

Conditional Uses

SECTION 400 Conditional Uses – Applications

1. The following uses are permitted as Conditional Uses in those districts listed in Article 3. They shall meet the all the conditions listed.
 - A. Application:
 1. Every application for a conditional use shall be made on a form prepared by the Borough. Included with the application shall be a fee which shall be determined by Borough Council from time to time by resolution.
 2. The application shall include the request for approval of conditional use and sufficient information to document compliance with the applicable standards of this Ordinance and the Pottstown Subdivision and Land Development Ordinance.
 3. The Borough Secretary shall submit one copy of the application to the Pottstown Planning Commission, one to the Montgomery County Planning Commission for their reviews and recommendations. A copy shall also be submitted to Pottstown Borough Council and any other agencies or consultants whose review may be needed.
 - B. Public Hearing:

Before making any decisions, Borough Council shall conduct properly advertised public hearings.

DETAILS For details about the public hearing process, decisions of Borough Council, and the right to appeal, see the Zoning Appendix, Section A400, page A21.

SECTION 401 Conditional Uses

1. Adult Entertainment Uses

See Appendix, Section A401.1, pages A21 and A22.

2. Building Size

- A. In the Neighborhood Residential District or Traditional Town Neighborhood District, a new building, or an existing building with a new addition, may be up to 100 percent larger than other buildings on the block as a conditional use if the applicant can demonstrate to the satisfaction of Borough Council that that building a larger structure will be compatible with the existing buildings on the block regarding:
 1. Form, either horizontal or vertical
 2. Base, body, and cap
 3. Scale
 4. Texture and pattern of exterior materials
 5. Proportion of walls to openings

This can usually best be accomplished by building to the rear, away from the street.

Conditional Uses

SECTION 401 Conditional Uses (continued)

2. Building size (continued)

- B. In the Downtown District, a new building, or an existing building with a new addition, may be any size, and may be up to 60 feet in height, if the applicant can demonstrate to the satisfaction of Borough Council that building a larger structure will be compatible with the existing buildings on the block regarding:
1. Form, either horizontal or vertical
 2. Base, body, and cap
 3. Scale
 4. Texture and pattern of exterior materials
 5. Proportion of walls to openings

3. Car Wash

- A. Car washes shall be self-serve.
- B. No more than four bays shall be permitted.
- C. The outdoor service area shall be screened to the same standards as a **Parking Lot**.

4. Cellular Communications

See Zoning Appendix, Section A401.4 pages A22 through A24.

5. Cemeteries

Cemeteries shall be a minimum of five acres. Any crematory, columbarium, mausoleum, or similar structure shall be located at least 100 feet from any lot line. Any dwelling located in the cemetery shall be for the sole use of a caretaker.

6. Child care facility

See Zoning Appendix, Section A401.6, pages A25 through A30.

7. Churches

- A. To be used as a church, an existing building must be at least 2,400 square feet on the ground floor and must meet the parking requirements in **Section 600**.
- B. New church buildings must meet the following standards:

1. Standard	Size
Minimum open space	20 percent
Maximum building coverage, neighborhood residential	50 percent
Maximum building coverage, traditional town	75 percent
Minimum front setback, neighborhood residential	15 feet
Minimum front setback, traditional town	0 feet
Minimum side setback, neighborhood residential	15 feet
Minimum side setback, traditional town	0 feet
Minimum rear setback	20 feet
Maximum building height to cornice line	35 feet

Conditional Uses

SECTION 401 Conditional Uses (continued)

8. Convenience Store with Gasoline Dispensing Center

- A. Convenience stores shall be limited to 3,000 square feet.
- B. No more than four gasoline-dispensing pumps shall be permitted, covered by no more than one canopy.
- C. The canopy shall be located at least 10 feet from any property line or street right-of-way.
- D. The parking area and service area shall be screened to the same standards as a Parking Lot.
- E. The applicant shall submit a litter control plan as part of the application for conditional use approval.
- F. Hours of operation shall be between 6 a.m. and 11 p.m. unless extended by Borough Council based on its proximity to residential areas.
- G. The applicant shall demonstrate to Borough Council that all lighting shall be shielded and reflected away from adjacent properties and streets and shall conform to the standards for illumination set forth in this Ordinance.

9. Drive-through Windows as an Accessory Use

- A. A drive-through service window may be approved as part of a project that will make an existing building or lot more compatible with the appearance and character of Pottstown's traditional neighborhoods and downtown regarding:
 - 1. Form, either horizontal or vertical
 - 2. Base, body, and cap
 - 3. Scale
 - 4. Texture and pattern of exterior materials
 - 5. Proportion of walls to openings.
- B. A drive-through service window shall be located on an interior side of the lot. Drive through service windows and traffic lanes are prohibited in the front of a building or a side yard which abuts a street.
- C. In the Downtown District, a drive through service window shall use an existing curb cut. A new curb cut may only be created if it will lead to the elimination of an existing curb cut and provide a safer and more attractive environment for pedestrians, bicyclists and cars than currently exists.

