

SECTION 100 Short Title

This Ordinance shall be known as the "Zoning Ordinance of the Borough of Pottstown."

SECTION 101 Purpose

1. This ordinance regulates the use of land and the construction and renovation of buildings in Pottstown in order to:

- A. Preserve and enhance Pottstown's traditional town character, protect its historic resources, and revitalize its older areas.
- B. Promote the general welfare by increasing the amenities of the borough and lowering the cost of living in Pottstown through good urban design.
- C. Carry out the Community Development Objectives listed in the Preface and Community Objectives, which are attached to this ordinance and marked as Exhibit A.
- D. Carry out the purpose and scope of Section 105 of the Pennsylvania Municipalities Planning Code, which authorizes the promotion and preservation of Commonwealth historic resources.

DETAILS

For further information about this Article, see the Zoning Appendix, Sections A100 through A104, pages A1 and A2.

SECTION 200 Permits Required

1. A zoning permit is required to:
 - A. Build or install any structure, including signs, fences and storage buildings.
 - B. Change the existing use of any land or building.

SECTION 201 Applications

1. Applications for zoning permits should be made to the Zoning Officer in the Pottstown Codes Department. Applications must be signed by the property owner, lessee, or authorized agent.
2. In the case of new structures or additions, the applicant must submit a plan, also known as a plat, for the Borough's review and approval. The plat must conform to the specifications in the Pottstown Subdivision and Land Development Ordinance, Section 400.
3. In the case of signs, see Article 7, pages 64 through 83.
4. For proposals to change the existing use of any land or building, the applicant shall fill out a form provided by the Zoning Officer.

SECTION 202 Applications in Conservation and Gateway Districts

1. In addition to the information required in Section 201, applicants in the Conservation and Gateway Districts shall submit the following information:
 - A. For new buildings:
 1. A scale drawing, known as an elevation, showing the façade of the proposed building facing the street.
 2. A description of the materials comprising the façade of the proposed building.
 - B. For additions or alterations to existing buildings:
 1. No less than one photograph of the façade of the building facing the street.
 2. A sketch of the proposed changes to the façade or addition to the building.
 3. A written description of the proposed changes to the façade or addition to be constructed, including the materials to be used.
 - C. For fences and sheds:
 1. A photograph or sketch showing the appearance of the proposed fence or shed from the street.
 2. A scale drawing showing the location of the fence or shed on the property.

SECTION 203 Permits

1. No building shall be occupied or used until a Certificate of Occupancy is issued by the Zoning Officer. Certificates will only be issued after the Zoning Officer determines the building is sound and meets the provisions of this Ordinance.
2. Permits will be valid for six months after they are issued, although the Zoning Officer may grant extensions of up to 90 days each. The permit will expire if the authorized work is suspended or abandoned for a period of six months after it begins.
3. The Zoning Officer may revoke a zoning permit in the case of any false statement or misrepresentation in either the application or the plans on which the zoning permit is based. If a zoning permit is revoked, any other permits issued on the strength of the zoning permit shall automatically become invalid.

DETAILS

For further information about this Article, see the Zoning Appendix, Sections A200 and A200.1, pages A3 and A4.

SECTION 300 Establishment of Districts

Pottstown is divided into zoning districts listed in the chart below. Zoning districts of Pottstown neighborhoods that were mostly built more than 50 years ago are grouped together in a Conservation District overlay. Commercial areas adjacent to historic neighborhoods, and entryways to Pottstown’s historic areas, are grouped together in a Gateway District overlay. Special rules also apply to areas in a floodplain and for Pottstown’s Airport District.

Conservation	NR	Neighborhood Residential
	TTN	Traditional Town Neighborhood
	D	Downtown
Gateway	NB	Neighborhood Business
	DG	Downtown Gateway
	GE	Gateway East
	GW	Gateway West
	P	Park
Contemporary	FO	Flex-Office
	HB	Highway Business
	HM	Heavy Manufacturing
Special Overlay		Floodplain
		Airport

SECTION 301 Zoning Map

An official map is on file in the office of Pottstown’s Zoning Officer in Borough Hall. This map is a part of this chapter and shall be known as the Pottstown Borough Zoning Map. Where there is any uncertainty, contradiction, or conflict as to the location of any zoning district boundary, the Zoning Officer shall make an interpretation.

DETAILS

For details about the Pottstown Borough Zoning Map, see the Zoning Appendix, Section A300 through A 301.1, page A5.

SECTION 302 Conservation District -- Intent

Pottstown is nearly fully built out. Less than five percent of Pottstown’s land area is vacant and suitable for building. Therefore, most future development in Pottstown will involve the renovation and alteration of existing buildings and the construction of new buildings interspersed with existing development.

Changes in the appearance of existing buildings and new construction interspersed with existing historic buildings have a powerful impact on the established character and the social and economic well-being of the residents and property owners of Pottstown.

One of Pottstown’s greatest assets is its heritage. Its oldest neighborhoods were built more than 100 years ago, and its downtown took its current form in the late 19th century. Nearly all of Pottstown’s residential areas are at least 50 years old.

Through participation in numerous plans and studies, the people of Pottstown have said they want to preserve and enhance the traditional character of Pottstown. They like its rich architecture and its neighborhood feel, with sidewalks, street trees, and mixture of houses, offices and stores within walking distance of each other.

Moreover, numerous studies have recommended that Pottstown’s future lies in building on its heritage. For example, a study by the Urban Land Institute noted:

“For its size, Pottstown contains some of the oldest, most architecturally significant, charming housing stock in the Northeast. Some of this stock is very well maintained. Preserving it is not only vital to Pottstown’s long-term future, but could very well serve as a major tool for marketing the community.”



Two early 20th century views of Pottstown

Pottstown has two Historic Districts, in the downtown area and along High Street, certified by the Pennsylvania Bureau for Historic Preservation. In 2002, after officials visited Pottstown and reviewed documentation provided by the Borough, the Bureau for Historic Preservation declared the vast majority of Pottstown’s traditional neighborhoods, many of which are outside Pottstown’s Historic Districts, as eligible for listing on the National Register of Historic Places.

The traditional neighborhoods outside the Historic Districts, and similar adjacent neighborhoods, are hereby incorporated into a Conservation District with the following purposes:

- Preserve the architectural integrity of traditional areas
- Ensure new buildings are compatible with existing traditional areas
- Find viable uses for old buildings that are no longer suitable for their original use

SECTION 302 Conservation District – Intent (continued)

1. It is the intent of the Conservation District to incorporate and utilize the requirements and provisions of **Sections 603, 604, and 605 of the Pennsylvania Municipalities Planning Code** to create such Zoning Ordinance provisions that will:
 - A. Promote, protect, and preserve areas of historic significance
 - B. Promote, protect, and facilitate preservation of areas with historic values
 - C. Regulate the uses of structures at, near, or along places having unique historical architectural interest or value as contemplated by the relevant provisions of the Pennsylvania Municipalities Planning Code.

