

ARTICLE 4

ZONING DISTRICT REGULATIONS

Section 401: Statement of Intent

The intent of Article 4 of this Zoning Ordinance is to assign a list of uses, which are permitted by right, special exception and conditional use for each Zoning District, as well as establish the minimum and maximum dimensional requirements for each permitted use. The provisions of Article 4 are intended to be generally consistent with the Joint Comprehensive Plan for Northern Berks County of 2005. Where appropriate, special provisions shall be designated to the permitted uses by reference to other sections of this Zoning Ordinance.

Section 402: Agricultural Preservation (AP) Zoning District

- (A) **Purpose:** The AP Zoning District generally contains areas with existing agricultural, woodlands, stream valleys and residential uses. The presence of active and productive agricultural lands is a major land resource within Upper Bern Township that is beneficial to the local and regional economy. The purpose of the AP Zoning District is to preserve and maintain large contiguous tracts of land for agricultural and conservation uses. Subdivision and land development activity should be limited based upon the sliding scale methodology, as originally developed as part of the Upper Bern Township Comprehensive Plan of 1992 and further endorsed by the Joint Comprehensive Plan for Northern Berks County of 2005. Conservation and best management practices should be encouraged to preserve or maintain the existing natural features, habitats and resources.
- (B) **Uses by Right:** The following principal uses and their accessory uses are permitted by right within the AP Zoning District, provided that: the use is approved by the Zoning Officer; only one (1) principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified by Upper Bern Township.
- (1) General Agricultural Uses, subject to Section 804.1 of this Zoning Ordinance.
 - (2) Farm-Related Business, subject to Section 804.4 of this Zoning Ordinance.
 - (3) Commercial Greenhouse, subject to Section 804.6 of this Zoning Ordinance.
 - (4) Commercial Nursery or Landscape Center, subject to Section 804.6 of this Zoning Ordinance
 - (5) Single Family Detached Dwelling Units, subject to the sliding scale formula provisions contained under Section 804.7 of this Zoning Ordinance.
 - (6) Public Utilities, subject to Section 825 of this Zoning Ordinance.
 - (7) Municipal Uses, subject to Section 827 of this Zoning Ordinance.
 - (8) Category 1 Home Occupation, subject to Section 905 of this Zoning Ordinance.
 - (9) Category 2 Home Occupation, subject to Section 905 of this Zoning Ordinance.
 - (10) Forestry, subject to Section 505 of this Zoning Ordinance.
 - (11) Agricultural and Conservation Uses on a separate non-building lot, subject to Article 5 and Section 804.7 of this Zoning Ordinance.
- (C) **Uses by Conditional Use:** The following principal uses and their accessory uses are permitted by conditional use within the AP Zoning District, provided that: a conditional use is granted by the Board of Supervisors; only one (1) principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified by Upper Bern Township.

- (1) Bed and Breakfast, subject to Section 712 of the Zoning Ordinance.
- (2) Intensive Agricultural Uses, subject to Section 804.2 of this Zoning Ordinance.
- (3) Commercial Composting Uses, subject to Section 804.3 of this Zoning Ordinance.
- (4) Mushroom Production Uses, subject to Section 804.3 of this Zoning Ordinance.
- (5) Farm-Support Business, subject to Section 804.5 of this Zoning Ordinance.

(D) **Uses by Special Exception:** The following principal uses and their accessory uses are permitted by special exception within the AP Zoning District, provided that: a special exception is granted by the Zoning Hearing Board; only one (1) principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified by Upper Bern Township.

- (1) Group Home, subject to Section 709 of this Zoning Ordinance.
- (2) Rooming or Boarding House, subject to Section 711 of this Zoning Ordinance.
- (3) Secondary Housing, subject to Section 714 of this Zoning Ordinance.
- (4) Home Day Care, subject to Section 803.1 of this Zoning Ordinance.
- (5) Commercial Day Care, subject to Section 803.2 of this Zoning Ordinance.
- (6) Non-Commercial Recreational Uses, subject to Section 805 of this Zoning Ordinance.
- (7) Veterinary Hospitals or Animal Clinics, subject to Section 815 of this Zoning Ordinance.
- (8) Kennels, subject to Section 816 of this Zoning Ordinance.
- (9) Quarrying or Mining Operations, subject to Section 818 of this Zoning Ordinance.
- (10) Private Airports, Heliports and Helistops, subject to all local, state and federal laws.