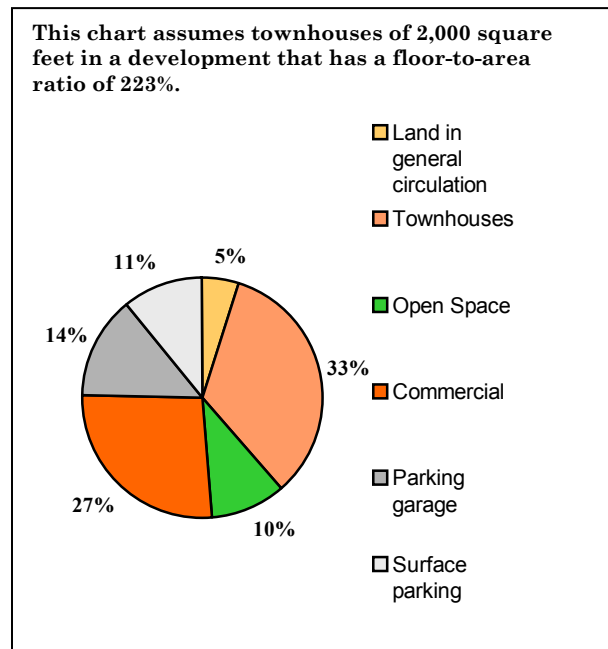
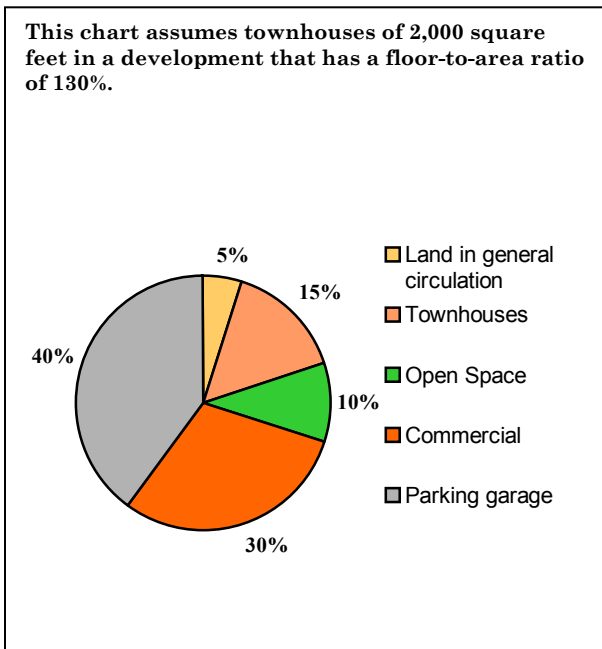
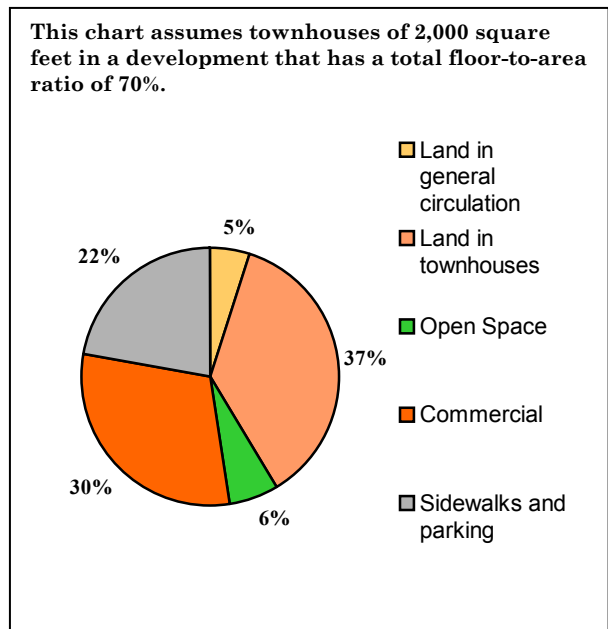
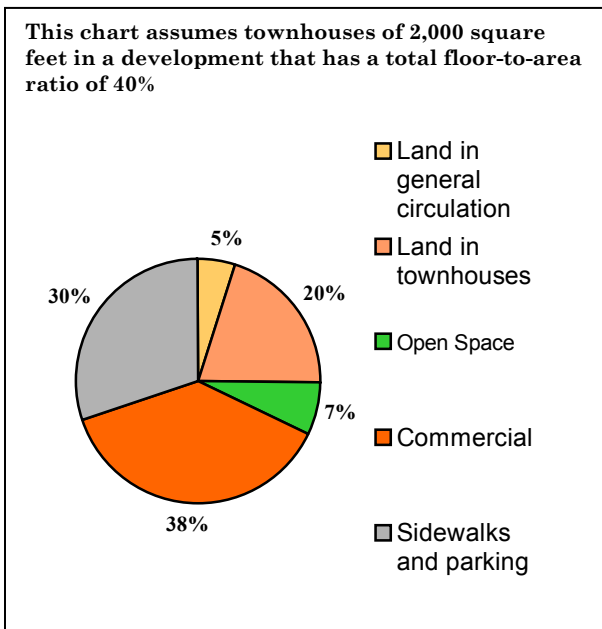
Conditional Uses

10. Dwelling, Attached Single Family (No Hanover Street Frontage)

In order to ensure a mixture of commercial uses with housing in the Downtown Gateway District, the density of permitted attached single family dwellings (townhouses) varies in a sliding scale as shown below that varies in proportion to the amount of commercial development constructed at the same time. In all cases, the calculation of floor-to-area ratio will exclude any parking garage. No townhouses shall be permitted facing Hanover Street.

Minimum developed floor-to-area ratio	40%	70%	100%	130%	160%
Maximum units per acre	4	7	10	13	16

The charts below illustrate the wide range of possible scenarios for building attached single family dwellings along with commercial development in the Downtown Gateway District:



Conditional Uses

11. Dwelling, apartments, (in buildings with a minimum 2,400 square feet on the first floor)

- A. Apartments may be approved part of a project that will enhance the appearance and character of Pottstown's traditional neighborhoods by closely following the Conservation District guidelines.
- B. The Borough shall require a traffic study to ensure the proposed development will not adversely impact pedestrian, bicycle, and automobile traffic in the neighborhood.

12. Dwelling, single family attached

- A. Single family attached dwellings shall be permitted in neighborhoods where other single family attached dwellings existed on the same block, or within 250 feet, and within the same zoning district, at the time this Ordinance was adopted. No more than 6 single family attached dwellings may be constructed on one block.
- B. Single family attached dwellings shall be a minimum of 18 feet wide. Dwellings shall closely follow Conservation District guidelines.

For parcels of 1 to 3 acres, see Large Lot Conditional Uses, Section 403.

13. Golf Course

Golf Courses shall be a minimum of 20 acres and shall contain an accessory parking lot with a minimum of 50 parking spaces.