SECTION 303 Conservation District – Effect

1. Within the Conservation District, the Borough shall regulate:
 - A. The proposed demolition of any building with a footprint larger than 150 square feet
 - B. Any proposed addition to an existing building, including its size, height and design
 - C. The size, height, and design of any new building
 - D. The location of any new building on a lot
 - E. The location and design of parking lots for three or more spaces
 - F. The location, size, and design of fences.
2. Within the Conservation District, the Planning Commission shall review:
 - A. Any major alteration of a façade of any building visible from a public street

SECTION 304 Conservation District – Review Procedure

1. Any applicant who seeks within the Conservation District to demolish a building, construct 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 Article.
 - 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 Sections 306 through 317 of this Article.
2. Any applicant who seeks to alter the façade of an existing building in the Conservation District shall submit an application provided by the Borough. The application shall include the information described in Section 202 1.B of this Article.
 - A. If the Zoning Officer determines the proposed change meets the guidelines of this Ordinance, 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 Ordinance, 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. Recommendations shall be advisory only and shall not be considered as grounds for approving or denying an application.
 - C. No permit shall be issued until the applicant has formally acknowledged he has received the recommendations of the Planning Commission. However, if the proposed change conforms to the Building Code and all other applicable state and borough ordinances, the Zoning Officer shall issue a permit for the work. The Zoning Officer shall act on all permit applications within 90 days of receiving them.

CONSERVATION DISTRICT SUMMARY CHART

This chart is designed for quick reference only. Specific requirements are stated in the design guidelines, Section 306 through Section 317.

Category	Existing buildings	New buildings
Demolition	Applicant must demonstrate there is no viable alternative.	Design review required for new buildings replacing demolished structures.
Architectural style	Retain architectural features wherever possible.	Shall be compatible with the architectural style of existing historic buildings.
Building placement		Should have the average setbacks as existing buildings on the same block within a radius of 250 feet.
Building size and width		Should be the average size as existing buildings on the same block within a radius of 250 feet, or appear to be from the street.
Building height		Should be the average height of existing buildings on the same block within 250 feet.
Base, body, cap		Should have base, body, cap similar to adjoining buildings.
Proportion of building walls to openings	Window and door openings visible from the street in existing historic buildings should not be enlarged or reduced.	The proportion of walls to openings on walls visible from the street should be from 2:1 to 1:1.
Building form		Buildings should match existing buildings on the same block as either vertical or horizontal form.
Texture and pattern of exterior materials	New materials, such as siding, should appear similar to original materials. No vinyl siding over brick or stone walls.	Exterior building materials should be compatible with the materials used in nearby historic buildings.
Additions	Additions should be at the rear, in a very few cases the side, but not the front. Additions should be similar in form, scale and materials to existing building.	
Porches	Front porches and side porches facing a street should not be enclosed. If enclosure is absolutely necessary, the original elements, including proportion of walls to openings, must be retained.	Porches needed on new buildings if adjacent buildings on the block have porches facing the street. The new porches should be similar in form, scale, and materials to existing porches.
Accessory Buildings		Garages should be same general size, height and placement as existing garages and similar accessory buildings on the same block within 250 feet radius. Storage sheds shall be no larger than 100 sq. feet.
Fences and walls	Restrictions on materials for front and side fences facing a street. Height: Front fences: 3 feet Side fences facing street: 4 feet Interior side and rear fences: 6 feet	Restrictions on materials for front and side fences facing a street. Height: Front fences: 3 feet Side fences facing street: 4 feet Interior side and rear fences: 6 feet
Parking lots	Should be located to the rear of buildings whenever possible. Second choice: Side of buildings. Access should be from alley or side street whenever possible.	Should be located to the rear of buildings whenever possible. Second choice: Side of buildings. Access should be from alley or side street whenever possible.

SECTION 305 Conservation District – Design Guidelines

When reviewing applications for permits under this Ordinance, Pottstown Borough Council shall apply the design guidelines in **Section 306** through **Section 317**.

SECTION 306 Demolition

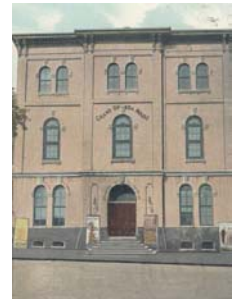
1. The demolition of any existing building of historic value should be considered a last resort, only after the applicant can either:
 - A. Demonstrate that no other viable alternatives for reuse of the building exist. This would include
 1. An analysis of the building’s adaptive re-use feasibility
 2. Evidence that no feasible re-use has been found within an 18-month period
 3. Evidence that no sales or rentals have been possible during an 18-month period of significant marketing, or
 - B. Demonstrate that demolition of a building is an unavoidable and integral part of a construction scheme affecting a larger area than the building in question, which will, in the opinion of the Borough Council, provide substantial public benefit.
2. No building shall be demolished until a plat and design review of any proposed new buildings has been conducted by the Planning Commission and approved by Borough Council.



The Bahr Arcade, and farmer’s market, Pottstown’s retail hub for nearly a century, was demolished in the early 1970s.



Pottstown High School is now a parking lot



The Pottstown Opera House, torn down for a parking lot



The house at far left was demolished for a used car lot. The Merchants Hotel, photo at right, was demolished in the 1950s.



Left, the Shuler House was demolished for urban renewal; the house at right was demolished for a pizzeria.



SECTION 307 Style of Architecture

Pottstown encourages property owners to rehabilitate existing historic buildings rather than redesign them. In the vast majority of cases, the best design is the building's original design.

Background: The following illustration demonstrates many of the details that define the characteristics of Pottstown buildings and give them their unique "personality". The most important part of any building is its "façade," the front of the building facing the street.



Design guideline for existing buildings:

Pottstown encourages property owners, whenever possible, to retain or repair original architectural features such as cornices, lintels, windows and doors. If these features cannot be repaired, they should be replaced with reproductions of the originals. If this is not feasible, they should be replaced with features that are similar in size and scale to the original. The façade is the most important part of the building to conserve in its original form.

SECTION 307 Style of Architecture (continued)

Design guideline for new buildings:

New buildings in the Conservation District shall be compatible with surrounding historic homes in:

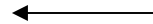
1. Architectural style
2. Form, either horizontal or vertical
3. Base, body, and cap
4. Scale
5. Texture and pattern of exterior materials
6. Proportion of walls to openings.



These closely spaced three story homes in a new Canadian development would blend nicely with homes on Pottstown's numbered streets or downtown streets like Chestnut, Walnut, Beech, South and Cherry.



These new homes in Charlotte, NC, blend perfectly with existing Victorian homes in the neighborhood. They would be compatible with houses on High Street east of the Hill School.



While there are no homes that look like this in Pottstown, these townhouses are compatible in form, scale, and proportion of walls to openings to many historic Pottstown buildings.



This new bungalow home in is similar in style and scale to many existing bungalow homes in Pottstown's Rosedale section.



These new townhouses would be compatible with homes on many residential streets close to downtown Pottstown.



This house would be appropriate in many Pottstown locations.

SECTION 308 Placement of Buildings

1. **Setback from the street:** The distance of a new principal building from the curb of the street shall be either:
 - A. The average distance of the existing buildings on the same block facing the same street within a radius of 250 feet.
 - B. Or the same distance as at least 30 percent of the buildings on same block facing the same street within a radius of 250 feet.

This distance may be adjusted by as much as 30 percent, unless all buildings on the same block facing the same street have the same setback. This distance also applies to additions to existing buildings.

2. **Setback from other buildings:** The minimum distance between any new principal building and existing buildings shall be:
 - A. The average distance between the existing buildings on the same block facing the same street within a radius of 250 feet.

This distance may be adjusted by as much as 30 percent. This distance also applies to additions to existing buildings.

3. **Setback from rear lot line:** The minimum distance of any new principal building from the rear lot line shall be:
 - A. The average rear yard distance of the existing buildings on the same block facing the same street within a radius of 250 feet.

This distance may be adjusted by as much as 50 percent. This distance also applies to additions to existing buildings.



