

ORDINANCE NO. 197

AN ORDINANCE OF THE TOWNSHIP OF SOUTH HEIDELBERG, BERKS COUNTY, PENNSYLVANIA AMENDING ORDINANCE NO. 193, THE SOUTHWESTERN BERKS COUNTY ZONING ORDINANCE OF 2004, TO PROVIDE FOR THE DEFINITIONS OF "DEVELOPABLE AREA", "PROTECTED AREA", AND "SELF STORAGE UNIT"; DELETING THE DEFINITION "MINI SELF STORAGE UNIT"; BY MAKING ALL DEFINED AREA, YARD AND HEIGHT REGULATIONS APPLICABLE "UNLESS OTHERWISE REQUIRED BY THIS ORDINANCE"; BY ESTABLISHING A MAXIMUM FENCE HEIGHT SURROUNDING LUMBER AND BUILDING MATERIALS SUPPLY ESTABLISHMENTS; BY ADDING A NEW C-4 COMMERCIAL DISTRICT; BY PROVIDING FOR MORE THAN ONE PRINCIPAL BUILDING ON A BUILDING LOT IN THE A-1 DISTRICT AS A SPECIAL EXCEPTION; BY PROVIDING FOR AGREED UPON REDUCTIONS OF REAR AND SIDE YARD SETBACKS FOR GRAZING PURPOSES AND FOR THE ESTABLISHMENT OF SAME IN SOUTH HEIDELBERG TOWNSHIP BY CONDITIONAL USE; BY PROVIDING FOR SIGN REGULATIONS FOR THE C-4 ZONING DISTRICT; BY PERMITTING PROPERTIES LOCATED IN THE C-4 ZONING DISTRICT TO BECOME PART OF THE ROUTE 422 OVERLAY DISTRICT; BY ADDING ADDITIONAL REQUIREMENTS FOR OFF STREET PARKING; PROVIDING FOR THE IDENTIFICATION OF "PROTECTED AREAS" ON SUBDIVISION AND LAND DEVELOPMENT PLANS; AND BY AMENDING THE OFFICIAL ZONING MAP TO PROVIDE FOR THE NEW C-4 COMMERCIAL DISTRICT AND THE REZONING OF CERTAIN PROPERTIES IN WERNERSVILLE BOROUGH AND SOUTH HEIDELBERG TOWNSHIP.

WHEREAS, on December 9, 2004, the Board of Supervisors of the Township enacted Ordinance No. 193, the Southwestern Berks County Zoning Ordinance of 2004 (the "Ordinance"); and

WHEREAS, the Board of Supervisors of the Township desires to amend the Ordinance.

