

ORDINANCE NO. 51, 1984

AN ORDINANCE BY THE BOARD OF SUPERVISORS  
OF THE TOWNSHIP OF TILDEN, BERKS COUNTY,  
PENNSYLVANIA, AMENDING THE ZONING  
ORDINANCE NO. 34, 1973 ADOPTED  
OCTOBER 1, 1973 AND EFFECTIVE NOVEMBER 1,  
1973, AS AMENDED, PROVIDING FOR AN  
L-3 EDUCATIONAL INDUSTRIAL DISTRICT

The Tilden Township Zoning Ordinance enacted October 1, 1973,  
as amended, is hereby further amended as follows:

There shall be added a new Article XVIII which shall read as  
follows:

"ARTICLE XVIII: L-3 EDUCATIONAL INDUSTRIAL DISTRICT

Section 1800. Purpose. The purpose of the L-3  
Educational Industrial District is to permit and encourage  
training in industrial and commercial skills in selected loca-  
tions which will constitute a harmonious and appropriate part  
of the physical development of the township and which will  
otherwise further the general purposes of the Ordinance as set  
forth in Section 100.

Section 1801. Procedural Requirements. Applications  
for permits pursuant to this Article shall be submitted in  
accordance with the requirements of Section 1302. All  
industrial and commercial uses of land within the District must  
be an integral part of the operation of an educational program,  
whether as a permitted use or by special exception.

Section 1802. 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. Schools and educational related uses  
including residential use when specifically related to the  
educational use.

2. Agricultural, horticultural or farm use in accordance with Section 301-2 of this Ordinance.

3. Research, testing or experimental laboratory.

4. Executive or administrative office building.

5. Wholesale business establishment including wholesale dairy or bakery.

6. All industrial and commercial uses of land within the district must be an integral part of the operation of an educational program, whether as a permitted use or by special exception.

7. All sales of products and services must have been produced as a result of a work study program.

8. Dwelling quarters for watchman or caretaker employed on the premises.

9. Accessory use of 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 1803. Uses Permitted by Special Exception.

1. Warehouse or yard for storage, sale and distribution of ice, coal, fuel oil, building materials or products of manufacturing uses permitted in this district.

2. Manufacturing of products from the following previously processed and prepared materials: bone, ceramics, cork, feathers, felt, fur, glass, hair, horn leather, metal, paper, plaster, plastics, precious and semiprecious stones, rubber, shells, textiles and tobacco.

3. Manufacture of electrical appliances and supplies; small or hand tools; jewelry; clocks and watches, musical, professional and scientific instruments; optical goods, machinery and machine tools; electric equipment; motors; iron and steel products, including fabrication and assembly.

4. Truck or hauling stations and public garage including the storage of refuse trucks, provided the entire use is contained within an enclosed building.

5. Compounding of non-combustible pharmaceutical products.

6. Telephone office or utility substation.

7. Any industrial use of the same general character as any of the above permitted uses except the following uses, or any use substantially similar thereto, which are specifically prohibited:

(a) Abattoir or stock yard.

(b) Chemical manufacture as follows:  
Acetylene aniline, dyes ammonia; carbide, caustic soda; cellulose; chlorine; carbon black and bond black; cleaning and polishing preparations; creosote; exterminating agents; hydrogen and oxygen; industrial alcohol; nitrating of cotton or other materials; nitrates of an explosive nature; potash; plastic materials and synthetic rosins; pyroxylin; rayon yard; hydrochloric, picric or sulphuric acids and derivatives.

(c) Incineration or reduction of garbage, offal and dead animals, except by municipal agencies or municipally owned lots, fat rendering.

(d) Leather and fur tanning, curing finishing and dyeing.

(e) Junk, salvage or automobile wrecking yard.

(f) Manufacture of asphalt; charcoal and lampblack; coal; coke; and tar products; explosives; fertilizer, glue; size and gelatin; ink; linoleum and oilcloth matches; paint, varnishes and turpentine; rubber, caoutchouc, gutta percha (including processing); soap starch; shoddy and waste materials.

(g) The reduction of petroleum or petroleum products.

(h) Distillation of wood or bones.

