

ZONING

Parking lot                      Storage shed (Maximum 100 square feet)

6. Requirements for lot area, building setbacks, and building size (except for accessory uses):

Standard	Size
Minimum lot area	8,000 square feet 1,600 square feet for single family attached
Minimum open space	10 percent
Maximum building coverage	75 percent
Front setback	10 feet minimum/25 feet maximum 0 feet/10 feet for single family attached structures 0 feet/10 feet for non-residential uses as a conditional use where the adjacent uses are deemed similar by Borough Council
Rear setback	25 feet
Maximum building height	60 feet
Minimum floor to area ratio	40 percent (Area in parking garage is not included in calculating developed floor area)

(Ord. 1968, 9/8/2003, §333)

SECTION 334. Gateway East and Gateway West (Gateway).

1. Intent: To improve the aesthetics of the eastern and western commercial entryways to Pottstown, making them more attractive and compatible with the nearby historic residential areas.

2. Permitted Uses

Bank and financial institution

Commercial greenhouses

Direct retail store

Direct service store

Health and fitness center

Hospital

Hotel/motel

Public park or non-profit recreation use

Office, except client-based social service

Restaurant

Social club

3. Conditional Uses

Automotive Repair Station (Gateway West only, read of building only)

Car wash

Convenience Store with Gasoline

Dispensing Center

Drive-through windows as an accessory use

Neighborhood automobile service station

Trade School (Gateway West only, limited to automotive and machine trading only)

Utility Company Operational Facility

Veterinary office and kennel

Uses of the same general character as those listed in this chart, with the same or lesser impact on the community as determined by Borough Council.

4. Accessory Uses

Home occupation

Parking lot

Solid waste storage unit

Storage sheds and other similar structures (maximum size 200 square feet)

5. Requirements for lot area, building setbacks and building size:

## ZONING

Standard	Size
Minimum lot area	30,000 square feet
Minimum open space	20 percent
Maximum building coverage	75 percent
Front setback	0-20 feet
Side setback	15 feet
Rear setback	20 feet
Minimum lot width	150 feet
Maximum lot depth	200 feet
Maximum building height	35 feet
Minimum floor to area ratio	20 percent

(Ord. 1968, 9/8/2003, §334; as amended by Ord. 1985, 10/12/2004; §3; and by Ord. 2042, 8/13/2007)

### SECTION 335. Park (Gateway).

1. Intent: To preserve Pottstown's last remaining natural areas, to promote active and passive recreation, and to improve access to the Schuylkill River and the Manatawny Creek.
2. Permitted Uses
  - Boat Launches
  - Park
  - Picnic Areas
  - Trails
  - Water Access Areas
3. Conditional Uses
  - Restaurants (no drive-through facilities)
  - Recreational Rental Facilities
  - Utility Company Operational Facility