These early 20th century homes along High Street are similar in height and mass and are spaced evenly, giving the block a pleasing appearance.

How to measure distances: Distances can either be measured in the field or by using GIS or Sanborn maps available at Pottstown Borough Hall.

Setback from curb line: A property owner wishes to subdivide the lot at 246 Chestnut Street, shown on the next page, and construct a new building. Using the Sanborn map, we see there are 18 buildings facing the street on the block. At least 30 percent of the buildings are placed adjacent to the sidewalk (9 feet back from the curb), so the new building may be placed nine feet back from the curb (adjacent to the sidewalk). Alternately, we can add the setbacks of all 18 buildings and divide by 18 to get an average setback of 12 ½ feet from the curb, which may be adjusted by as much as 30 percent, for a possible setback of 9 feet to 16 feet from the curb.

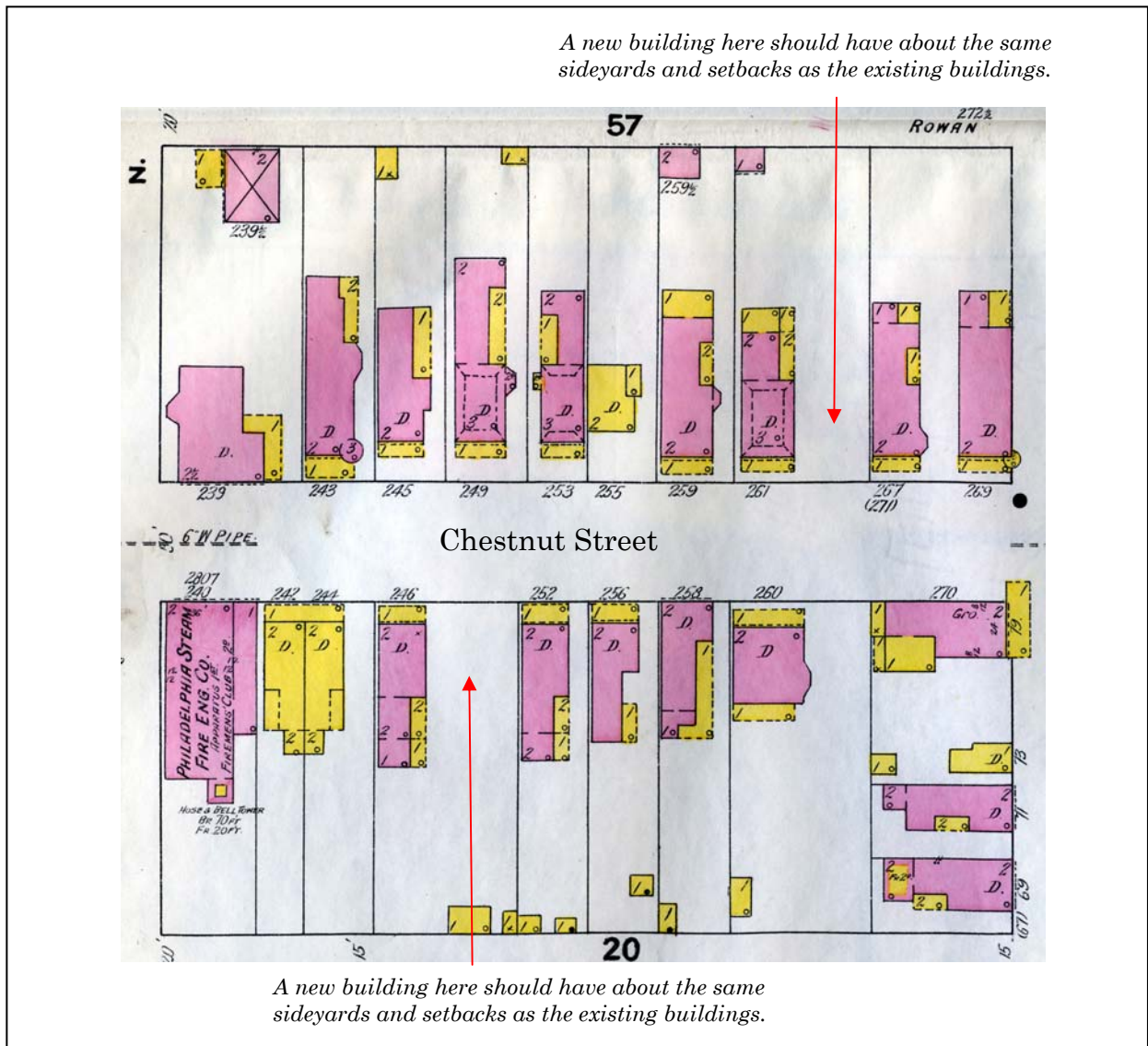
SECTION 308 Placement of Buildings (continued)

How to measure distances (continued):

Setback from other buildings: Measuring the total distance between the 18 buildings on the block and dividing by 18, we reach an average distance of 11.6 feet. This can be adjusted by as much as 30 percent, so a new building may be placed, as a minimum distance, 8 feet from neighboring buildings.

Setback from rear lot line: Measuring the total distance of the existing 18 buildings from their rear lot line and dividing by 18, we reach an average distance of 65 feet. This figure may be adjusted by 50 percent, so a new building may be placed, as a minimum distance, 33 feet from the rear lot line.

A 1907 Sanborn map of Pottstown shows the footprint of every building on the 200 block of Chestnut Street. The block has remained the same for nearly 100 years. Note the buildings are generally proportionate in size, shape, setback from the street, and sideyards.



SECTION 308 Placement of Buildings (continued)

4. Setbacks in undeveloped areas: In cases where a new principal building is proposed in an area of the Neighborhood Residential District or the Traditional Town Neighborhood District where no block structure exists or where there are fewer than four existing principal buildings on the block facing the same street, the applicant shall use the closest block with at least four principal buildings facing the same street to determine the size, setbacks and height of new buildings. For lots of an acre or more in the Neighborhood Residential and Traditional Town Neighborhood, see **Section 403**, Large Lot Conditional Uses.

5. Setbacks for corner lots:

- A. For buildings to be constructed at the intersection of two streets, the setback for the side of the building shall be:
 1. The average distance of the existing buildings adjacent to the same corner.
 2. Or the same distance as at least one of the buildings adjacent to the same corner.
- B. Whenever possible, the entrance shall be located on the corner.

SECTION 309 Building Size

1. A new building, or an existing building with a new addition, should be either the
 - A. The average size of other buildings on the same block facing the same street within a radius of 250 feet, or
 - B. The average size of at least 30 percent of the buildings on the same block facing the same street within a radius of 250 feet.
 - C. The average size as determined in A. or B. above may be adjusted as much as 30 percent.
2. **In Neighborhood Residential or Traditional Town Neighborhood Districts:**

A new building, or an existing building with a new addition, may be 30 to 100 percent larger than other buildings facing the same block as a conditional use if the applicant can demonstrate to the satisfaction of Borough Council that the façade of the new building will be compatible with existing buildings on the block regarding:

 - A. Form, either horizontal or vertical
 - B. Base, body, and cap
 - C. Scale
 - D. Texture and pattern of materials
 - E. Proportion of walls to openings
3. In all cases, the new building or existing building with a new addition must conform to the side yards and setbacks in **Section 308**, the height limitations in **Section 310**, and meet all other provisions of this ordinance.
4. **In the Downtown District:**

A new building, or an existing building with a new addition, may be of any size as a conditional use 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:

 - A. Form, either horizontal or vertical
 - B. Base, body, and cap
 - C. Scale
 - D. Texture and pattern of exterior materials
 - E. Proportion of walls to openings
5. In all cases, the building must conform to the side yards and setbacks in **Section 308**, the height limitations in **Section 310**, and meet all other provisions of this ordinance.