(i) Reduction or processing of wood pulp or wood fibers.

Section 1804. 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 two hundred fifty (250) feet at the building line.

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

3. Lot Area Ratio. Principal and accessory buildings shall occupy not more than twenty-five percent (25%) of the lot area. All structures including outdoor storage shall occupy not more than fifty percent (50%) 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 seventy-five (75) 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 twenty-five (25) feet in width with an aggregate of no less than one-hundred (100) feet. There shall be a rear yard on each lot which shall be not less than fifty (50) feet in depth.

(c) Buffer Yard. Along residential District boundary lines, a buffer yard shall be provided which shall be not less than one-hundred (100) feet in width, measuring from such boundary line or from the street line, where such street constitutes the district boundary line, and shall be in accordance with the provisions of Section 1008. Such buffer yard may be conterminous with any required yard in this District, and in case of conflict, the larger yard requirement shall apply.

(d) Off-street parking and loading facilities shall be provided in accordance with the provisions of Article XI."

Section 1805. Amendment to Zoning Map. The Zoning Map attached to Ordinance No. 34, 1973 of the Township of Tilden, Berks County, Pennsylvania, enacted October 1, 1973, as amended, known as the Tilden Township Zoning Ordinance of 1973, is hereby amended by reclassifying the following described area from an R-2 to an L-3 zoning district.

TRACT A:

BEGINNING at a point in mountain road, said point being a distance of 325.00 feet on a bearing of North 75 degrees 50 minutes 55 seconds East, from an iron pin, a corner of lands of Lewis Sincavage and Ethel W. Sincavage, his wife; thence in Mountain road the four following courses and distances: (1) North 75 degrees 50 minutes 55 seconds East, 312.11 feet to a point; (2) North 77 degrees 29 minutes 59 seconds East, 603.02 feet to a point; (3) North 79 degrees 37 minutes East, 595.00 feet to a point; (4) North 75 degrees 13 minutes 57 seconds East, 497.69 feet to a point; thence leaving said road and passing through lands of the Blue Mountain Academy the three following courses and distances: (1) South 3 degrees 56 minutes 43 seconds East, crossing Township Road T-716, 2446.59 feet to a point; (2) South 77 degrees 59 minutes 11 seconds West, crossing Township Road T-742, 1880.70 feet to a point; (3) North 6 degrees 50 minutes 11 seconds West, crossing Township Road T-716, 2408.44 feet to a point in Mountain Road, LR 06030, the place of BEGINNING.

CONTAINING 107.42 acres.

TRACT B:

BEGINNING at a spike in Township Road T-699, a corner now or late of Joseph Kauffman; thence in and along said road and along lands of Wellington R. Ketner and Marie M. Ketner, his wife, the three following courses and distances: (1) North 56 degrees 12 minutes 32 seconds East, 476.82 feet to an iron pin; (2) North 27 degrees 02 minutes 28 seconds West, 66.00 feet to an iron pin; (3) North 43 degrees 00 minutes 32 seconds East, 540.00 feet to a point in Township Road T-699, passing through lands of the Blue Mountain Academy, South 8 degrees 55 minutes 18 seconds East, 980.56 feet to a point in the northern

right-of-way of Interstate Route 78; thence along said right-of-way, South 73 degrees 11 minutes 19 seconds West, 670.00 feet to a point, a corner of lands of Joseph Kauffman; thence along lands of the same, North 28 degrees 56 minutes 28 seconds West, 506.93 feet to a spike in Township Road T-699, the place of BEGINNING.

CONTAINING 12.59 acres.

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

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

Duly enacted at a meeting of the Board of Supervisors of the Township of Tilden, Berks County, Pennsylvania held on the 6th day of March, 1984.