(E) **Utility and Dimensional Requirements:** Matrix Chart 1 on the following page provides the basic utility and dimensional requirements for all permitted uses within the AP Zoning District. Unless otherwise specified by Upper Bern Township, all permitted uses shall comply with these requirements. Where a discrepancy should exist between the provisions contained within the text and the provisions contained within Matrix Chart 1, the provisions contained within the text shall prevail.

(F) **Accessory Uses and Structures:** Accessory uses and/or structures to the permitted uses of the AP Zoning District shall be permitted provided: they are located on the same lot as the principal use; they are clearly subordinate to the principal use; they have been properly addressed as part of the application for a permit, subdivision, land development, special exception, conditional use, or other approval requirements; and/or they comply with all other supplemental development and design requirements specified by Upper Bern Township. Accessory uses and structures may also include transportation facilities and utility provisions that have been approved by the appropriate agencies having jurisdiction and that they are necessary to support the principal use.

(G) **Subdivision and Land Development Requirements:** Where required to comply with the provisions of the Upper Bern Township Code, a subdivision plan and/or land development plan shall be submitted to Upper Bern Township for review and consideration, prior to the issuance of a building permit for any permitted use within the AP Zoning District. If a subdivision or land development plan is required, the plan shall be prepared to comply with the appropriate provisions established by Upper Bern Township.

(H) **Off-Street Parking and Loading:** Where applicable, all permitted uses within the AP Zoning District shall comply with the off-street parking and loading requirements specified under Article 10 of this Zoning Ordinance.

- (I) **Signs:** Where applicable, all permitted uses within the AP District shall comply with the requirements for signs, as specified under Article 11 of this Zoning Ordinance.
- (J) **Supplemental Regulations:** Where applicable, all sections of this Zoning Ordinance shall apply as supplementary regulations and specifications for permitted uses within the AP Zoning District.

AP ZONING DISTRICT: UTILITY AND DIMENSIONAL REQUIREMENTS (SUPPLEMENTAL MATRIX CHART 1)

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
General Agricultural	By Right	Optional	Optional	1 acre	Refer to Section 804.1 for additional requirements						
Farm-Related Business	By Right	Optional	Optional	10 acres	Refer to Section 804.4 for additional requirements						
Comm. Greenhouse	By Right	Optional	Optional	2 acres	300 feet	60 feet	40 feet	40 feet	35 feet	40 %	60 %
Comm. Nursery or Landscape Center	By Right	Optional	Optional	2 acres	300 feet	60 feet	40 feet	40 feet	35 feet	40 %	60 %
Single Family Detached Units	By Right, subject to limitations	On-Lot	On-Lot	1 acre	Refer to Section 804.7 for additional requirements and development limitations						
Public Utilities	By Right	Optional	Optional	Variable	Refer to Section 825 for additional requirements						
Municipal Uses	By Right	Optional	Optional	Variable	Refer to Section 827 for additional requirements						
Category 1 Home Occupation	By Right	Optional	Optional	Variable	Refer to Section 905 for additional requirements						
Category 2 Home Occupation	By Right	Optional	Optional	Variable	Refer to Section 905 for additional requirements						
Forestry	By Right	Optional	Optional	Variable	Refer to Section 505 for additional requirements						
Conservation and Agricultural Uses	By Right	Optional	Optional	10 acres	Refer to Article 5 and Section 804.7 for additional requirements						
Bed and Breakfast, Tourist Est.	Conditional Use	Optional	Optional	5 acres	300 feet	60 feet	50 feet	50 feet	35 feet	10 %	20 %
Intensive Agricultural	Conditional Use	Optional	Optional	10 acres	Refer to Section 804.2 for additional requirements						
Comm. Composting	Conditional Use	Optional	Optional	10 acres	Refer to Section 804.3 for additional requirements						
Mushroom Prod.	Conditional Use	Optional	Optional	10 acres	Refer to Section 804.3 for additional requirements						
Farm-Support Business	Conditional Use	Optional	Optional	10 acres	Refer to Section 804.5 for additional requirements						
Rooming or Boarding House	Special Exception	Optional	Optional	5 acres	300 feet	60 feet	50 feet	50 feet	35 feet	10 %	20 %
Secondary Housing	Special Exception	Optional	Optional	Variable	Refer to Section 714 for additional requirements						
Home Day Care	Special Exception	On-Lot	On-Lot	2 acres	Refer to Section 803.1 for additional requirements						
Commercial Day Care	Special Exception	Optional	Optional	2 acres	200 feet	60 feet	30 feet	40 feet	35 feet	10 %	20 %
Non-Commercial Recreational Uses	Special Exception	Optional	Optional	2 acres	Refer to Section 805 for additional requirements						