SECTION 310 Building Height

Background: Building height is the vertical distance from the grade at the front of the building to the top of the roof for buildings with flat roofs. For other buildings, the perceived height is measured as Illustrated below. Cupolas, towers, or turrets of less than 50 square feet are not counted when measuring height.



These buildings along Hanover Street all have about the same perceived height

1. **Design guideline:** The height of new buildings shall be either:
 - A. Within 15 percent of the perceived height of the buildings on either side of the new building, or
 - B. Within 15 percent of the average perceived height of the buildings facing the same side of the block within a radius of 250 feet.

2. **In the Downtown District:**

A building may be up to 60 feet high as a conditional use if the applicant can demonstrate to the satisfaction of Borough Council that building a higher structure will be compatible with existing buildings facing the same block regarding base, body and cap; form; scale; texture and pattern of exterior materials; and proportion of walls to openings.

SECTION 311 Base, Body and Cap

Background: The front façade of most Pottstown buildings have three primary components:

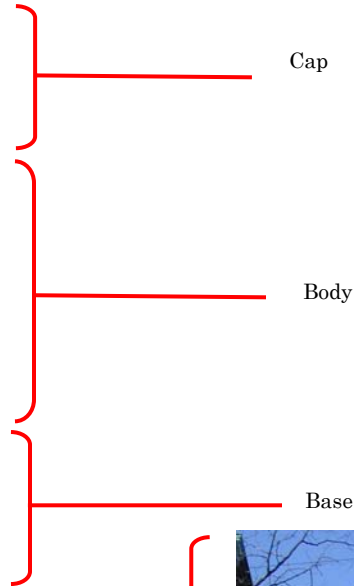
- Base – A portion of a building foundation, or in the case of stores, the first floor of a building, which is distinct from the upper floors.
- Body – One or more architecturally similar stories which are distinct from the Base.
- Cap – The roof of a building, including a cornice or parapet where the Body of the building ends.



Cap

Body

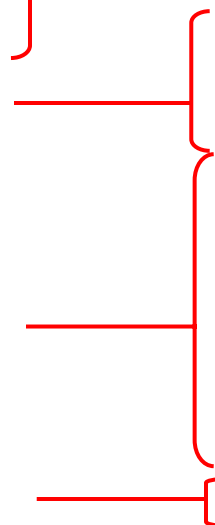
Base



Cap

Body

Base



1. **Design guideline:** For the front façade of existing buildings:
 - A. For renovations and alterations, a distinct base, body and cap should be retained.
2. For the front façade of new buildings:
 - A. Each new building should have a distinct base at the street level, a body with a consistent character for the main or upper stories, and a cap.
 - B. The base, body and cap should roughly line up with the base, body, and cap of adjoining buildings.

SECTION 312 Proportion of Building Walls to Openings

Background: The number and size of windows and doors in a building strongly affect its appearance. The amount of open space in a wall can be expressed as a ratio. For example, a building with twice as much wall space as windows and doors would have a 2 to 1 ratio.

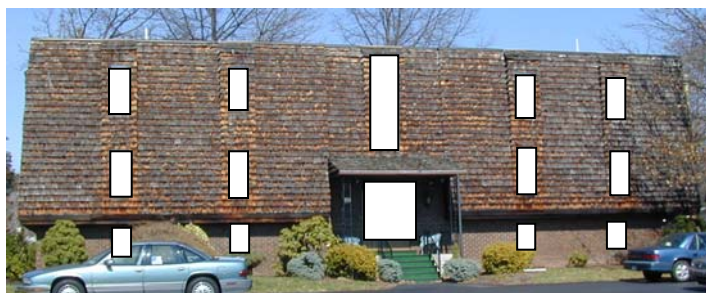
Most of Pottstown's historic buildings have a wall to openings ratio between 2 to 1 and 1 to 1. Some new buildings have walls that are largely glass or largely wall. To be compatible with Pottstown's existing buildings, they should have wall to openings ratios between 2 to 1 and 1 to 1.



This building has a wall to opening ratio of 1 to 1.



This building has a wall to opening ratio of 1 to 1.



In contrast, the building at left has a wall to opening ratio of 10 to 1. It would not be compatible with historic buildings in Pottstown's Conservation District.

Design guideline:

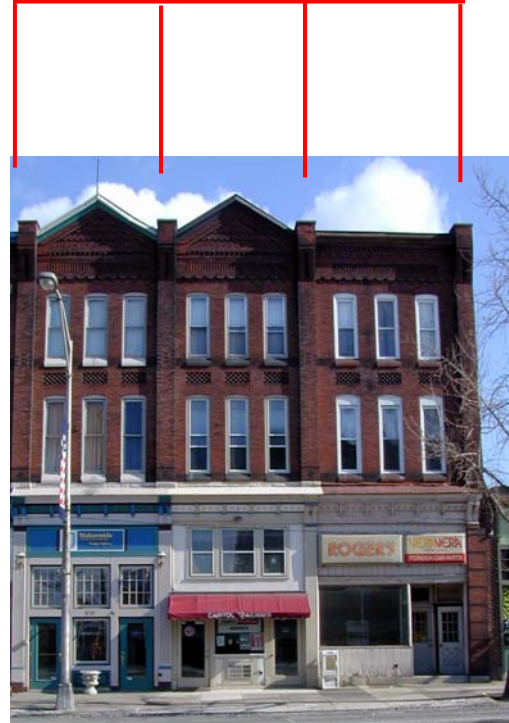
1. For the front façade of existing buildings:
 - A. If windows and doors are replaced, the new ones shall use the same space as the windows and doors they are replacing. They shall not create a larger or smaller opening in the wall. If the property owner can demonstrate that the current doors and windows are not original, the façade may be restored to its original proportion of wall to opening
2. For the front façade of new buildings or additions:
 - A. A new building must have a proportion of wall to opening ranging from 2 to 1 to 1 to 1.
3. Dark tinted or reflective glass in windows is prohibited.

SECTION 313 Building Form

Background: Buildings are usually either vertical or horizontal in shape. Pottstown's Victorian era buildings are usually vertical – narrow and tall.

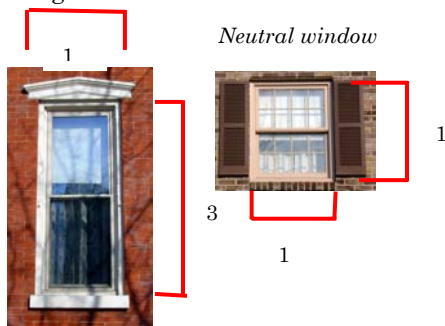


Vertical



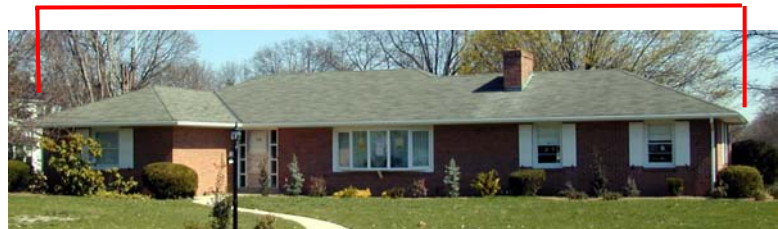
In the Victorian era, even very wide buildings often appear to be vertical because their windows and doors are taller than they are wide, and they are grouped together vertically.