BOARD OF SUPERVISORS OF THE  
TOWNSHIP OF TILDEN, BERKS COUNTY

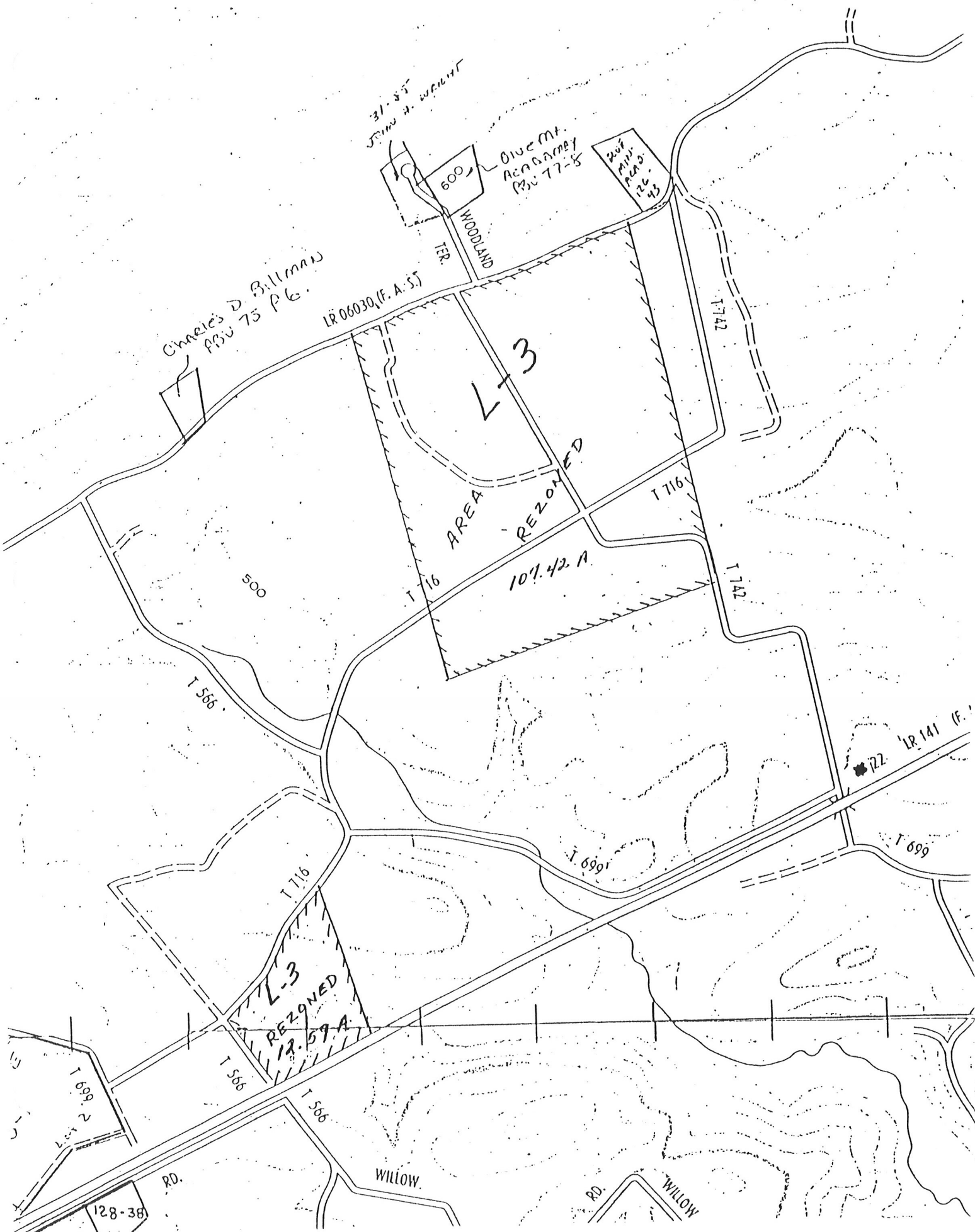
By: Vernon D. Peppers

By: George E. Savage

By: Earl L. Katzman

Attest:

Anna M. Shalinske  
(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 February 22 and 29, 1984 and the Reading Eagle-Times on February 17 and 24, 1984, newspapers 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 Board of Supervisors of the Township of Tilden on March 6, 1984, at 7:30 P.M., prevailing time, in the Township Municipal Building, Tilden Township, Berks County, Pennsylvania."

ATTEST:

Anna M. Shollenberger  
Anna M. Shollenberger, Secretary