AP ZONING DISTRICT: UTILITY AND DIMENSIONAL REQUIREMENTS (SUPPLEMENTAL MATRIX CHART 1)

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Veterinary Hospital or Animal Clinic	Special Exception	Optional	Optional	2 acres	200 feet	60 feet	30 feet	40 feet	35 feet	10 %	20 %
Kennels	Special Exception	Optional	Optional	10 acres	Refer to Section 816 for additional requirements.						
Quarrying or Mining Operations	Special Exception	Optional	Optional	20 acres	Refer to Section 818 for additional requirements.						
Airports, Heliports and Helistops	Special Exception	Optional	Optional	10 acres	300 feet	100 feet	50 feet	100 feet	35 feet	40 %	60 %

Section 403: Blue Mountain Preservation (BMP) Zoning District

- (A) **Purpose:** The BMP Zoning District generally contains areas with existing woodlands, stream valleys, steep slopes, and residential uses, as well as other features associated with the Blue Mountain. The presence of woodlands, wildlife habitats, passive recreation uses and the scenic vistas associated with the Blue Mountain are vital resources within the Upper Bern Township. The purpose of the BMP Zoning District is to preserve and maintain large contiguous tracts of land for woodland, ecological, environmental and conservation uses. Subdivision and land development activity should be limited as originally prescribed as part of the Upper Bern Township Comprehensive Plan of 1992 and further endorsed by the Joint Comprehensive Plan for Northern Berks County of 2005. Conservation and best management practices should be encouraged to preserve or maintain the existing natural features, habitats and resources.
- (B) **Uses by Right:** The following principal uses and their accessory uses are permitted by right within the BMP Zoning District, provided that: the use is approved by the Zoning Officer; only one (1) principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified by Upper Bern Township.
- (1) Single Family Detached Dwelling Units, subject to Section 702 of this Zoning Ordinance.
 - (2) Cluster Design for the BMP Zoning District, subject to Section 707 of this Zoning Ordinance.
 - (3) General Agricultural Uses, subject to Section 804.1 of this Zoning Ordinance.
 - (4) Farm-Related Business, subject to Section 804.4 of this Zoning Ordinance.
 - (5) Public Utilities, subject to Section 825 of this Zoning Ordinance.
 - (6) Municipal Uses, subject to Section 827 of this Zoning Ordinance.
 - (7) Category 1 Home Occupation, subject to Section 905 of this Zoning Ordinance.
 - (8) Category 2 Home Occupation, subject to Section 905 of this Zoning Ordinance.
 - (9) Forestry, subject to Section 505 of this Zoning Ordinance.
 - (10) Conservation Uses, subject to Article 5 of this Zoning Ordinance.
- (C) **Uses by Conditional Use:** The following principal uses and their accessory uses are permitted by conditional use within the BMP Zoning District, provided that: a conditional use is granted by the Board of Supervisors; only one (1) principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified by Upper Bern Township.
- (1) Bed and Breakfast, subject to Section 711 of the Zoning Ordinance.
 - (2) Farm-Support Business, subject to Section 804.5 of this Zoning Ordinance.
- (D) **Uses by Special Exception:** The following principal uses and their accessory uses are permitted by special exception within the BMP Zoning District, provided that: a special exception is granted by the Zoning Hearing Board; only one (1) principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified by Upper Bern Township.
- (1) Group Home, subject to Section 709 of this Zoning Ordinance.
 - (2) Rooming or Boarding House, subject to Section 711 of this Zoning Ordinance.
 - (3) Secondary Housing, subject to Section 714 of this Zoning Ordinance.
 - (4) Home Day Care, subject to Section 803.1 of this Zoning Ordinance.