14. Kennels, Commercial (With or without an accompanying veterinary practice)

- A. No outdoor kennel shall be located within a minimum of 300 feet from any existing residence.
- B. Kennels shall be designed to effectively buffer all noise audible to surrounding properties.

15. Mobilehome Park

- A. See the Zoning Appendix, Section A401.15, pages A31 and A32.

16. Neighborhood Automobile Service Station

- A. All minor repair work, vehicle washing, lubrication, and installation of parts and accessories shall be performed within an enclosed building.
- B. All automobile parts, dismantled vehicles, and similar materials shall be stored within an enclosed building or in a back yard or interior side yard totally screened from view by a 6 foot high solid fence of wood, vinyl designed to look like wood, brick, stone, or stucco over concrete block (capped with brick, slate or stone).
- C. All vehicles awaiting repair shall be stored on site in approved parking spaces and under no circumstances shall such vehicles be stored on or obstruct access to a public right-of-way.

Conditional Uses

SECTION 401 Conditional Uses (continued)

16. Neighborhood Automobile Service Station (continued)

- D. All fuel, oil, or similar substance shall be stored at least 25 feet from any property line.
- E. All lighting shall be shielded and reflected away from adjacent properties and streets to prevent glare on adjacent properties.
- F. A canopy over the fuel pumps that is detached from the principal building may be erected provided that such structure be located at least 10 feet from any property line or street right-of-way.
- G. Accessory uses shall be limited to lubrication, changing oil and filters, changing and repairing tires and tubes, engine tune ups, hand washing and polishing without automatic equipment, and replacing of light bulbs, windshield wiper blades and other small parts and do not include steam cleaning, body repairs, painting, or transmission, chassis, or engine repairs

17. Parking Garages

- A. Parking garages shall be designed, to the greatest extent possible, to appear as if they are inhabited by humans, not cars. Like other buildings, their facades shall be compatible with traditional Pottstown architecture. The first floor facade facing any street, not including alleys, shall be used for retail or commercial uses. If in the judgment of Borough Council this is not feasible, retail show windows to give the appearance of a traditional downtown shall be placed in the façade.

Right, parking garage with first floor retail in Athens, GA.



18. Parking Lot

- A. No parking lot shall be located at the intersection of two streets. Parking lots may be located at the intersection of a street and an alley.
- B. In any area where a parking lot abuts a street, the fencing and landscaping requirements of Pottstown's Zoning and Subdivision Ordinances shall be enhanced as follows:
 - 1. A five foot planting strip shall be located on the interior of a perimeter fence with shade trees planted no farther than 20 feet on center. Shrubbery and other greenery in the planting strip is encouraged.
- C. No single parking lot shall be more than 25,000 square feet.

SECTION 401 Conditional Uses (continued)

19. Parks

See Appendix, Section A401.19, pages A32 and A33.

20. Recreation Rental Facilities

See Appendix, Section A401.20, page A33.

21. Restaurants (Park District)

See Appendix, Section A401.21, page A33.

22. School

A. Applicant shall demonstrate that the scale, location and intended use of existing and proposed buildings, the location of recreation areas, the relationship of the proposed use to existing streets and adjacent properties, and physical features do not present a deterrent to the protection of the health and safety of the pupils.

1. The applications shall indicate the grade levels of the pupils to be housed, the planned pupil capacity, and the contemplated eventual enrollment of the school.
2. Illumination for night time activities shall be shielded from illuminating adjoining streets and residential areas to prevent glare on adjacent properties.
3. The Borough may require a traffic study to ensure the proposed school will not adversely affect pedestrian, bicycle, and automobile traffic in the area.
4. The Borough may attach other conditions as may be necessary to protect the livability of the surrounding neighborhood.

23. Social Club

A. Social clubs may be permitted provided the club is accorded non-profit status by the Internal Revenue Service and provided that eating, drinking, and sleeping facilities are clearly incidental to the purposes stated in its charter.

24. Solid Waste Facility

See Appendix, Section A401.24, pages A33 and A34.

25. Theater or other Indoor Entertainment (excluding Adult Entertainment)

See Appendix, Section A401.25, page A34.

26. Utility Company Operational Facility

Utility distribution lines that deliver service to the end user, and utility transmission lines that deliver service to an area larger than an individual parcel, shall be installed underground unless subsurface conditions make underground installation impossible or state or federal law preempts enforcement of this provision.

Conditional Uses

26. Utility Company Operational Facility (continued)

Utility company operational facilities should, whenever possible, be located on interior properties rather than on properties aligned with other lots that have continuous street frontage.

Buildings and other structures that cannot adhere to the scale, height, form, texture and pattern of materials, and architectural style shall be shielded by an opaque fence or fall appropriate to the district.

All utility company operational facilities shall meet the performance standards in Section 502.

Section 402 Existing Building Conditional Uses

1. **Direct retail**
 - A. Direct retail may be approved part of a project that will closely follow the Conservation District guidelines.
 - B. The Borough shall require a traffic study and a parking study to ensure the proposed development will not adversely impact pedestrian, bicycle, and automobile traffic in the neighborhood within 1,000 feet of the property.
 - C. Hours of operation shall be limited to 9 a.m. to 6 p.m. unless extended by Borough Council.
 - D. All lighting shall be shielded and reflected away from adjacent properties and streets to prevent glare on adjoining properties.
2. **Direct service**
 - A. Direct services may be approved part of a project that shall closely follow the Conservation District guidelines.
 - B. The Borough shall require a traffic study and a parking study to ensure the proposed development will not adversely impact pedestrian, bicycle, and automobile traffic within 1,000 feet of the property.
 - C. Hours of operation shall be limited to 9 a.m. to 6 p.m. unless extended by Borough Council, based on the proximity of the business to residential areas.
3. **Dwelling, Apartments/condominiums**
 - A. Apartments/condominiums may be approved part of a project that shall closely follow the Conservation District guidelines.
 - B. The Borough shall require a traffic study and a parking study to ensure the proposed development will not adversely impact pedestrian, bicycle, and automobile traffic within 1,000 feet of the property.
4. **Offices**
 - A. Offices may be approved part of a project that will closely follow the Conservation District guidelines.
 - B. The Borough shall require a traffic study and a parking study to ensure the proposed development will not adversely impact pedestrian, bicycle, and automobile traffic within 1,000 feet of the property.
5. **Offices on first floor, apartments on upper floors**
 - A. Offices on the first floor and apartments on the upper floors may be approved part of a project that will closely follow the Conservation District guidelines.
 - B. The Borough shall require a traffic study and a parking study to ensure the proposed development will not adversely impact pedestrian, bicycle, and automobile traffic within 1,000 feet of the property.

