

TILDEN TOWNSHIP

ORDINANCE NO. 117, 1997

AN ORDINANCE AMENDING THE TILDEN TOWNSHIP ZONING ORDINANCE OF 1973 AND ZONING MAP, AS AMENDED, TO REMOVE MOBILE HOME PARK DEVELOPMENT AS A PERMITTED USE IN THE R-4 MULTI-FAMILY RESIDENTIAL DISTRICT AND TO CHANGE CERTAIN PORTIONS OF THE R-4 MULTI-FAMILY RESIDENTIAL DISTRICT TO R-2 RESIDENTIAL AND CERTAIN PORTIONS OF THE R-4 DISTRICT TO R-3 RESIDENTIAL USE.

WHEREAS, the Township Comprehensive Plan and Township Zoning Ordinance call for maintaining a variety of land uses including different residential uses; and

WHEREAS, the existing R-4 zoning district is the only area that allows for multi-family residential uses; and

WHEREAS, the Comprehensive Plan and Zoning Ordinance should promote compatibility of new uses and existing uses; and

WHEREAS, the existing R-4 zoning district is presently over-developed with mobile home park use, to the exclusion of other residential uses, including multi-family;

NOW, THEREFORE, the Board of Supervisors of Tilden Township, Berks County, Pennsylvania, hereby adopts and enacts the following ordinance under authority of the Pennsylvania Municipalities Planning Code.

1. The Tilden Township zoning ordinance of 1973, as amended, is hereby further amended as follows:

Section 602: Use Regulations, is amended to read as follows: Detached, semi-detached, or attached groups of attached, clustered or multi-storied structures may be erected or used for single or multi-family dwelling units. A variety of housing types such as townhouses, garden apartments and clustered free-standing dwellings is encouraged.

Except to the extent as may be required by law pursuant to the Municipalities Planning Code and Section 1402.2 of this Ordinance, pertaining to extension of non-conforming uses, no further development of mobile home parks will be permitted in the R-4 district.

The zoning map, as amended, is further amended as set forth on the attached drawing to change the existing portion of the R-4 district, not included in the mobile home park as configured as of March 15, 1997, and adjacent to Ash Road, from R-4 to R-2; the existing portion of R-4 along Bern Road, not included in the mobile home park as configured as of March 15, 1997 and extending to a line parallel to and 500 feet east of the back lines of the lots on the east side of Lincoln Drive from R-4 to R-3; and the existing portion of R-4 south of Hill Road and west of the Schuylkill River and not included in the existing mobile home park as of March 15, 1997, from R-4 to R-2 and a strip of land between the R-3 line south of West State Street to a line approximately parallel to and 500 feet south of the back line of the lots on the south side of West State Street from R-4 to R-3.

2. In all other respects, the Tilden Township zoning ordinance and zoning map, as previously amended, where not inconsistent herewith, are hereby ratified and confirmed.

3. The provisions of this Ordinance are severable, and if any of its sections, clauses or sentences shall be held illegal, invalid or unconstitutional, such provisions shall not affect or impair any of the remaining sections, clauses or sentences. It is hereby declared to be the intent of the Board of Supervisors of Tilden Township, Berks County, Pennsylvania, that this Ordinance should have been adopted if such illegal, invalid or unconstitutional section, clause or sentence had not been included therein.

4. This ordinance shall become effective five (5) days after adoption.

ENACTED AND ORDAINED this 28th day of October, 1997.

TILDEN TOWNSHIP
BOARD OF SUPERVISORS

Ray W. Barker

James W. Haley

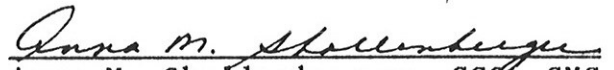
Attest: Anna M. Schellenduge

Randy Layton

CERTIFICATION

I hereby certify that the foregoing ordinance was advertised on October 2 and 9, 1997 in the Reading-Eagle Times, a newspaper of general circulation in the Township of Tilden, Berks County, Pennsylvania, and was duly enacted and approved as set forth at a special meeting of the Township of Tilden on October 28, 1997, at 7:00 P.M., prevailing time, in the Tilden Elementary School, Tilden Township, Berks County, PA.

ATTEST:


Anna M. Shollenberger, CGS, CMC
Secretary