

ORDINANCE NO. 141-2012

AN ORDINANCE OF THE TOWNSHIP OF CENTRE, BERKS COUNTY, PENNSYLVANIA, AMENDING THE CENTRE TOWNSHIP ZONING ORDINANCE OF NOVEMBER 2004, AS AMENDED AUGUST 2006 BY ORDINANCE NO. 120-2006, BY (1) AMENDING THE DEFINITION OF "GENERAL AGRICULTURE", (2) ADDING AS A PERMITTED USE IN EACH ZONING DISTRICT IN THE TOWNSHIP TEMPORARY STRUCTURES NOT LARGER THAN 200 SQUARE FEET AND NOT PERMANENTLY AFFIXED TO THE GROUND WHICH CAN BE REMOVED BY MEANS OF A DEVICE WITH WHEELS, AND (3) ADDING GENERAL AGRICULTURE FOR A 0 TO 3 CONTINUOUS AREA IN THE R-1 LOW DENSITY RESIDENTIAL DISTRICT BASED UPON 1/20<sup>TH</sup> OF AN ANIMAL UNIT

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

Section 1. The definition of "General Agriculture" set forth in Article II, entitled "Definitions", of the Centre Township Zoning Ordinance of November 2004, as amended August 2006 by Ordinance No. 120-2006 (collectively, the "Zoning Ordinance") is hereby amended in its entirety so as to hereafter read as follows:

General Agriculture. An activity shall be considered general agriculture provided the number of animal units is: a maximum of 1.0 animal unit per acre on parcels which consist of three (3) to five (5) contiguous acres; a maximum of 1.5 animal units per acre on parcels which consist of greater than five (5) contiguous acres up to twenty-five (25) contiguous acres; a maximum of 2.0 animal units per acre on parcels which consist of more than twenty-five (25) contiguous acres; and, solely in the R-1 Low Density Residential District, a maximum of one-twentieth (1/20<sup>th</sup>) of an animal unit per open acre on parcels which consist of zero (0) to three (3) contiguous acres.

Section 2. Subsection 400.2, entitled "Uses Permitted by Right" of Section 400, entitled "AP – Effective Agricultural Preservation District", of Article IV, entitled "District Regulations", of the Centre Township Zoning Ordinance of November 2004, as amended August 2006 by Ordinance No. 120-2006 (collectively, the "Zoning Ordinance") is hereby supplemented by adding thereto the following new Subsection 1:

I. Temporary structures not larger than two hundred (200) square feet and not permanently affixed to the ground which can be removed by means of a device with wheels.

Section 3. Subsection a. of Subsection 401.2, entitled “Uses Permitted by Right” of Section 401, entitled “R-1 Low Density Residential District”, of Article IV, entitled “District Regulations”, of the Zoning Ordinance is hereby amended in its entirety so as to hereafter read as follows:

a. General Agriculture, but not intensive agriculture, subject to Section 400.8 of this Ordinance; provided, however, in the R-1 District the raising and ownership of horses, cattle, pigs, hogs, sheep, goats, poultry, rabbits or similar animals for an area in contiguous acres of zero (0) to three (3) acres shall be based upon one-twentieth (1/20<sup>th</sup>) of an Animal Unit (fifty (50) pounds) per open acre.

Section 4. Subsection 401.2, entitled “Uses Permitted by Right” of Section 401, entitled “R-1 Low Density Residential District”, of Article IV, entitled “District Regulations”, of the Zoning Ordinance is hereby supplemented by adding thereto the following new Subsection q:

q. Temporary structures not larger than two hundred (200) square feet and not permanently affixed to the ground which can be removed by means of a device with wheels.

Section 5. Subsection 402.2, entitled “Uses Permitted by Right” of Section 402, entitled “R-2 Medium Density Residential District”, of Article IV, entitled “District Regulations”, of the Zoning Ordinance is hereby supplemented by adding thereto the following new Subsection q:

q. Temporary structures not larger than two hundred (200) square feet and not permanently affixed to the ground which can be removed by means of a device with wheels.

Section 6. Subsection 403.2, entitled “Uses Permitted by Right” of Section 403, entitled “B/VC Borough/Village Center Mixed Use District”, of Article IV, entitled “District Regulations”, of the Zoning Ordinance is hereby supplemented by adding thereto the following new Subsection ee:

ee. Temporary structures not larger than two hundred (200) square feet and not permanently affixed to the ground which can be removed by means of a device with wheels.

Section 7. Subsection 404.2, entitled “Uses Permitted by Right” of Section 404, entitled “PC Planned Commercial/Office District”, of Article IV, entitled “District Regulations”, of the Zoning Ordinance is hereby supplemented by adding thereto the following new Subsection h:

h. Temporary structures not larger than two hundred (200) square feet and not permanently affixed to the ground which can be removed by means of a device with wheels.

Section 8. Subsection 405.2, entitled “Uses Permitted by Right” of Section 405, entitled “LI Limited Industrial District”, of Article IV, entitled “District Regulations”, of the Zoning Ordinance is hereby supplemented by adding thereto the following new Subsection n:

n. Temporary structures not larger than two hundred (200) square feet and not permanently affixed to the ground which can be removed by means of a device with wheels.

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 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 invalid provision not been included herein.

Section 10. Repealer. All ordinances or parts of ordinances which are in consistence herewith are hereby repealed insofar as they are inconsistent with the provisions hereof.

Section 11. Effective Date. This Ordinance shall become effective five (5) days from the date of enactment hereof.

DULY ENACTED AND ORDAINED this 9<sup>th</sup> day of April, 2012.

BOARD OF SUPERVISORS OF THE  
TOWNSHIP OF CENTRE,  
BERKS COUNTY, PENNSYLVANIA

By: Bay Lese  
Chairman

By: DeWes  
Supervisor

By: \_\_\_\_\_  
Supervisor

Attest:

Gloria Green  
Secretary

[SEAL]

CERTIFICATION

I, Gloria Grim, Secretary of the Township of Centre, Berks County, Pennsylvania, do hereby certify that the foregoing is a true and correct copy of Ordinance No. \_\_\_\_\_ adopted at a regular meeting of the Board of Supervisors of the Township of Centre, Berks County, Pennsylvania held on the 9<sup>th</sup> day of April, 2012.

A handwritten signature in cursive script, appearing to read "Gloria Grim", is written over a horizontal line.

Gloria Grim, Secretary

[SEAL]