Section 402 Existing Building Conditional Uses (continued)

6. Restaurants-Non Alcoholic

- A. Restaurants-Non alcoholic may be approved part of a project that shall closely follow the Conservation District guidelines.
- B. The Borough shall require a traffic study and a parking study to ensure the proposed development will not adversely impact pedestrian, bicycle, and automobile traffic in the neighborhood within 1,000 feet of the property.
- C. Hours of operation shall be limited to 8 a.m. to 9 p.m. unless extended by Borough Council based on the proximity of the business to residential areas.
- D. All lighting shall be shielded and reflected away from adjacent properties and streets.

Section 403 Large Lot Conditional Uses

- 1. **Purpose:** Pottstown has a small number of undeveloped or partially developed lots that do not neatly fit into an existing neighborhood. In the cases of some large areas of open land that might some day be developed, such as a golf course or athletic fields, single family detached houses would be the most compatible with nearby neighborhoods.

In the case of smaller areas of open land, higher density housing may be compatible with nearby neighborhoods. In order to provide flexibility to develop these lots, and still retain Pottstown's traditional town character, the following standards shall be offered as a Conditional Use.

- 2. The following uses shall be considered by Borough Council as a Conditional Use for any parcel of land in the Neighborhood Residential or Traditional Town Neighborhood Districts consisting of an acre or more, or any contiguous group of land parcels that total an acre or more, provided they are owned by the same entity at the time of the adoption of this ordinance and developed as part of a unified development.
 - A. Dwelling – single family detached

Maximum density shall be 6 units per acre. The size of the homes and their placement shall be compatible with the character of the surrounding neighborhood, following Conservation District guidelines.
 - B. Any plat located within an area declared eligible for the National Register of Historic Places by the Pennsylvania Bureau for Historic Preservation shall be compatible with nearby historic buildings regarding:
 - A. Placement
 - B. Height
 - C. Proportion of walls to openings
 - D. Form
 - E. Texture and pattern of exterior materials
 - F. Architectural style

Section 403 Large Lot Conditional Uses (continued)

3. The following uses shall be considered by Borough Council as a Conditional Use for any parcel of land in the Traditional Town Neighborhood District consisting of at least 1 acre but no more than 3 acres, or any group of land parcels within 200 feet of each other that total at least 1 acre but no more than 3 acres provided they are owned by the same entity and developed as part of a unified development. No parcel of more than 3 acres existing at the adoption of this Ordinance shall be subdivided to meet the requirements of this Section.
 - A. Dwelling – single family detached
Dwelling – single family semi-detached
Dwelling – single family attached

The size of the homes and their placement shall be compatible with the character of the surrounding neighborhood, following Conservation District guidelines.

1. Maximum density for dwellings shall be 12 units per acre.
2. Minimum unit size, exclusive of garage area, shall be 1,600 square feet.
3. Minimum building height shall be 2 stories; maximum is 3 stories.
4. Maximum number of attached units in any single grouping shall be 8.
5. All walls visible from a principal street shall be constructed of brick.
6. All other building walls shall be clad in wood clapboard, wood drop siding, wood board and batten, brick, stucco, hardi plank, or material of a similar quality and appearance.
7. Garage doors shall be permitted at the front of dwellings only if there is no public alley adjoining the property, and if the applicant can demonstrate to the satisfaction of Borough Council that it is not economically feasible to place garages in the rear. No more than one garage door per dwelling shall be part of the front façade of any dwelling, and no more than 50 percent of the front façade of any unit shall consist of a garage door. Front garage doors shall either be recessed or below grade. Garage doors shall be designed to be as unobtrusive as possible.

The garage doors in this row of houses is below grade, mitigating their impact.



Conditional Uses

Section 403 Large Lot Conditional Uses (continued)

9. All accessory buildings with a floor area of more than 100 square feet shall be clad in the same material as the principal structure.
10. Sideyards and setbacks shall be consistent with existing buildings in accordance with Section 308. If, in the judgment of Borough Council, there are insufficient nearby principal buildings to determine sideyards and setbacks, the following standards shall apply:

a. Standard	Size
Minimum open space	20 percent
Maximum building coverage	60 percent
Front setback	0 feet min. to 20 feet max. Attached or semi-detached houses with garages on grade level shall be sufficiently close to the street to prevent cars from being parked in the driveway, unless the garages are behind the houses.
Minimum side setback	10 feet for twins or end units.
Minimum rear setback	25 feet
Maximum building height	35 feet at cornice line

11. The design of all buildings shall be compatible with the design of historic homes in Pottstown's Conservation District, and all elements of construction and design shall meet Conservation District guidelines.
12. The Borough shall require a traffic study and a parking study to ensure the proposed development will not adversely impact pedestrian, bicycle, and automobile traffic in the neighborhood within 1,000 feet of the property.

- B. Office
Church
School, according to the following:

1. Standard	Size
Minimum open space	20 percent
Maximum building coverage	75 percent
Front setback	0-20 feet
Minimum side setback	15 feet
Minimum rear setback	20 feet
Maximum building height	35 feet to the cornice line

4. The following uses shall be considered by Borough Council as a Conditional Use for any parcel of land in the Downtown District consisting of at least one acre but no more than 3 acres, or any contiguous group of land parcels that total at least 1 acre but no more than 3 acres, provided they are owned by the same entity and developed as part of a unified development. No parcel of more than 3 acres existing at the adoption of this Ordinance shall be subdivided to meet the requirements of this Section.

