Zoning Ordinance of 1973 enacted and ordained on October 1, 1973 and effective November 1, 1973, is hereby amended in the following manner:

Addition of ARTICLE XVII L-2 INDUSTRIAL DISTRICT

Section 1700. Purpose. The purpose of the L-2 Industrial District is to permit and encourage industrial development of specific types in an elected location which will constitute a harmonious and appropriate part of the physical development of the township, that will contribute to the soundness of the economic base of the township, and which will otherwise further the general purpose of this Ordinance as set forth in Section 100.

Section 1701. Procedural Requirements. Application for permits pursuant to this Article shall be submitted in accordance with the requirements of Section 1302.

Section 1702. Use Regulations. A building may be erected or used and a lot may be used or occupied for any of the following uses and no other, provided that any use permitted in the District shall conform with the Performance Standards set forth in Section 1011 of this Ordinance.

1. Single Family Dwelling unit when all requirements of Article IV are met.
2. Agricultural, horticultural or farm use in accordance with Section 301-2 of this Ordinance.
3. Industrial uses in accordance with Section 902-5 thru Section 902-11 of this Ordinance.
4. All types of industrial activities prohibited in Section 902-12 of this Ordinance.
5. Dwelling quarters for watchman or caretaker employed on the premises.
6. Accessory use on the same lot with and customarily incidental to any of the above permitted uses, and including signs when erected and maintained in accordance

with the provisions of Article XII of this Ordinance.

Section 1703. Area Regulations.

1. Lot Area and Width. Each lot shall have an area of not less than ten (10) acres, and a width of not less than five hundred feet (500) at the building line.

2. Floor - Area Ratio. The total floor area of principal and accessory buildings excluding cellar area, shall not exceed fifty (50) percent of the lot area.

3. Lot Area Ratio. Principal and accessory buildings shall occupy not more than twenty-five (25) percent of the lot area. All structures including outdoor storage shall occupy not more than fifty (50) percent of the lot area.

4. Yard Requirements.

a. Front Yard. There shall be a front yard along each street or proposed street on which a lot abuts which shall be not less than one hundred (100) feet in depth.

b. Side and Rear Yards. There shall be two (2) side yards on each lot neither of which shall be less than fifty (50) feet in width with an aggregate of no less than one hundred fifty (150) feet. There shall be a rear yard on each lot which shall be not less than seventy-five (75) feet in depth.

c. Buffer Yard. Along all exterior boundary lines of the property, a buffer yard shall be provided which shall be not less than the minimum front, side and rear yard requirements given above, and shall be in accordance with the provisions of Section 1008.

d. Off-Street Parking and loading facilities shall be provided in accordance with the provisions of Article XI.

The Zoning Map adopted in conjunction with the Ordinance referred to herein is hereby amended by rezoning an area along the easterly side of Legislative Route 141, known as Traffic Route 61 from L-1 Zoning District to a L-2 Zoning District and more fully described as follows:

All that certain piece or tract of land situate in the Township of Tilden, County of Berks, State of Pennsylvania, bounded and described as follows:

BEGINNING at the northeasterly corner of the intersection of Legislative Route 141 and Township Road No. T-744, known as Lowland Road; thence in a northwardly direction along the easterly side of Legislative Route 141 to the Schuylkill County line; thence in an eastwardly direction along the Schuylkill County Line to the Township of Windsor Line; thence in a southeastwardly direction along the Township of Windsor Line to the Borough of Hamburg Line; thence in a westwardly and southwardly direction along the Borough of Hamburg Line to a point, said point being

the intersection of the Borough of Hamburg line with an extended line from Township Road No. T-744; thence along the extended line and along the northerly line of Township Road T-744 in a westwardly direction to the place of beginning.

All Ordinances or parts of Ordinances conflicting with the provisions of the Ordinance are hereby repealed insofar as they are inconsistent with this Ordinance.

This Ordinance shall become effective five (5) days after the date of its enactment.

Duly ENACTED and ORDAINED at a public meeting of the Board of Supervisors of the Township of Tilden, Berks County, Pennsylvania, held on the 16th day of February, 1982.

BOARD OF SUPERVISORS OF THE TOWNSHIP
OF TILDEN, BERKS COUNTY, PA.

Vernon A. Reppert

George B. Krueger

Attest:

Anna B. Hallenberger
Secretary



Board of Supervisors, Tilden Township

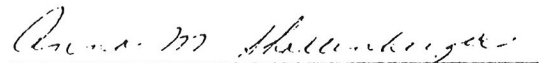
R.D.1, Box 526, Berks County
Hamburg, Penna. 19526

Phone
(215) 562-7410

Secretary
Anna M. Shollenberger

"I hereby certify that the foregoing ordinance was advertised in the Hamburg Item on January 27 and February 3, 1982, a newspaper of general circulation in the Township of Tilden, Berks County, and was duly enacted and approved as set forth at a regular meeting of the Township of Tilden held on February 16, 1982, at 7:30 P.M., prevailing time, in the Township Municipal Building, Tilden Township, Berks County, Pennsylvania."

ATTEST:



Anna M. Shollenberger, Secretary