

ORDINANCE NO. 8A-02-1986

AN ORDINANCE OF CENTRE TOWNSHIP AND THE BOROUGH OF CENTERPORT, BERKS COUNTY, PENNSYLVANIA, AMENDING THE REVISED ZONING ORDINANCE OF CENTRE TOWNSHIP AND CENTERPORT BOROUGH OF AUGUST 11, 1982; BY REPEALING ARTICLE IV, SECTION 404 THEREOF AND SUBSTITUTING A NEW AREA AND BULK REGULATIONS SECTION TO REVISE THE AREA AND BULK REGULATIONS, BY REPEALING ARTICLE VIII, SECTION 802A THEREOF AND SUBSTITUTING A NEW RESIDENTIAL ACCESSORY USE REGULATIONS SECTION, BY AMENDING ARTICLE IV, SECTION 402A AND SECTION 403A BY ADDING VETERINARY FACILITIES AND KENNELS AS A PERMITTED USE IN BOTH RESIDENTIAL DISTRICTS, FURTHER MODIFYING ARTICLE VIII - GENERAL REGULATIONS SECTION 802 ACCESSORY USES BY MODIFYING SWIMMING POOL RESTRICTIONS TO PROVIDE FOR PASSAGE RESTRICTIONS.

BE IT ENACTED AND ORDAINED by the Supervisors of Centre Township, Berks County, Pennsylvania, and IT IS HEREBY ENACTED and ORDAINED by the authority of the same as follows:

SECTION 1. Article IV, Section 404 of the Revised Zoning Ordinance of Centre Township and Centerport Borough as currently written is hereby repealed.

SECTION 2. Article IV, Section 404 shall hereafter read as follows:

"SECTION 404: Table of Area and Bulk Regulations:

ZONING DISTRICT	R-1		R-2		R-3	
TYPE SEWAGE	On Lot	Public*	On Lot	Public*	On Lot	Public*
ITEM						
Maximum Regulations:						
Bldg. Height (feet)	35	35	35	35	35	35
Lot Coverage (%)	25	25	25	25	25	25
Minimum Regulations:						
Bldg. Setback Line (feet)	50	50	35	35	30	30
Lot Size (acre)	1	1	1	3/4	1	1/2
Lot Width (feet)	125	125	125	100	125	75
Yard Requirements (feet)						
Rear Yard	50	50	50	35	50	20
Each Side Yard	30	30	30	20	30	15

* Note: Public Sewer may include a Community Sewage System as approved by the Pennsylvania Department of Environmental Resources.

SECTION 3. Article VIII, Section 810B of the Revised Zoning Ordinance of Centre Township and Centerport Borough as currently written is hereby repealed.

SECTION 4. Article VIII, Section 802A of the Revised Zoning Ordinance of Centre Township and Centerport Borough as currently written is hereby repealed.

SECTION 5. Article VIII, Section 802A shall hereafter read as follows:

A. Residential Accessory use Regulations. Accessory buildings, animal shelters, detached garages, greenhouses, utility sheds, and other outbuildings shall not be permitted between the building setback line and the street line, nor within ten (10) feet of the rear or side lot line.

SECTION 6. Article IV, Section 402A of the Revised Zoning Ordinance of Centre Township and Centerport Borough as currently written is hereby amended by the addition of one permitted use as follows:

Veterinary facility and kennel use when situated and operated on a tract of land of not less than five acres in size and when approved and licensed by the State of Pennsylvania.

SECTION 7. Article IV, Section 403A of the Revised Zoning Ordinance of Centre Township and Centerport Borough as currently written is hereby amended by the addition of one permitted use as follows:

Veterinary facility and kennel use when situated and operated on a tract of land of not less than five acres in size and when approved and licensed by the State of Pennsylvania.

SECTION 8. Article VIII, General Regulations, Section 802 Accessory Uses - Swimming Pools, addition to the swimming pools paragraph as follows:

The fence must be constructed so as to not permit the passage of a four inch (4") diameter object through its entire length.

SECTION 9. Severability. The provisions of this Ordinance shall be severable, and if any of its provisions shall be held to be unconstitutional, illegal or otherwise invalid, such decision shall not affect the validity of any of the remaining provisions of this Ordinance. It is hereby declared as a legislative intent that this Ordinance would have been adopted had such unconstitutional, illegal or otherwise invalid provision had not been included herein.

SECTION 10. This Ordinance shall become effective thirty (30) days after its advertisement and enactment as required by law.

ENACTED and ORDAINED as an Ordinance this 10th day of September, 1986.

CENTRE TOWNSHIP

BY: _____
Chairman

BY: Howard M. Miller
Supervisor

BY: Wilmer H. Phillips
Supervisor