Conditional Uses

Section 403 Large Lot Conditional Uses (continued)

- A. All uses permitted in the Downtown District, Section 320, according to the following:

1. Standard	Size - west of Evans Street	Size - east of Evans Street
Maximum building coverage	75 percent	75 percent
Front setback	0	0 feet min. to 20 feet max.
Side setback	0 feet min. to 10 feet maximum	0 feet min. to 10 feet maximum
Minimum rear setback	20 feet	20 feet
Minimum building height	2 stories	2 stories
Maximum building height	60 feet	35 feet to cornice line

- B. Dwelling – single family semi-detached
Dwelling – single family detached, according to the following:

1. Standard	Size- west of York Street	Size - east of Evans Street
Maximum building coverage	75 percent	75 percent
Front setback	0	0 feet min. to 20 feet max.
Side setback	0 feet min. to 10 feet maximum	0 feet min. to 10 feet maximum
Minimum rear setback	20 feet	20 feet
Minimum building height	2 stories	2 stories
Maximum building height	35 feet to cornice line	35 feet to cornice line

2. The size of the homes and their placement shall be compatible with the character of the surrounding neighborhood, following Conservation District guidelines.
3. Maximum density for dwellings shall be 12 units per acre.
4. Minimum unit size, exclusive of garage area, shall be 1,600 square feet.
5. All walls visible from a principal street shall be constructed of brick.
6. All other building walls shall be clad in wood clapboard, wood drop siding, wood board and batten, brick, stucco, hardi plank, or materials of similar quality and appearance.
7. All buildings shall face a principal street.
8. All required off-street parking shall be from the rear. No garage doors shall face a principal street.

SECTION 404 Accessory Uses

1. Greenhouse

- A. Greenhouses shall comprise a total floor area of no more than 250 square feet.
- B. Greenhouses shall be located only in rear yards and shall not exceed 8 feet in height.

2. Home Occupations

Home occupations shall comply with the following standards:

- A. Home occupations shall be conducted entirely within the dwelling or accessory building.
- B. Home occupations shall be conducted only by resident occupants of the residential dwelling, except that up to one person not a resident of the dwelling may be employed
- C. There shall be no public display of goods on the premises.
- D. The home occupation shall not have any business related exterior storage or display of goods and/or merchandise.
- E. No article or good shall be sold or offered for sale which is not produced by a resident occupant of the dwelling
- F. The home occupation shall not alter the exterior of the dwelling or accessory structures.
- G. The home occupation shall not generate more than 5 vehicle trips per day in excess of that which is required for the primary use.
- H. There shall be no regular deliveries to or from a home occupation from a vehicle with more than 2 axles.
- I. No home occupation shall require trash pick-up in excess of that which is normally required for a residential dwelling.
- J. No home occupation shall be conducted, created, altered or maintained which involves any purpose, trade or business which is noxious, offensive or potentially injurious to health by reason of odor, noise, dust, smoke, heat, gas, radiation, vibration or hazardous substance.

3. Garage -- Private

- A. In Conservation and Gateway Districts, private garages may be the same general size, height and placement on the lot as similar buildings on the same side of the same block within a 250-foot radius, except that whenever possible, garages should be accessed from an alley. A garage may have a second story if there are at least 2 other existing garages with second stories on the same side of the same block within a 250-foot radius.

4. Parking lots

- A. Parking lots shall meet the standards in Article 6.
- B. The following chart shows the maximum allowable off-street spaces for residential uses:

TYPE OF USE	MAXIMUM SPACES
Single family dwelling, detached	3 spaces
Single family dwelling, semi-detached	3 spaces
Single family attached house	2 spaces
Multiple family dwelling unit	2 spaces per dwelling unit

5. Solid waste storage unit

- A. Solid waste storage units shall be enclosed by an opaque fence or wall constructed of the following materials:
 - 1. Brick
 - 2. Stone
 - 3. Wood
 - 4. Concrete-based stucco
 - 5. Vinyl designed to look like wood
- B. Fences shall be higher than the materials being screened. Fences shall have a minimum height of 4 feet. Although trees, shrubs and other landscaping are encouraged, they may not be used to substitute for fences.

6. Storage Sheds and Accessory Buildings

In Conservation and Gateway Districts:

- A. Storage sheds shall be no larger than 100 square feet, unless there are at least 2 larger storage sheds or buildings existing on the same side of the same block within a 250-foot radius.
- B. Multi-story accessory buildings (excluding garages) are permitted only if there are at least 2 other multi-story buildings on the same side of the same block within a 250-foot radius.
- C. In the cases of A. and B. above, the zoning officer shall make a determination of the maximum size of a new shed or accessory building by the averaging of the size of existing sheds. Storage sheds shall be located only in rear yards, and may be placed abutting the property line.

In all other districts:

- A. Storage sheds shall be located only in side or rear yards a minimum of 3 feet from any property line.

7. Swimming pool

- A. Swimming pools shall be used solely for occupants of the property and their guests.
- B. The swimming pool area, or the entire property on which the pool is located, shall be fenced or walled to prevent uncontrolled access from the street and adjacent properties.
- C. Swimming pools shall not be located in any front yard.