- (5) Recreational Uses, subject to Section 805 of this Zoning Ordinance
- (6) Churches and Religious Uses, subject to Section 806 of this Zoning Ordinance.
- (E) **Utility and Dimensional Requirements:** Matrix Chart 2 on the following page provides the basic utility and dimensional requirements for all permitted uses within the BMP Zoning District. Unless otherwise specified by Upper Bern Township, all permitted uses shall comply with these requirements. Where a discrepancy should exist between the provisions contained within the text and the provisions contained within Matrix Chart 2, the provisions contained within the text shall prevail.
- (F) **Accessory Uses and Structures:** Accessory uses and/or structures to the permitted uses of the BMP Zoning District shall be permitted provided: they are located on the same lot as the principal use; they are clearly subordinate to the principal use; they have been properly addressed as part of the application for a permit, subdivision, land development, special exception, conditional use, or other approval requirements; and/or they comply with all other supplemental development and design requirements specified by Upper Bern Township. Accessory uses and structures may also include transportation facilities and utility provisions that have been approved by the appropriate agencies having jurisdiction and that they are necessary to support the principal use.
- (G) **Subdivision and Land Development Requirements:** Where required to comply with the provisions of the Upper Bern Township Code, a subdivision plan and/or land development plan shall be submitted to Upper Bern Township for review and consideration, prior to the issuance of a building permit for any permitted use within the BMP Zoning District. If a subdivision or land development plan is required, the plan shall be prepared to comply with the appropriate provisions established by Upper Bern Township.
- (H) **Off-Street Parking and Loading:** Where applicable, all permitted uses within the BMP Zoning District shall comply with the off-street parking and loading requirements specified under Article 10 of this Zoning Ordinance.
- (I) **Signs:** Where applicable, all permitted uses within the BMP District shall comply with the requirements for signs, as specified under Article 11 of this Zoning Ordinance.
- (J) **Supplemental Regulations:** Where applicable, all sections of this Zoning Ordinance shall apply as supplementary regulations and specifications for permitted uses within the BMP Zoning District.

BMP ZONING DISTRICT: UTILITY AND DIMENSIONAL REQUIREMENTS (SUPPLEMENTAL MATRIX CHART 2)

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Single Family Detached Units	By Right	On-Lot	On-Lot	5 acres	250 feet	60 feet	30 feet	40 feet	35 feet	10 %	20 %
		Public	On-Lot	2 acres	150 feet	50 feet	20 feet	30 feet	35 feet	20 %	30 %
Cluster Design for the BMP	By Right	Optional	Optional	20 acres	Refer to Section 707 for additional requirements						
General Agricultural	By Right	Optional	Optional	1 acre	Refer to Section 804.1 for additional requirements						
Farm-Related Business	By Right	Optional	Optional	10 acres	Refer to Section 804.4 for additional requirements						
Public Utilities	By Right	Optional	Optional	Variable	Refer to Section 825 for additional requirements						
Municipal Uses	By Right	Optional	Optional	Variable	Refer to Section 827 for additional requirements						
Category 1 Home Occupation	By Right	Optional	Optional	Variable	Refer to Section 905 for additional requirements						
Category 2 Home Occupation	By Right	Optional	Optional	Variable	Refer to Section 905 for additional requirements						
Forestry	By Right	Optional	Optional	Variable	Refer to Section 505 for additional requirements						
Conservation Uses	By Right	Optional	Optional	Variable	Refer to Article 5 for additional requirements						
Bed and Breakfast, Tourist Est.	Conditional Use	Optional	Optional	5 acres	300 feet	60 feet	50 feet	50 feet	35 feet	10 %	20 %
Farm-Support Business	Conditional Use	Optional	Optional	Variable	Refer to Section 804.5 for additional requirements						
Rooming or Boarding House	Special Exception	Optional	Optional	5 acres	300 feet	60 feet	50 feet	50 feet	35 feet	10 %	20 %
Secondary Housing	Special Exception	Optional	Optional	Variable	Refer to Section 714 for additional requirements						
Home Day Care	Special Exception	On-Lot	On-Lot	2 acres	Refer to Section 803.1 for additional requirements						
Recreational Uses	Special Exception	Optional	Optional	2 acres	Refer to Section 805 for additional requirements						
Religious Uses	Special Exception	Optional	Optional	5 acres	300 feet	60 feet	50 feet	50 feet	50 feet	25 %	50 %