Another method to make a wide building appear vertical is to break the facade into separate sections through the use of setbacks.



Vertical window

Horizontal



In Pottstown's North End neighborhoods, ranch-style homes constructed in immediately after World War II are horizontal – wider than they are tall.

1. **Design guideline:** New buildings shall match adjacent buildings to determine whether they will have a vertical or horizontal orientation. If a new building is considerably larger than adjoining vertical buildings, its façade shall be divided into vertical sections.

SECTION 314 Texture and Pattern of Materials

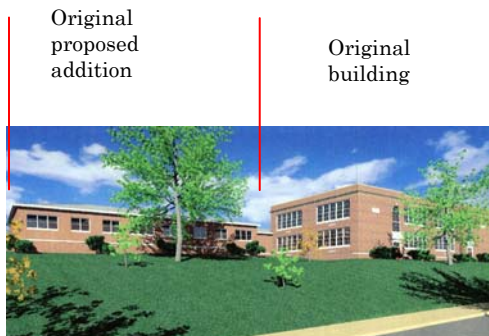
Background: From the colonial era to the Second World War, most buildings in Pottstown were constructed of brick. A relative few were made of stone or wood. After the war, many houses were constructed of asphalt shingles and aluminum siding. In recent years, stucco and various synthetic siding materials have been used.

Design guideline:

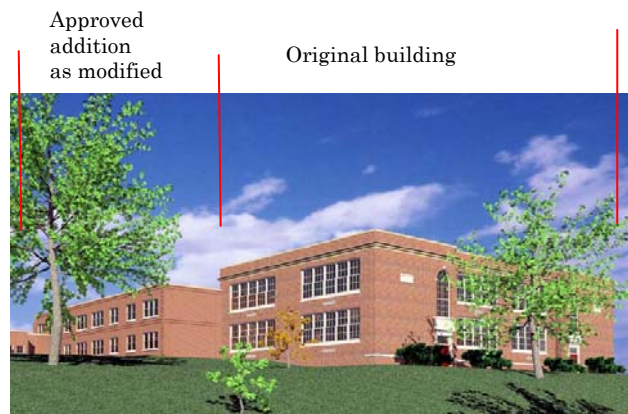
1. For existing buildings:
 - A. Brick walls of buildings visible from any public right-of-way shall not be covered with vinyl or aluminum siding, stucco, or any other such materials.
 - B. If new materials are used to cover existing exterior walls that are constructed of materials other than brick, they should be similar in appearance to those of other buildings facing the same the block within a radius of 250 feet.
2. For new buildings:
 - A. The exterior materials of new buildings should be similar in appearance to those of existing buildings facing the same block within a radius of 250 feet.
 - B. New materials not found on other buildings on the block may be judged acceptable if, in the judgment of the Borough, the new building conforms with existing buildings in other ways, such as height, form, scale, and proportion of wall to openings.

SECTION 315 Additions

1. Because facades are so important to the appearance of a building, additions should be avoided at the front of a building. Whenever possible, additions should be constructed at the rear of a building, or the least conspicuous side. The more visible the addition from the street, the more important compatibility becomes.
2. **Design guideline:** When reviewing proposals for additions, the Borough shall judge its suitability based on:
 - A. Placement
 - B. Height
 - C. Proportion of wall to openings
 - D. Form
 - E. Texture and pattern of exterior materials
 - F. Architectural style



The Jefferson Elementary School has been converted to apartments for seniors. The applicant originally proposed an addition that was not compatible in style, height, and form.



At the request of the Planning Commission, the applicant agreed to build an addition that is compatible in placement, height, proportion of wall to openings, form, exterior materials, and style to the original building.

SECTION 316 Porches

Background: Porches are a common element of traditional Pottstown homes. They are semi-enclosed with a roof attached to the building and supported by columns, allowing people to sit outdoors protected from the elements.

Occasionally property owners will enclose a porch to provide more living space, but it is almost always at the cost of degrading the appearance of the building.



Porches like the ones above are integral parts of the building design. It would be difficult to enclose them without destroying the appearance of the building.



Left, the rotted original columns of a porch are being replaced with new wood that matches the original.



Right, an enclosed porch retains its original columns and openings.

Design guideline:

1. Front porches and side porches that face a street shall not be enclosed, except by glass or screens that leave intact the original elements of the porch – the open space, the railings, columns and roof.
2. When columns and railings need replacement, they shall be replaced with the same materials as the original or materials that are similar in appearance to the original. Wrought iron or aluminum columns shall not replace wooden elements. Wooden railings and columns shall be painted.

SECTION 317 Fences and Walls

Background: Fences and walls are another integral part of Pottstown neighborhoods. Traditionally, fences in front yards have been short enough so people could easily talk over them. They have been made of wood, wrought iron, or brick. In areas where buildings have been built up against the sidewalk, however, fences have formed part of the street edge and sometimes are as high as six feet.



This wooden picket fence separates the side and front yard from the sidewalk, yet remains compatible with other front and side yards on the block without fences.



Wrought iron is the most typical material used for front yard fences in Pottstown.



Where buildings are placed up against the sidewalk, fences and walls can be higher.



1. Design guideline: One type of fence shall be used from the choices listed below:

Location	Maximum height	Materials
Front yard	3 feet	Brick Ornamental iron Ornamental aluminum or steel designed to look like iron Stone Wood in the form of a picket fence Vinyl designed to look like wood in the form of a picket fence Vinyl designed to look like iron
Side yard adjacent to a street (alleys excluded)	4 feet	
Rear yard adjacent to a street (alleys excluded)		
Front or side yard of a building that abuts sidewalk	6 feet	Brick Ornamental iron Ornamental aluminum or steel designed to look like iron Stone Wood Vinyl designed to look like wood or iron Stucco over concrete block, capped with brick or stone
Interior side yard Rear yard	6 feet	Any common fence material

The most aesthetic side of fences shall face the exterior of properties.

SECTION 318 Neighborhood Residential (Conservation)

- 1. Intent:** To maintain and enhance historic neighborhoods consisting mostly of single family housing with only a few non-residential uses.

2. Permitted Uses	3. Conditional Uses (See Conditional Uses -- Sections 400-401)
Dwelling -- single family detached	Cemetery
Dwelling -- single family semi-detached	Church
	Child Care Facility -- Family Day Care
	Dwelling -- single family attached
4. Accessory Uses	Golf course
Garage -- private	Park
Greenhouse	School
Home occupation	Utility Company Operational Facility
Parking lot	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.
Storage shed (Maximum 100 square feet)	5. Existing Building Conditional Uses (See Section 402)
Swimming pool	Any existing apartment building:
	Dwelling – apartment/condominium
	Offices (except client-based social service provider) on first floor, and dwelling – apartment/condominium on upper floors
	Offices (except client-based social service provider)
	Any existing non-residential building:
	Offices (except client-based social service provider)

SECTION 319 Traditional Town Neighborhood (Conservation)

1. **Intent:** To preserve and enhance historic neighborhoods that are predominantly residential, but also have a small number of stores and offices mixed in with the housing.