General Regulations

SECTION 500 Miscellaneous Regulations

1. Two or more permitted uses shall not be permitted on one lot unless subdivision or land development approval is secured, unless these uses are unified and form one overall use conforming to the regulations of the district where it is located.
2. No lot shall have erected upon it 2 or more principal buildings unless permitted otherwise by this Ordinance.
3. Any truck, trailer, compressor, or other piece of equipment used in connection with a commercial or manufacturing use, assuming the use is legal or is legally non-conforming, shall be considered an extension of that use when:
 - A. It is actually in use in performing some legitimate service at the site at which it is parked.
 - B. It is being used in connection with on-going construction or similar work at the site.
 - C. It is a motor vehicle under 20 feet in length and 5,000 pounds in weight and is being used as a private vehicle, even if equipment is attached to it or carried on it.
 - D. The truck or trailer is parked on the lot of the legal or legally non-conforming use.
 - E. The truck or trailer is parked on the street adjacent to the legal or legally non-conforming use.
 - F. It is parked within a completely enclosed garage.
4. No more than 2 boats, recreational vehicles, or similar vehicles may be parked on one lot in any zoning district. The only exception to this limit is for a sales and service center for such vehicles or a commercial storage business for such vehicles.
5. In no case shall any street or alley in the Borough be used for automobile repair or any other use other than public passage unless authorized by ordinance, license, or act of Borough Council.
6. Temporary buildings and structures for uses incidental to construction work shall be permitted, provided such buildings are removed promptly upon completion or abandonment of the construction work.
7. All fences in the Flex-Office, Highway Business, and Heavy Manufacturing districts shall conform to the following:
 - A. Fences shall be made of durable materials which shall be maintained in good condition. Fences shall be constructed and maintained so that the most aesthetic side shall face the exterior of the property. The requirement that the most aesthetic side shall face the exterior of the property shall not be applicable where fences are located upon abutting or contiguous private property lines.

General Regulations

SECTION 500 Miscellaneous Regulations (continued)

- B. A fence separating a wholly non-residential use from any other wholly non-residential use may not exceed 10 feet in height.
 - C. In the Highway Business and Flex Office districts, no front yard fence may exceed four feet in height. All other fences shall not exceed six feet in height.
 - D. No fence shall be electrified or otherwise present a hazard to the public. Barbs, concertina wire, and other hazardous obstacles are prohibited.
8. Necessary or traditional accessory structures or architectural or structural features shall be exempted from applicable height regulations to the extent necessary. This exemption shall apply to spires, smokestacks, antennae, parapets, and the like.

SECTION 501 Prohibited Uses

1. Any use not permitted, specifically or by implication, in a zoning district in this Ordinance is prohibited specifically in that zoning district. The following uses and activities are specifically prohibited in any zoning district in the Borough:
- A. Residential structures without permanent foundations or without permanent connections to utilities.
 - B. Mobilehomes other than those permitted within approved mobilehome parks. A mobilehome affixed permanently to a permanent foundation (that is to say the home cannot be removed from the foundation simply by unbolting, utility disconnection, and the severing of stabilizing attachments) and is connected to required utilities, no longer shall be classified a mobilehome but shall be considered a conventional structure.
 - C. The showing or presenting of lewd material or entertainment in an outdoor setting or theatre.
 - D. Any depository for dead animals or any facility for animal slaughtering or rendering.
 - E. The tanning of hides.
 - F. Any facility designed or used for the purpose of raising or maintaining animals, including fowl, to be used for food.
 - G. The use of any land for the storage of:
 - 1. Motor vehicles not fully operable or not having current inspection and registration stickers
 - 2. Vehicle parts, machinery or parts thereof
 - 3. Scrap metals, wood, furniture, paper, rags, or any discarded material whatsoeverunless a valid permit has been issued for it. This shall not include trash deposited in Borough approved containers and awaiting pick-up for no more than one week.

SECTION 502 Performance Standards

All uses allowed in the Conservation and Gateway Districts shall be managed so as not to cause an unacceptable level of:

- A. Air pollution
- B. Noise
- C. Odor
- D. Glare or heat
- E. Vibration
- F. Radioactivity or electrical disturbance
- G. Fire or explosion hazard
- H. Outdoor storage
- I. Waste disposal.

DETAILS: For specific regulations, see the Appendix, Section A502, pages A36 and A37.

SECTION 600 Off-Street Parking

1. Off-street parking and loading provisions as set forth in these Articles shall be required in all instances, except the remodeling of existing buildings as follows:
 - A. In the event of a change of an existing use in an existing building, no additional off-street parking shall be required if the total floor space does not increase and if the new existing use does not require any more spaces under this Article than the use it replaces.
 - B. On-street parking spaces immediately adjacent to the property line of existing buildings may be used to count toward the requirements of this Article.
2. All off-street parking and loading areas, whether required by this Article or not, shall be developed, maintained, and used in accordance with the provisions set forth in these Sections.

SECTION 601 Off-Street Parking Standards

1. A parking space shall have a dimension of 9 feet by 18 feet. Parking lots with five or more spaces may designate up to 20 percent of the spaces as compact spaces with dimensions of 8 feet by 15 feet.
2. Parking lots shall comply with the Pottstown Subdivision and Land Development Ordinance.
3. Interior aisles or maneuvering lanes shall have a minimum width as follows:

ANGLE OF PARKING SPACE	PARKING AISLE WIDTH IN FEET
90 degrees to 60 degrees	22
60 degrees to 45 degrees	19
Less than 45 degrees	17
Parallel	12

4. The number of parking spaces required is as follows:

TYPE OF USE	PARKING SPACES REQUIRED
Single family dwelling, detached or semi-detached, 1 bedroom	1 space
Single family townhouse, 1 bedroom	1 space
Single family dwelling, detached or semi-detached, more than 1 bedroom	2 spaces
Single family townhouse with more than 1 bedroom	2 spaces
Multiple family dwelling unit, studio apartment or 1 bedroom	1 space per dwelling unit
Multiple family dwelling unit, 2 or more bedrooms	2 spaces per dwelling unit
Multiple family dwelling units for ages 55 and older	1 space per four dwelling units
Commercial, office, and institutional	3 spaces per 1,000 square feet
Industrial	1 space per 1,000 square feet
Warehouse	.25 space per 1,000 square feet

5. Every required parking space shall have direct access from or to a public street or alley without first requiring the movement of another motor vehicle.
6. The layout of any parking area shall be designed to allow vehicles to move forward when existing onto a public street, except for the following:
 - A. Parking spaces for no more than 2 vehicles having exits onto streets of 30 feet width or less may be designed for reverse exiting.
 - B. Parking spaces having exits onto streets or alleys of 24 feet width or less may be designed for reverse exiting.