Section 404: Medium Density Residential (MDR) Zoning District

- (A) **Purpose:** The MDR Zoning District generally contains areas with rural-suburban or medium density residential uses, agricultural uses, woodlands, and stream valleys, as well as public, municipal and institutional uses. Subdivision and land development activity should be carefully planned and encouraged to promote infill development or to serve as a planned growth area. Conservation management practices should be encouraged to preserve or maintain the existing natural features, habitats and resources features.
- (B) **Uses by Right:** The following principal uses and their accessory uses are permitted by right within the MDR Zoning District, provided that: the use is approved by the Zoning Officer; only one (1) principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified by Upper Bern Township.
- (1) Single Family Detached Dwelling Units, subject to Section 702 of this Zoning Ordinance.
 - (2) Cluster Design for the MDR Zoning District, subject to Section 708 of this Zoning Ordinance.
 - (3) Single Family Semi-Detached Dwelling Units, subject to Section 703 of this Zoning Ordinance.
 - (4) General Agricultural Uses, subject to Section 804.1 of this Zoning Ordinance.
 - (5) Farm-Related Business, subject to Section 804.4 of this Zoning Ordinance.
 - (6) Public Utilities, subject to Section 825 of this Zoning Ordinance.
 - (7) Municipal Uses, subject to Section 827 of this Zoning Ordinance.
 - (8) Category 1 Home Occupation, subject to Section 905 of this Zoning Ordinance.
 - (9) Forestry, subject to Section 505 of this Zoning Ordinance.
 - (10) Conservation Uses, subject to Article 5 of this Zoning Ordinance.
- (C) **Uses by Conditional Use:** The following principal uses and their accessory uses are permitted by conditional use within the MDR Zoning District, provided that: a conditional use is granted by the Board of Supervisors; only one (1) principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified by Upper Bern Township.
- (1) Multi-Family Townhouse Unit Development, subject to Section 705 of this Zoning Ordinance.
 - (2) Age-Qualified Retirement Community, subject to Section 710 of this Zoning Ordinance.
 - (3) Convalescent Homes and Nursing Homes, subject to Section 806 of this Zoning Ordinance.
 - (4) Category 2 Home Occupation, subject to Section 905 of this Zoning Ordinance
- (D) **Uses by Special Exception:** The following principal uses and their accessory uses are permitted by special exception within the MDR Zoning District, provided that: a special exception is granted by the Zoning Hearing Board; only one (1) principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified by Upper Bern Township.
- (1) Group Home, subject to Section 708 of this Zoning Ordinance.
 - (2) Secondary Housing, subject to Section 714 of this Zoning Ordinance.
 - (3) Home Day Care, subject to Section 803.1 of this Zoning Ordinance.
 - (4) Recreational Uses, subject to Section 805 of this Zoning Ordinance.

- (5) Churches and Religious Uses, subject to Section 806 of this Zoning Ordinance.
- (6) Educational Uses, subject to Section 806 of this Zoning Ordinance.
- (E) **Utility and Dimensional Requirements:** Matrix Chart 3 on the following page provides the basic utility and dimensional requirements for all permitted uses within the MDR Zoning District. Unless otherwise specified by Upper Bern Township, all permitted uses shall comply with these requirements. Where a discrepancy should exist between the provisions contained within the text and the provisions contained within Matrix Chart 3, the provisions contained within the text shall prevail.
- (F) **Accessory Uses and Structures:** Accessory uses and structures to the permitted uses of the MDR Zoning District shall be permitted provided: they are located on the same lot as the principal use; they are clearly subordinate to the principal use; they have been properly addressed as part of the application for a permit, subdivision, land development, special exception, conditional use, or other approval requirements; and/or they comply with all other supplemental development and design requirements specified by Upper Bern Township. Accessory uses and structures may also include transportation facilities and utility provisions that have been approved by the appropriate agencies having jurisdiction and that they are necessary to support the principal use.
- (G) **Subdivision and Land Development Requirements:** Where required to comply with the provisions of the Upper Bern Township Code, a subdivision plan and/or land development plan shall be submitted to Upper Bern Township for review and consideration, prior to the issuance of a building permit for any permitted use within the MDR Zoning District. If a subdivision or land development plan is required, the plan shall be prepared to comply with the appropriate provisions established by Upper Bern Township.
- (H) **Off-Street Parking and Loading:** Where applicable, all permitted uses within the MDR District shall comply with the off-street parking and loading requirements specified under Article 10 of this Zoning Ordinance.
- (I) **Signs:** Where applicable, all permitted uses within the MDR District shall comply with the requirements for signs, as specified under Article 11 of this Zoning Ordinance.
- (J) **Supplemental Regulations:** Where applicable, all sections of this Zoning Ordinance shall apply as supplementary regulations and specifications for permitted uses within the MDR Zoning District.

