

ZONING

Dwelling – convalescent home

Dwelling – group home

Dwelling – tourist home/bed and breakfast

(Ord. 1968, 9/8/2003, §319; as amended by Ord. 2042, 8/13/2007)

SECTION 320. Downtown (Conservation).

1. Intent: To preserve and enhance Pottstown's historic central business district with a wide range of retail, business, professional, governmental, and urban residential uses.

2. Permitted Uses

Bank and financial institutions

Direct retail store

Direct service store

Dwelling – apartment/condominium (second floor and above only)

Health and Fitness Center

Hotel/motel

Institutional/civic use

Offices except client-based social service provider

Restaurants

Trade schools, second floor and above only

3. Conditional Uses (See Conditional Uses – Sections 400-401)

Child Care Facility

Dwelling – apartment/condominium (in buildings with a minimum 2,400 square feet on the first floor)

Dwelling – single family semi-detached, except on Hanover Street and High Street between York and Evans Streets.

Dwelling – single family attached, except on Hanover Street and on High Street between York and Evans Streets.

Drive-through service windows as an accessory use

Parking garage

Parking lot

Utility Company Operational Facility

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

Garage – Private

Greenhouse

Home occupation

Parking lot

Solid waste storage unit

Storage shed (maximum 120 square feet)

5. The following uses are prohibited on: High Street between York and Evans Street, Hanover Street between the Norfolk Southern tracks and Buttonwood Alley , Charlotte Street between the Norfolk Southern tracks and Buttonwood Alley

General offices on the first floor

Adult entertainment establishments

Indoor amusement places, including arcades

Check cashing establishments

Fortune telling establishments

Institutional uses, including hospitals and churches

Massage parlors

Pawn shops

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Tattoo and body piercing establishments

Outdoor storage, including vending machines

Outdoor parking lots when not an accessory use

(Ord. 1968, 9/8/2003, §320; as amended by Ord. 2042, 8/13/2007)

SECTION 321. Gateway District – Intent.

Pottstown's gateway districts form the major entryways to downtown Pottstown and its historic neighborhoods. They do much to establish the initial impression of Pottstown. Unfortunately, these areas include some of the least attractive development in the Borough.

After the Second World War, a new form of development evolved that was much different from Pottstown's downtown and traditional neighborhoods. Located on the eastern and western edges of Pottstown along its major thoroughfare, High Street, this development was geared almost entirely to automobile use. It usually consisted of modest buildings with large parking lots in front of them.

At the crossroads of other thoroughfares, such as Charlotte and Wilson Streets, and Hanover Street and Farmington Avenue, other small businesses cropped up that were designed for the automobile. Meanwhile, automobile-oriented industrial uses evolved at the southern entrance of Pottstown, Hanover Street. These uses are convenient for people in cars, but not very attractive, and certainly not compatible with adjacent historic residential neighborhoods.

Although the use of the car is essential to keep these businesses viable, it is the intent of Pottstown Borough to encourage the revitalization and redevelopment of these areas to make them more attractive and more compatible with surrounding historic neighborhoods. In the long term, Council believes, this will enhance their economic viability for the future and improve Pottstown's quality of life.

(Ord. 1968, 9/8/2003, §321)

SECTION 322. Gateway District – Effect.

1. Within the Gateway District, the Borough shall regulate:
 - A. The proposed demolition of any building with a footprint larger than 150 square feet and located in a district declared eligible for the National Register of Historic Places by the Pennsylvania Bureau for Historic Preservation
 - B. Any proposed addition to an existing building

- C. The size and height of any new building
 - D. The location of any new building on a lot
 - E. The location and design of parking lots
 - F. The location and size of fences
 - G. The design of fences as part of any land development plan
2. Within the Gateway District, the Planning Commission shall review:
- A. Any major alteration of a facade of any building visible from a public street
 - B. The design of new buildings
 - C. The design of fences

(Ord. 1968, 9/8/2003, §322)

SECTION 323. Gateway District – Design Review Procedure for Existing Buildings.

1. Any applicant who seeks within the Gateway District to demolish a building, construct an addition to an existing building, or erect a fence shall submit an application provided by the Borough. The application shall include the information described in Section 202 of this Chapter.
- A. The Planning Commission shall review the application and make a recommendation to Borough Council, which shall approve or deny the application based on the design guidelines in Section 326 through Section 331 of this Chapter.
2. Any applicant who seeks to alter the facade of an existing building in the Gateway District shall submit an application provided by the Borough. The application shall include the information described in Section 202 1 B of this Chapter.
- A. If the Zoning Officer determines the proposed change meets the guidelines of this Chapter, he shall issue a permit for the work.
 - B. If there is any question as to whether the proposed change meets the guidelines of this Chapter, the Zoning Officer shall refer the matter to the Pottstown Planning Commission to review the application and either recommend approval of the proposed alteration or recommend alternatives to the applicant.
 - C. No permit shall be issued until the applicant has formally acknowledged he has received the recommendations of the Planning Commission. However, if