SECTION 601 Off-Street Parking Standards (continued)

- C. No reverse exiting shall be allowed on Charlotte Street because of its high traffic volume
7. Garages located along any street or alley shall have their exit points located at least 22 feet from the opposite cartway limit of the street or alley onto which vehicles are exiting.

SECTION 602 Off-Street Parking Surfaces

1. All off-street parking areas shall be properly graded and drained as to dispose of all surface water accumulations within the area
2. No surface water from any parking or loading area shall be permitted to drain onto any adjoining property.
3. Any parking area with access or egress directly onto a street 24 feet or wider in the Downtown District shall be surfaced with an asphaltic, bituminous, cement, brick, or other properly bound pavement so as to provide a durable and dustless surface. Other parking lots may be surfaced with pavement or gravel.
4. Curbs, bumper guards, bollards or wheel stops shall be installed in parking and loading areas where there is a protective fence, wall or hedge to ensure that vehicles will not strike them or obstruct public rights of way.

SECTION 603 Overflow Parking Surfaces

Off-street areas used for special event parking (to accommodate occasional overflow volumes) may be constructed of any dust-free compacted, pervious ground cover. The owner of the property shall be responsible for the maintenance of such parking in a clean and dust-free condition. Grass and mulch are examples of acceptable pervious ground cover.

SECTION 604 Lighting of Parking Areas

All parking areas for more than 10 vehicles serving business uses and collective residential parking shall be adequately illuminated during the hours between sunset and sunrise when the use is in operation. Any lighting used to illuminate any off-street parking area, whether required or not, shall be so arranged or shielded to protect any adjacent residential premises from the glare of the illumination.

Fixtures shall be equipped with or be capable of being back fitted with light directing devices such as shields, visors or hoods when necessary to redirect offending light distribution. Lights shall be installed or aimed so that they do not project their output into the window of a neighboring residence, an adjacent use, directly skyward, or onto a roadway.

SECTION 605 Access Driveways

1. Each separate use or group of buildings constructed and maintained on a lot as a unified development shall have no more than 2 access ways connecting a tract to any one street or highway for each 300 feet of frontage
2. No access way shall be nearer than 50 feet from the nearest curb line of 2 intersecting streets in the following districts:
 - A. Highway Business
 - B. Heavy Manufacturing
 - C. Flex-Office
 - D. Neighborhood Business
 - E. Gateway East and Gateway West

SECTION 605 Access Driveways (continued)

3. The access way shall be from 20 to 36 feet wide in the following districts:
 - A. Highway Business
 - B. Heavy Manufacturing
 - C. Flex-Office
 - D. Gateway East and Gateway West
 - E. Park
4. The access way shall be from 8 to 20 feet wide in Conservation Districts and the Downtown Gateway District.
5. In Conversation Districts and the Downtown Gateway District, the access way shall be on a side street at the rear of the property, no less than 30 feet from the corner, unless this is physically not possible.

SECTION 606 Accessory Parking Lots

1. Parking lots as accessory uses to provide required parking spaces may be located on a land parcel separate from the building or use it serves. All required parking spaces shall be:
 - A. Within 200 feet of the primary use parcel for residential uses
 - B. Within 400 feet of the primary use parcel for non-residential uses.

SECTION 607 Shared Parking Lots

1. Multiple buildings or uses may share parking lots to meet the required parking spaces of this Article, provided the lot is owned by one or more of the users.
2. Before a parking lot may serve multiple users, a formal written agreement shall be signed by all the parties containing a site plan and the number of spaces to be allocated to each user. A copy of this agreement shall be kept on file by the Zoning Officer, who may revoke the zoning permits of the users if the agreement is not maintained.
3. In order to encourage the maximum use of Pottstown's parking lots, the following rules will govern:
 - A. If the applicants combine residential uses with non-residential uses having normal business hours between 8 a.m. and 6 p.m., each space may be counted for both uses.
 - B. If the applicants can demonstrate to the satisfaction of the Borough that the peak business hours for each use are substantially different, such as an office having daytime hours combined with a restaurant having peak use in the evening, each space may be counted for both uses.
 - C. If the applicants' business hours are substantially the same, or if the applicants are all residential uses, the total spaces required shall be the total of all proposed uses.
4. Parking requirements may be satisfied by applicants who lease spaces from the Borough, either as street parking or on Borough parking lots, for use by residents from 5 p.m. to 8 a.m. weekdays and Saturday, and all day Sunday. In predominately residential areas, applicants may lease spaces from the Borough for daytime use. Applicants may also lease spaces from private parking lot operators.

SECTION 608 Off-Street Loading Areas

All uses requiring regular shipments and deliveries shall provide sufficient off-street areas for the standing, turning, loading and unloading of trucks so that the parking and maneuvering of trucks on public streets will be avoided.