2. Permitted Uses	3. Conditional Uses (See Conditional Uses -- Sections 400-401)
Dwelling – apartment/condominium (minimum 2,400 sf on ground floor)	Cemetery
Dwelling -- single family detached	Church
Dwelling -- single family semi-detached	Child Care Facility
	Dwelling -- single family attached
	School
	Social club
	Utility Company Operational Facility
4. Accessory Uses	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.
Garage -- Private	5. Existing Building Conditional Uses (See Section 402)
Greenhouse	Any existing non-residential building:
Home occupation	Office (except client-based social service provider)
Parking lot	Office (except client-based social service provider) on first floor, and dwelling – apartment/condominium on upper floors
Storage shed (Maximum 100 square feet)	Any existing non-residential building with a minimum of 1,500 square feet on the ground floor of the principal building:
Swimming pool	Direct retail Direct service Restaurant- Non alcoholic
6. Special exceptions (see Section A319)	Any existing non-residential building consisting of two or more stories with a minimum of 2,400 square feet on the ground floor of the principal building:
Dwelling – boarding home	Apartment/condominium
Dwelling – convalescent home	Any existing dwelling – apartment/condominium building:
Dwelling – group home	Office (except client-based social service provider), solely, or with Apartment/condominium on upper floors
Dwelling – tourist home/bed and breakfast	

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.

1. Permitted Uses	2. Conditional Uses (See Conditional Uses – Sections 400-401)
Bank and financial institution	Child Care Facility
Direct retail store	Dwelling – apartment/condominium (in buildings with a minimum 2,400 square feet on the first floor)
Direct service store	Dwelling -- single family semi-detached, except on Hanover Street and High Street between York and Evans Streets.
Dwelling – apartment/condominium (second floor and above only)	Dwelling -- single family attached, except on Hanover Street and on High Street between York and Evans Streets.
Health and Fitness Center	Drive-through service windows as an accessory use
Hotel/motel	Parking garage
Institutional/civic use	Parking lot
Offices except client-based social service provider	Utility Company Operational Facility
Restaurants	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.
Trade schools, second floor and above only	
3. Accessory Uses	4. The following uses are prohibited on: High Street between York and Evans Streets Hanover Street between the Norfolk Southern tracks and Buttonwood Alley Charlotte Street between the Norfolk Southern tracks and Buttonwood Alley
Garage – Private	General offices on the first floor
Greenhouse	Adult entertainment establishments
Home occupation	Indoor amusement places, including arcades
Parking lot	Check cashing establishments
Solid waste storage unit	Fortune telling establishments
Storage shed (Maximum 100 square feet)	Institutional uses, including hospitals and churches
	Massage parlors
	Pawn shops
	Tattoo and body piercing establishments
	Outdoor storage, including vending machines
	Outdoor parking lots when not an accessory use

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.

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 façade of any building visible from a public street
 - B. The design of new buildings
 - C. The design of fences

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 Article.
 - 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 Article.

SECTION 323 Gateway District – Design Review Procedure for Existing Buildings (continued)

2. Any applicant who seeks to alter the façade 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 Article.
 - A. If the Zoning Officer determines the proposed change meets the guidelines of this Ordinance, 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 Ordinance, 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 the proposed change conforms to the Building Code and all other applicable state and borough ordinances, the Zoning Officer shall issue a permit for the work. The Zoning Officer shall act on all permit applications within 90 days of receiving them.

SECTION 324 Gateway District – Design Review Procedure for New Buildings

1. Any applicant who seeks to construct a new building and/or fences 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 Article in addition to the material required in the Subdivision and Land Development process.
 - A. If the Zoning Officer determines the proposed construction meets the guidelines of this Ordinance, he shall issue a permit for the work.
 - B. If there is any question as to whether the proposed construction meets the guidelines of this Ordinance, the Zoning Officer shall refer the matter to the Pottstown Planning Commission to review the application and either recommend approval of the proposed construction or recommend alternatives to the applicant. Recommendations shall be advisory only and shall not be considered as grounds for approving or denying an application.
 - C. No permit shall be issued until the applicant has formally acknowledged he has received the recommendations of the Planning Commission. However, if the proposed construction conforms to the Building Code and all other applicable state and borough ordinances, the Zoning Officer shall issue a permit for the work. The Zoning Officer shall act on all permit applications within 90 days of receiving them.

SECTION 325 Gateway District – Design Guidelines

When reviewing applications for permits under this Ordinance, the Pottstown Planning Commission and Pottstown Borough Council shall apply the design guidelines in **Section 326** through **Section 331**.

SECTION 326 Demolition

1. In any district declared eligible for listing in the National Register of Historic Places, the demolition of any existing building of historic value should be considered a last resort, only after the applicant can either:
 - A. Demonstrate that no other viable alternatives for reuse of the building exist. This would include:
 1. An analysis of the building’s adaptive re-use feasibility
 2. Evidence that no feasible re-use has been found within an 18-month period
 3. Evidence that no sales or rentals have been possible during an 18-month period of significant marketing, or
 - B. Demonstrate that demolition of a building is an unavoidable and integral part of a construction scheme affecting a larger area than the building in question, which will, in the opinion of Borough Council, provide substantial public benefit.
2. No building shall be demolished until a plat and design review of any proposed new buildings has been conducted by the Planning Commission and approved by Borough Council.

GATEWAY DISTRICT SUMMARY CHART		
This chart is designed for quick reference only. Specific requirements are stated in the design guidelines, Section 326 through Section 334.		
Category	Existing Buildings	New Buildings
Demolition	Review required in district eligible for National Historic Register	Design review required for replacement buildings
Architectural style New Buildings Additions	When renovating, modify building when possible to reflect architectural style of adjoining historic neighborhoods	Architectural style should be compatible with adjoining historic neighborhoods
Placement		Buildings should face a principal street downtown.
Proportion of building walls to openings	Window and door openings visible from the street in existing historic buildings should not be enlarged or reduced.	The proportion of walls to openings on walls visible from the street should be from 2:1 to 1:1.
Texture and pattern of materials	When renovating, modify building when possible to reflect the texture and pattern of construction materials in adjoining historic neighborhoods	Construction materials should reflect the texture and pattern of construction materials in adjoining historic neighborhoods.
Fences and walls	Front fences: 3 feet Side fences facing street: 4 feet Interior side and rear fences: 6 feet Restrictions on materials for front and side fences.	Front fences: 3 feet Side fences facing street: 4 feet Interior side and rear fences: 6 feet Restrictions on materials for front and side fences.
Parking lots	Should be located to the side and rear of buildings when possible.	Should be located to the side and rear of buildings when possible.
Lot size, building placement, building size and height	See charts, Sections 332 through 334, pages 30 through 34.	See charts, Sections 332 through 334, pages 30 through 34.

SECTION 327 Architectural Style and Additions

Downtown Pottstown and Pottstown's traditional neighborhoods were built in a number of distinctive styles which give the borough its pleasant character. Various examples are pictured in the Conservation District Sections 307 through 316.

- Design guideline:** New buildings within the Gateway Overlay District should be compatible with these styles. As existing buildings are renovated, and additions constructed, they should be designed to be compatible with the styles of existing buildings in adjacent traditional neighborhoods.



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Pottstown's new Borough Hall, right, was designed to complement the former First Union bank building, left. Both are made of brick, have vertical arched windows, similar height, and similar bulk.



=



The Hill School's new academic building, above, was designed to be compatible with existing buildings on campus, left.



=



There are many styles in Pottstown's traditional neighborhoods that can easily be reflected in new or renovated buildings in Pottstown's Gateway Districts. For example, the auto service station at right reflects the Tudor style, as seen as the home, left, in Pottstown's neighborhood residential district.