MDR ZONING DISTRICT: UTILITY AND DIMENSIONAL REQUIREMENTS (SUPPLEMENTAL MATRIX CHART 3)

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Single Family Detached Units	By Right	On-Lot	On-Lot	50,000 sq. feet	150 feet	50 feet	20 feet	40 feet	35 feet	10 %	20 %
		On-Lot	Public	40,000 sq. feet	150 feet	40 feet	20 feet	40 feet	35 feet	10 %	20 %
		Public	On-Lot	30,000 sq. feet	125 feet	40 feet	15 feet	20 feet	35 feet	20 %	30 %
		Public	Public	15,000 sq. feet	100 feet	40 feet	10 feet	20 feet	35 feet	25 %	40 %
Single Family Semi-Detached Units	By Right	Public	Optional	15,000 sq. feet per lot or unit	100 feet	40 feet	10 feet	20 feet	35 feet	25 %	40 %
Cluster Design for the MDR	By Right	Public	Optional	10 acres	Refer to Section 708 for additional requirements						
General Agricultural	By Right	Optional	Optional	Variable	Refer to Section 804.1 for additional requirements						
Farm-Related Business	By Right	Optional	Optional	Variable	Refer to Section 804.4 for additional requirements						
Public Utilities	By Right	Optional	Optional	Variable	Refer to Section 825 for additional requirements						
Municipal Uses	By Right	Optional	Optional	Variable	Refer to Section 827 for additional requirements						
Category 1 Home Occupation	By Right	Public	Optional	Variable	Refer to Section 905 for additional requirements						
Forestry	By Right	Optional	Optional	Variable	Refer to Section 505 for additional requirements						
Conservation Uses	By Right	Optional	Optional	Variable	Refer to Article 5 for additional requirements						
Multi-Family Townhouse Units	Conditional Use	Public	Optional	10 acres	Maximum Residential Density = 10.00 dwelling units per gross acre; Refer to Section 705 for additional requirements						
Age-Qualified Retirement Comm.	Conditional Use	Public	Optional	20 acres	Maximum Residential Density = 8.00 dwelling units per gross acre; Refer to Section 710 of this Zoning Ordinance for additional requirements.						
Convalescent Home or Nursing Home	Conditional Use	Public	Optional	3 acres	250 feet	60 feet	25 feet	40 feet	35 feet	25 %	50 %
Category 2 Home Occupation	Conditional Use	Public	Optional	Variable	Refer to Section 905 for additional requirements						
Secondary Housing	Special Exception	Public	Optional	Variable	Refer to Section 714 for additional requirements						
Home Day Care	Special Exception	Public	Optional	50,000 sq. feet	Refer to Section 803.1 for additional requirements						
Recreational Uses	Special Exception	Public	Optional	2 acres	Refer to Section 805 for additional requirements						
Religious Uses	Special Exception	Public	Optional	5 acres	300 feet	60 feet	50 feet	50 feet	50 feet	25 %	50 %
Educational Use	Conditional Use	Public	Optional	5 acres	300 feet	60 feet	50 feet	50 feet	50 feet	25 %	50 %

Section 405: Shartlesville Village (SV) Zoning District

- (A) **Purpose:** The SV Zoning District generally contains a mixture of residential, commercial, institutional, municipal and governmental uses, which establishes the Village of Shartlesville. Subdivision and land development activity should be encouraged as originally prescribed as part of the Upper Bern Township Comprehensive Plan of 1992 and further endorsed by the Joint Comprehensive Plan for Northern Berks County of 2005. The existing and/or proposed land uses should be served by a road system and public utilities with sufficient capacities. Redevelopment opportunities through conversions, adaptive reuse and creative land development designs should be considered to accommodate new business opportunities and enhance economic development opportunities.
- (B) **Uses by Right:** The following principal uses and their accessory uses are permitted by right within the SV Zoning District, provided that: the use is approved by the Zoning Officer; only one (1) principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified by Upper Bern Township.
- (1) Single Family Detached Dwelling Units, subject to Section 702 of this Zoning Ordinance.
 - (2) Single Family Semi-Detached Dwelling Units, subject to Section 703 of this Zoning Ordinance.
 - (3) Public Utilities, subject to Section 825 of this Zoning Ordinance.
 - (4) Municipal Uses, subject to Section 827 of this Zoning Ordinance.
 - (5) Category 1 Home Occupation, subject to Section 905 of this Zoning Ordinance.
 - (6) Category 2 Home Occupation, subject to Section 905 of this Zoning Ordinance.
 - (7) Retail Business Establishments with 7,000 square feet or less of gross floor area.
 - (8) Business and Professional Offices with 7,000 square feet or less of gross floor area.
 - (9) Medical or Dental Clinic with 7,000 square feet or less of gross floor area.
 - (10) Restaurants with 7,000 square feet or less of gross floor area and without drive-through service lanes.
 - (11) Taverns and Taprooms with 7,000 square feet or less of gross floor area
 - (12) Club or Lodge with 7,000 square feet or less of gross floor area
 - (13) Personal Service Establishments with 7,000 square feet or less of gross floor area.
 - (14) Banks and Financial Establishments with 7,000 square feet or less of gross floor area.
 - (15) Emergency Service and Response Uses.
 - (16) Forestry, subject to Section 505 of this Zoning Ordinance.
 - (17) Conservation Uses subject to Article 5 of this Zoning District.
- (C) **Uses by Conditional Use:** The following principal uses and their accessory uses are permitted by conditional use within the SV Zoning District, provided that: a conditional use is granted by the Board of Supervisors; only one (1) principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified by Upper Bern Township.
- (1) Adaptive Reuse and Redevelopment, subject to Section 602 of this Zoning Ordinance.
 - (2) Two Family Detached Dwelling Units, subject to Section 704 of this Zoning Ordinance.
 - (3) Multi-Family Townhouse Unit Development, subject to Section 705 of this Zoning Ordinance.