SECTION 609 Parking Lots in Conservation, Gateway Districts

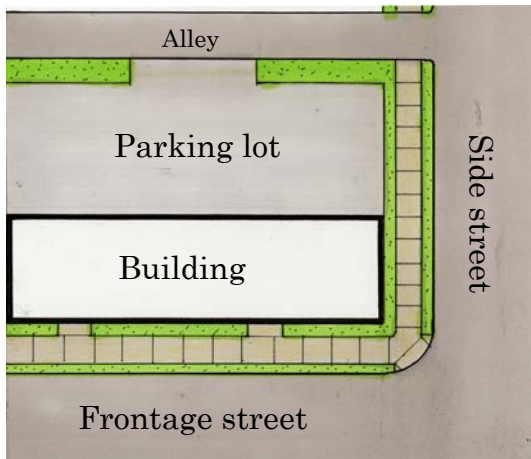
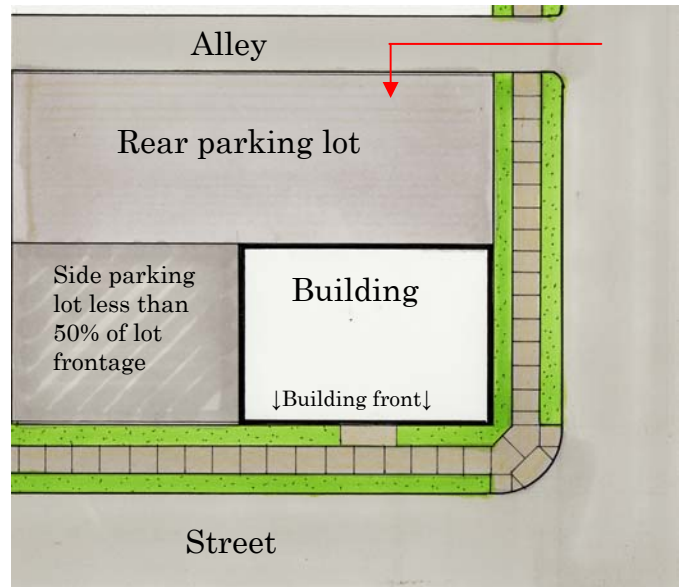
Background: Pottstown’s downtown and most of its traditional neighborhoods were constructed in the era before automobiles were invented or became widely used. Pottstown’s development pattern of closely spaced buildings, often placed up against the street, give it the distinct neighborhood feel and identity it enjoys today. To retain that special feel in the automobile era, Pottstown needs to accommodate cars without demolishing buildings or otherwise destroying the character of its downtown and residential neighborhoods.

1. **Design guidelines:** Where it is physically possible, parking lots shall be located behind buildings, such that buildings separate parking areas from the street. In cases where this is not possible, parking may be located to the side of a building, but in no case shall the parking area be wider than 50% of the lot frontage, and in no case shall parking be located in front of a building. Parking shall not be placed to the side of a building adjacent to a street unless there is no other feasible alternative. See drawing below:

First choice for parking →

Parking is permitted only if rear parking is not possible, not suitable, or insufficient to meet the requirements of this ordinance. →

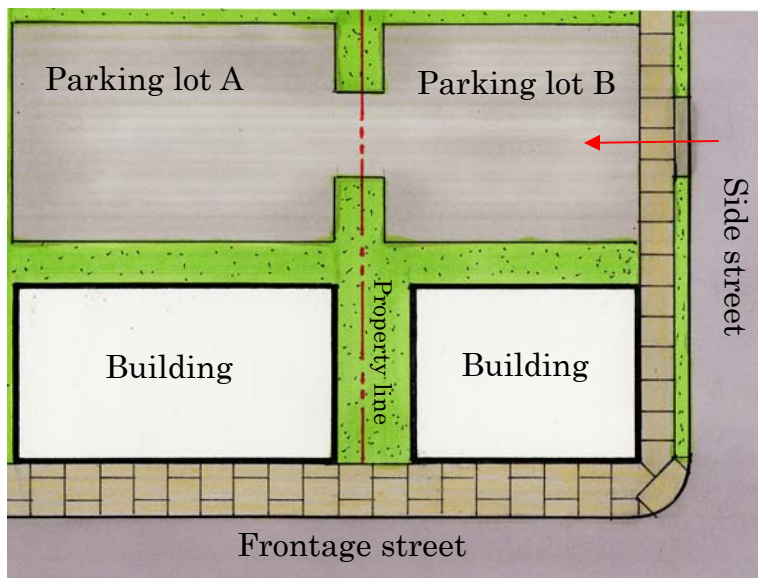
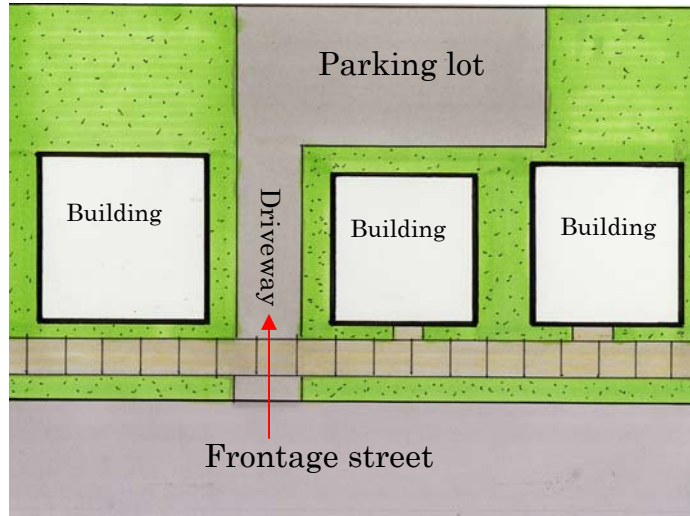
Side parking lots may not abut a street unless there is no other alternative.



Potential building lots with both rear and side access shall use the rear access for parking lots, unless it can be conclusively shown that side access is necessary for reasonable use of the facility.

SECTION 609 Parking Lots in Conservation and Gateway Districts (continued)

Design guidelines (continued): Front driveways to rear parking lots are permitted only where there are no rear or side access ways, unless it can be conclusively shown that front access is necessary for reasonable use of the facility.



Access across property lines is encouraged, especially if it permits the elimination of driveways to frontage and side streets.

SECTION 609 Parking Lots in Conservation and Gateway Districts (continued)

2. **Design guidelines:** Whenever a parking lot abuts a street, it shall be screened by a four foot tall fence constructed of wood, vinyl designed to look like wood, brick, stone, stucco over concrete block (capped with brick, slate or stone), or ornamental iron (or ornamental aluminum, steel or vinyl designed to look like iron).

Although hedges and other landscaping are encouraged, they may not substitute for a fence or wall. For landscaping requirements, see the Land Development Ordinance, Section 508.



Clockwise from top right: A wrought iron fence with brick pillars; a hedge growing in front of an iron fence screen parking lots abutting streets. An interior view of a screened parking lot; a brick wall.