SECTION 327 Architectural Style and Additions (continued)



A lackluster gas station was inexpensively remodeled into an attractive convenience store to blend with more traditional architecture in Niagara-by-the-Lake.



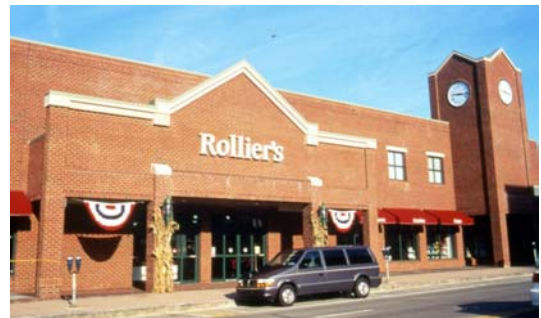
This convenience store, with an island for dispensing gasoline, is built of brick, with a standing seam hip roof, making it compatible with traditional neighborhoods.



This McDonald's Restaurant in Freeport, Maine, made use of an existing farmhouse (left photo) with parking to the side and a compatible addition to the rear (right photo), to blend in with nearby traditional neighborhoods.



This Banana Republic clothing store in Freeport is designed to look like a house. A building like this in the Gateway district would be compatible with Pottstown's traditional neighborhoods.



A building like this would be appropriate in Pottstown's downtown Gateway district.



—————→
This bank building, with parking to the side or rear, would make an excellent fit for Pottstown's Gateway East or Gateway West districts.

SECTION 328 Placement

In the downtown gateway district, buildings should face a principal street.

SECTION 329 Proportion of Building Walls to Openings

Background: The number and size of windows and doors in a building strongly affect its appearance. The amount of open space in a wall can be expressed as a ratio. For example, a building with twice as much wall space as windows and doors would have a 2 to 1 ratio.

Most of Pottstown’s historic buildings have a wall to openings ratio between 2 to 1 and 1 to 1. To be compatible with Pottstown’s existing buildings, new buildings in Pottstown’s Gateway Districts should have wall to openings ratios between 2 to 1 and 1 to 1.

SECTION 330 Texture and Pattern of Materials

Design guideline:

1. For existing buildings:
 - A. Brick walls of buildings visible from any public right-of-way shall not be covered with vinyl or aluminum siding, stucco, or any other such materials.
 - B. In the case of other existing walls, if new materials are used to cover them, the materials should be compatible with the materials on buildings in adjacent traditional neighborhoods, such as wood and brick.
2. For new buildings:
 - A. The exterior materials of new buildings should be similar in appearance to those of existing buildings in adjacent traditional neighborhoods, such as wood and brick.
 - B. New materials not found on existing buildings in adjacent traditional neighborhoods may be judged acceptable if, in the judgment of the Borough, the new building conforms in other ways, such as height, form, and proportion of walls to openings.
3. Dark tinted or reflective glass in windows is prohibited.

SECTION 331 Fences and Walls

1. **Design Guideline:** Fences and walls shall be placed according to the following chart:

Location	Maximum height	Materials
Front yard	3 feet	Brick Ornamental iron
Side yard adjacent to a street (alleys excluded)	4 feet	Ornamental aluminum or steel designed to look like iron
Rear yard adjacent to a street (alleys excluded)		Stone Wood in the form of a picket fence Vinyl designed to look like wood in the form of a picket fence Vinyl designed to look like iron
Front or side yard of a building that abuts sidewalk	6 feet	Brick Ornamental iron Ornamental aluminum or steel designed to look like iron Stone Wood Vinyl designed to look like wood or iron Stucco over concrete block, capped with brick or stone
Interior side yard Rear yard	6 feet	Any common fence material

SECTION 332 Neighborhood Business (Gateway)

- 1. Intent:** To enhance small areas for businesses that predominantly serve the surrounding neighborhood while eliminating any undesirable impacts that these businesses might cause to those neighborhoods.

2. Permitted Uses	3. Conditional Uses (See Conditional Uses -- Sections 400-401)
Direct retail store of 3,000 square feet or less	Car wash
Direct service store of 3,000 square feet or less	Convenience Store with Gasoline Dispensing Center
Dwelling – apartment/condos, if located on the upper floors of a building with a store or office	Drive-through window as an accessory use
Office, except client-based social service provider	Neighborhood automobile service station
Restaurant, other than a drive-in restaurant	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	
Parking lot	
Solid waste storage unit	
Storage shed (Maximum 200 square feet)	

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

Standard	Size	Size for auto service station
Minimum lot area	2,000 square feet	7,000 square feet
Minimum open space	10 percent	10 percent
Maximum building coverage	75 percent	45 percent
Front setback	From 0 to 15 feet	From 0 to 20 feet
Minimum side setback	0	10 feet
Minimum rear setback	20 feet	20 feet
Minimum lot width	20 feet	70 feet
Minimum lot depth	100 feet	100 feet
Maximum building height	35 feet	35 feet
Minimum building coverage	35 percent	25 percent

SECTION 333 Downtown Gateway (Gateway)

- 1. Intent:** To promote the redevelopment of existing vacant industrial sites at the entryway to the downtown, creating a pleasant mixture of stores, homes, and offices that will complement the downtown to the north, the historic residential neighborhood to the east, and the Schuylkill River and Greenway to the south.

2. Permitted Uses	3. Conditional Uses (See Conditional Uses -- Sections 400-401)						
<p>Bank and financial institution</p> <p>Direct retail store</p> <p>Direct service store</p> <p>Dwelling – Apartment/condominium (second floor and above)</p> <p>Health and fitness center</p> <p>Hotel/motel</p> <p>The following light manufacturing if less than 20,000 square feet:</p> <p>Manufacture and assembly of small electrical appliances and parts such as lighting fixtures, fans, electronic measuring and controlling devices, radio and television receivers, and home electronic equipment, not including electrical machinery</p> <p>Manufacture of boxes, containers, bags, and other packaging products from previously prepared materials, but specifically excluding the manufacture of paper from pulp.</p> <p>Manufacture, assembly and packaging of jewelry, watches, clocks, optical goods and professional and scientific instruments</p> <p>Manufacture, compounding, processing, packaging, or treatment of bakery goods, confections, candy and dairy products</p> <p>Printing, publishing, lithographing, binding and similar processes</p> <p>Scientific research laboratory or other experimental testing establishment</p> <p>Park</p> <p>Office (except client-based social service provider)</p> <p>Restaurant (excluding drive through facilities)</p> <p>School</p> <p>Trade school (second floor and above)</p>	<p>Child Care Facility -- Day Care Center</p> <p>Child Care Facility -- Family Day Care Home</p> <p>Child Care Facility -- Group Day Care Home</p> <p>Dwelling, attached single family (No Hanover Street frontage)</p> <p>Drive-through service windows as an accessory use</p> <p>Indoor entertainment (excluding adult entertainment)</p> <p>Parking garages</p> <p>Parking lot</p> <p>Utility Company Operational Facility</p> <p>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.</p> <tr> <td colspan="2" data-bbox="1000 1346 1474 1444" style="background-color: #d9ead3;"> <p>4. Existing Building Conditional Uses (see Section 402)</p> </td> </tr> <tr> <td colspan="2" data-bbox="1000 1499 1474 1612"> <p>Any existing building two or more stories high with a minimum of 2,400 square feet on the ground floor:</p> </td> </tr> <tr> <td colspan="2" data-bbox="1000 1644 1474 1837"> <p>Dwelling -- apartment/condominium</p> </td> </tr>	<p>4. Existing Building Conditional Uses (see Section 402)</p>		<p>Any existing building two or more stories high with a minimum of 2,400 square feet on the ground floor:</p>		<p>Dwelling -- apartment/condominium</p>	
<p>4. Existing Building Conditional Uses (see Section 402)</p>							
<p>Any existing building two or more stories high with a minimum of 2,400 square feet on the ground floor:</p>							
<p>Dwelling -- apartment/condominium</p>							

