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**RICHMOND TOWNSHIP**  
Berks County, Pennsylvania

**ZONING ORDINANCE**

ORDINANCE NO. 78-1998

ORDINANCE NO. 81-2000

Ordinance No. 78-1998 Adopted December 14, 1998  
Re-Adopted By Ordinance No. 81-2000 August 14, 2000  
Amended by Ordinance 86-2004 adopted March 8, 2004

	Width:	
	Public Sewage Disposal	- 50 feet
	On-Site Sewage Disposal	- 80 feet
406.5	Minimum Yard Dimensions	
	Front Yard:	- 25 feet
	Each Side Yard:	- 15 feet
	Rear Yard:	- 25 feet
406.6	Maximum Building Coverage and Height	
	Maximum Building Coverage:	- 35%
	Maximum Building Height:	- 35 feet
	Maximum Paved Area:	- 35%

Section 407 C-2 Commercial

407.1 Permitted Uses

- a. Retail stores, shops or service establishments for the conduct of any retail business or service;
- b. Garages for the repair of vehicles, motors and bodies;
- c. Business, professional, or governmental offices;
- d. Motels and Hotels;
- e. Restaurants, cafes, taverns or other places serving food and beverages;
- f. Banks, savings and loan associations,
- g. Automobile or mobile home sales and service;
- h. Shopping Centers pursuant to Section 505.

407.2 Permitted Accessory Uses

- a. Off-street parking pursuant to Section 507;
- b. Signs pursuant to Section 506;
- c. Storage within completely enclosed buildings;
- d. Customary accessory uses and buildings provided such are clearly incidental to the principal use.

407.3 Uses Permitted by Special Exception

- a. Storage and wholesale business activities;
- b. Truck and freight terminals;
- c. Accessory uses not located on the same lot with the permitted principal use;
- d. Heliports;
- e. Any other use as determined by the Board to be of the same general character as the permitted uses.

407.4 Minimum Lot Size Area

- Area: - 10,000 sq. ft,
- Width: - 80 feet

407.5 Minimum Yard Dimensions

- Front Yard: - 40 feet
- Each Side Yard; - 25 feet
- Rear Yard: - 30 feet

No more than fifty (50) percent of any required yard depth may be used for off-street parking and loading.

407.6 Screening

Architectural or botanical screening shall be provided along all property lines abutting residential districts.

Fences, walls, or year-round planting and/or other structures shall have a minimum height of six (6) feet.

407.7 Maximum Building Coverage, Paved Area and Height

- Maximum Building Coverage: - 40%
- Maximum Building Height: - 35 feet

407.8 Access and Traffic Control

All means of ingress and egress shall be located at least four hundred (400) feet from an expressway ramp, and two hundred (200) feet from any street intersection. The developer shall be responsible for the purchase and erection of any required traffic control devices.

Section 408 L-I Light Industrial

408.1 Permitted Uses

- a. Offices for professional, administrative, governmental and financial institutions;
- b. Research establishments and laboratories for product testing and/or development. No commercial manufacturing, production or storage shall be permitted;
- c. Transportation terminals; and
- d. Storage and Warehousing establishments.
- e. Hospital, and Long-Term Hospital, pursuant to Section 516. **ORD. NO. 83**
- f. Nursing Home, pursuant to Section 517. **ORD. NO. 83**

408.2 Permitted Accessory Uses- Located on the same lot with the permitted principal use

- a. Off-street parking facilities;
- b. Signs pursuant to Section 506;
- c. Restaurants, cafeterias or recreational facilities used for employees only;
- d. Accessory uses and structures to the uses permitted.

408.3 Uses Permitted by Special Exceptions Pursuant to Section 804

- a. Any other use as determined by the Board to be of the same general character as the permitted uses.
- b. Prison **ORD. NO. 83**

408.4 Minimum Lot Size

Area:

- Public Water and Public Sewer - 20,000 sq. ft.
- On-Site Water and On-Site Sewage Disposal - 1 acre

Width:

- 200 feet

408.5 Minimum Yard Dimensions

Front Yard:	-	60 feet
Each Side Yard:	-	40 feet
Rear Yard:	-	40 feet

408.6 Maximum Building Coverage and Height

Maximum Building Coverage (including accessory structures)	-	40%
Maximum Paved Area:	-	35%

408.7 Screening

All exterior storage shall be enclosed within a structure or screened by substantial solid wall, fence or plantings of such design and height to conceal all stored materials from view.

Section 409 I Industrial

409.1 Permitted Uses

- a. Heavy commercial uses, which shall be carried on in a completely enclosed building, except off-street parking and loading facilities, including wholesale business, storage and warehousing establishments, truck and freight terminals, delivery and distribution centers, mechanical and vehicular equipment repair establishments;
- b. Heavy commercial uses which do not require complete enclosure in a building, including building materials, new and used machinery storage and sales, vehicular and trailer sales and storage, farm equipment and construction machinery establishments;
- c. General industrial uses which shall be carried on in a completely enclosed building and which includes the storage, manufacture, assembly, fabrication, packing, testing or other handling of products from raw materials and from other previously prepared materials, not including retail activity;
- d. All principal and accessory uses permitted in the industrial district must comply with existing laws, rules, regulations, and ordinances affecting environmental health, and the requirements contained herein. Environmental health includes but is not limited to such areas as air and water pollution, solid waste disposal, noise and vibration problems, and other such factors affecting man or his environment. In addition, the following minimum standards shall be met:
  1. Odor- No emission of unpleasant gases or other odorous matter shall be permitted in such quantities as to be offensive outside the lot lines of the tract.

# RICHMOND BERKS COUNTY ZONING MAP

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