- (4) Multi-Family Apartment Unit Development, subject to Section 706 of this Zoning Ordinance.
- (5) Tourist or Bed and Breakfast Establishment, subject to Section 711 of this Zoning Ordinance.
- (6) Mixed Use, Commercial and Residential, subject to Section 713 of this Zoning Ordinance.
- (7) Convalescent Homes and Nursing Homes, subject to Section 806 of this Zoning Ordinance.
- (8) Commercial Drive-Through Establishments, subject to Section 813 of this Zoning Ordinance.
- (9) Veterinary Hospital or Animal Clinic, subject to Section 815 of this Zoning Ordinance.
- (10) Convenience Store or Mini-Market, subject to section 822 of this Zoning Ordinance.
- (11) Mini-Malls, subject to Section 824 of this Zoning Ordinance
- (12) Governmental Uses, subject to Section 827 of this Zoning Ordinance.
- (13) Retail Business Establishments with more than 7,000 square feet of gross floor area.
- (14) Business and Professional Offices with more than 7,000 square feet of gross floor area.
- (15) Medical or Dental Clinic with more than 7,000 square feet of gross floor area.
- (16) Restaurants with more than 7,000 square feet of gross floor area.
- (17) Taverns and Taprooms with more than 7,000 square feet of gross floor area
- (18) Club or Lodge with more than 7,000 square feet of gross floor area
- (19) Personal Service Establishments with more than 7,000 square feet of gross floor area.
- (20) Banks and Financial Establishments with more than 7,000 square feet of gross floor area.
- (21) Theater or Family Entertainment Complex
- (22) Hotel or Motel

(D) **Uses by Special Exception:** The following principal uses and their accessory uses are permitted by special exception within the SV Zoning District, provided that: a special exception is granted by the Zoning Hearing Board; only one (1) principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified by Upper Bern Township.

- (1) Group Home, subject to Section 709 of this Zoning Ordinance.
- (2) Rooming or Boarding House, subject to Section 711 of this Zoning Ordinance.
- (3) Home Day Care, subject to Section 803.1 of this Zoning Ordinance.
- (4) Commercial Day Care, subject to Section 803.2 of this Zoning Ordinance.
- (5) Recreational Uses, subject to Section 805 of this Zoning Ordinance.
- (6) Church or Religious Uses, subject to Section 806 of this Zoning Ordinance.
- (7) Educational Uses, subject to Section 806 of this Zoning Ordinance.

- (8) Funeral Homes.
- (9) Laundromats and Dry Cleaners.
- (E) **Utility and Dimensional Requirements:** Matrix Chart 4 on the following pages provides the basic utility and dimensional requirements for all permitted uses within the SV Zoning District. Unless otherwise specified by Upper Bern Township, all permitted uses shall comply with these requirements. Where a discrepancy should exist between the provisions contained within the text and the provisions contained within Matrix Chart 4, the provisions contained within the text shall prevail.
- (F) **Accessory Uses and Structures:** Accessory uses and/or structures to the permitted uses of the SV Zoning District shall be permitted provided: they are located on the same lot as the principal use; they are clearly subordinate to the principal use; they have been properly addressed as part of the application for a permit, subdivision, land development, special exception, conditional use, or other approval requirements; and/or they comply with all other supplemental development and design requirements specified by Upper Bern Township. Accessory uses and structures may also include transportation facilities and utility provisions that have been approved by the appropriate agencies having jurisdiction and that they are necessary to support the principal use.
- (G) **Subdivision and Land Development Requirements:** Where required to comply with the provisions of the Upper Bern Township Code, a subdivision plan and/or land development plan shall be submitted to Upper Bern Township for review and consideration, prior to the issuance of a building permit for any permitted use within the SV Zoning District. If a subdivision or land development plan is required, the plan shall be prepared to comply with the appropriate provisions established by Upper Bern Township.
- (H) **Off-Street Parking and Loading:** Where applicable, all permitted uses within the SV District shall comply with the off-street parking and loading requirements specified under Article 10 of this Zoning Ordinance.
- (I) **Signs:** Where applicable, all permitted uses within the SV District shall comply with the requirements for signs, as specified under Article 11 of this Zoning Ordinance.
- (J) **Supplemental Regulations:** Where applicable, all sections of this Zoning Ordinance shall apply as supplementary regulations and specifications for permitted uses within the SV Zoning District.