SECTION 333 Downtown Gateway (Gateway, continued)

5. Accessory Uses	
Home occupation	Solid waste storage unit
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	0 feet minimum on Hanover, South, and Charlotte streets
Side 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)

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	3. Conditional Uses (See Conditional Uses – Sections 400-401)
Bank and financial institution	Car wash
Commercial greenhouses	Convenience Store with Gasoline Dispensing Center
Direct retail store	Drive-through windows as an accessory use
Direct service store	Neighborhood automobile service station
Health and fitness center	Utility Company Operational Facility
Hospital	Veterinary office and kennel
Hotel/motel	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.
Public park or non-profit recreation use	
Office, except client-based social service	
Restaurant	
Social club	

4. Accessory Uses	
Home occupation	Solid waste storage unit
Parking lot	Storage shed and other similar structures

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

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
Minimum lot depth	200 feet
Maximum building height	35 feet
Minimum floor to area ratio	20 percent

SECTION 335 Park (Gateway)

- 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	4. Conditional Uses (See Conditional Uses – Sections 400-401)
Boat Launches Park Picnic Areas Trails Water Access Areas	Restaurants (no drive through facilities) Recreational Rental Facilities 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.
3. Accessory Use	
Parking lot	

SECTION 336 Flex Office (Contemporary)

1. **Intent:** To establish and improve areas for modern, efficient offices and industries that provide a wide variety of employment opportunities and enhance the community.

2. Permitted Uses	3. Conditional Uses (See Conditional Uses – Sections 400-401)
Food processing not including slaughter Health and fitness center Light manufacturing, assembly and processing Office, including client-based social service provider Park Printing and publishing Research and development laboratories Warehouse	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
Parking lot Solid waste storage unit Storage shed and other similar structures

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

Standard	Size
Minimum lot area	30,000 square feet
Minimum open space	20 percent
Maximum building coverage	75 percent
Front setback	20 feet
Side setback	15 feet
Rear setback	20 feet
Minimum lot width	150 feet
Minimum lot depth	200 feet
Maximum building height	55 feet
Minimum floor to area ratio	20 percent*
* 15 percent if full-time employment exceeds 12 persons per acre	

SECTION 337 Highway Business (Contemporary)

- Intent:** To preserve and enhance general commercial areas where customers reach individual businesses primarily by automobile.

2. Permitted Uses	
Automotive repair station	Restaurant, including fast food with or without drive-through service.
Automotive service station	Social club
Automobile, truck and construction equipment sales and service	Utility company operational facility
Bank and financial institution	Veterinary office and kennel
Car wash	Warehouse
Commercial greenhouse	
Convenience Store with Gasoline Dispensing Center	3. Conditional Uses (See Conditional Uses – Sections 400-401)
Direct retail store	Mobilehome park
Direct service store	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.
Health and fitness center	
Hotel/motel	
Neighborhood automobile service station	4. Accessory Uses
Office, except client-based social service provider	Parking lot
Outdoor Auction/Flea Market	Solid waste storage unit
Rental storage	Storage shed

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

Standard	Size
Minimum lot area	30,000 square feet
Minimum open space	20 percent
Maximum building coverage	60 percent
Front setback	20 feet
Side setback	15 feet
Rear setback	20 feet
Minimum lot width	150 feet
Minimum lot depth	200 feet
Maximum building height	55 feet
Minimum floor to area ratio	20 percent

SECTION 338 Heavy Manufacturing (Contemporary)

1. **Intent:** To establish and preserve areas for necessary industrial and related uses of such a nature that they require isolation from many other kinds of land uses, and to make provision for commercial uses that are located most appropriately near industrial uses or that are necessary to service the immediate needs of people in these areas.

2. Permitted Uses	3. Conditional Uses- Sections 400-401
Automobile, truck, and construction equipment sales and service Building contractor Food processing plant Heavy manufacturing, processing, and assembly Junkyard Office, except client-based social service provider Off-Premises Sign Research and development laboratory Trucking, carting, and hauling station. Utility company building, operational, storage, or repair facility Warehouse	Adult establishment Solid waste mechanical processing unit 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	
Parking lot	Storage shed
Solid waste storage unit	

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

Standard	Size
Minimum lot area	20,000 square feet
Minimum open space	5 percent
Maximum building coverage	85 percent
Front setback	20 feet
Side setback	0 feet
Rear setback	20 feet except when abutting railroad
Minimum lot width	100 feet
Minimum lot depth	200 feet
Maximum building height	85 feet
Minimum floor to area ratio	20 percent

SECTION 339 Floodplain Overlay District

1. **Intent:** To protect Pottstown residents and property owners from the dangers of floods, the floodplain of the Schuylkill River and its tributaries within Borough boundaries are incorporated into a Floodplain Overlay District.

SECTION 340 Floodplain Boundaries

1. The identified floodplain area shall be those areas of Pottstown which are subject to a 100 year flood, as identified in the Flood Insurance Study dated December 19, 1996, and the most recent maps prepared for the Borough of Pottstown by the Federal Emergency Management Agency to accompany that study. The Flood Insurance Study Maps are located in the Pottstown Zoning Officer's Office in Borough Hall.
2. Description of Floodplain Areas. The identified floodplain area consists of the following specific areas:
 - A. **Floodway Area:** The areas identified as "Floodway" in the AE Zone in the Flood Insurance Study prepared by the Federal Emergency Management Agency.
 - B. **Flood Fringe Area:** The remaining portions of the 100 year floodplain in those areas identified as an AE Zone in the Flood Insurance Study, where a floodway has been delineated. The basis for the outermost boundary of this area shall be the 100 year flood elevations as shown in the Flood Insurance Study.

SECTION 341 Floodplain Regulations

1. The floodplain districts described in Section 340 shall be overlays to the existing underlying districts as shown on the official Pottstown Borough Zoning Map, and as such, the provisions for the Floodplain District serve as a supplement to the underlying district provisions.
2. In the **Floodway Area**, only uses such as agriculture, recreation, and storage that do not involve the construction of permanent buildings are permitted.
3. In the **Flood Fringe Area**, all structures shall be elevated or designed and constructed to remain completely dry up to at least 1 1/2 feet above the 100 year flood. These structures shall also be designed to prevent pollution from the structure or activity during the course of a 100 year flood.

DETAILS

For details of these standards, see the Zoning Appendix, Section A339, pages A7 through A14.

SECTION 342 Airport Overlay District

Intent: To protect people using the Pottstown Municipal Airport as well as the residents and property owners who live in the vicinity of the airport, an Airport Overlay District is created.

SECTION 343 District Boundaries

The boundaries of the Airport Overlay District are shown on the official Pottstown Borough Zoning Map located in the office of the Pottstown Zoning Officer in Borough Hall.

SECTION 344 Effect

To prevent accidents and eliminate safety hazards in the vicinity of the Pottstown Municipal Airport, certain height restrictions are imposed on all structures within the Airport Overlay District. In addition, any land use which interferes with navigational signals or radio communications between the airport and aircraft is restricted.

DETAILS

For details of these standards, see the Zoning Appendix, Section A342, pages A15 through A20.