SV ZONING DISTRICT: UTILITY AND DIMENSIONAL REQUIREMENTS (SUPPLEMENTAL MATRIX CHART 4)

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Single Family Detached Units	By Right	On-Lot	On-Lot	50,000 sq. feet	150 feet	40 feet	15 feet	40 feet	35 feet	10 %	20 %
		On-Lot	Public	40,000 sq. feet	150 feet	30 feet	15 feet	40 feet	35 feet	10 %	20 %
		Public	On-Lot	20,000 sq. feet	100 feet	30 feet	10 feet	20 feet	35 feet	20 %	30 %
		Public	Public	10,000 sq. feet	80 feet	30 feet	5 feet	20 feet	35 feet	25 %	40 %
Single Family Semi-Detached Units	By Right	Public	Optional	10,000 sq. feet per lot or unit	60 feet	30 feet	5 feet	20 feet	35 feet	25 %	40 %
Public Utilities	By Right	Optional	Optional	Variable	Refer to Section 825 for additional requirements						
Municipal Uses	By Right	Optional	Optional	Variable	Refer to Section 827 for additional requirements						
Category 1 Home Occupation	By Right	Optional	Optional	Variable	Refer to Section 905 for additional requirements						
Category 2 Home Occupation	By Right	Optional	Optional	Variable	Refer to Section 905 for additional requirements						
Retail Business Est. 7,000 sq. ft. or less	By Right	Public	Optional	30,000 sq. feet	150 feet	40 feet	10 feet	20 feet	35 feet	60 %	80 %
Business and Professional Office 7,000 sq. ft. or less	By Right	Public	Optional	30,000 sq. feet	150 feet	40 feet	10 feet	20 feet	35 feet	60 %	80 %
Medical/Dental Clinic 7,000 sq. ft. or less	By Right	Public	Optional	30,000 sq. feet	150 feet	40 feet	10 feet	20 feet	35 feet	60 %	80 %
Restaurant 7,000 sq. ft. or less	By Right	Public	Optional	30,000 sq. feet	150 feet	40 feet	10 feet	20 feet	35 feet	60 %	80 %
Taverns / Taprooms 7,000 sq. ft. or less	By Right	Public	Optional	30,000 sq. feet	150 feet	40 feet	10 feet	20 feet	35 feet	60 %	80 %
Club or Lodge 7,000 sq. ft. or less	By Right	Public	Optional	30,000 sq. feet	150 feet	40 feet	10 feet	20 feet	35 feet	60 %	80 %
Personal Service Est. 7,000 sq. ft. or less	By Right	Public	Optional	30,000 sq. feet	150 feet	40 feet	10 feet	20 feet	35 feet	60 %	80 %
Banks/Financial Inst. 7,000 sq. ft. or less	By Right	Public	Optional	30,000 sq. feet	150 feet	40 feet	10 feet	20 feet	35 feet	60 %	80 %
Emergency Services	By Right	Public	Optional	30,000 sq. feet	150 feet	40 feet	10 feet	20 feet	35 feet	40 %	60 %
Forestry	By Right	Optional	Optional	Variable	Refer to Section 505 for additional requirements.						

SV ZONING DISTRICT: UTILITY AND DIMENSIONAL REQUIREMENTS (SUPPLEMENTAL MATRIX CHART 4)

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Conservation Uses	By Right	Optional	Optional	Variable	Refer to Article 5 for additional requirements						
Adaptive Reuse	Conditional Use	Public	Optional	Variable	Refer to Section 602 for additional requirements						
Two Family Detached Units	Conditional Use	Public	Optional	50,000 sq. feet	200 feet	40 feet	20 feet	40 feet	35 feet	25 %	40 %
Multi-Family Townhouse Units	Conditional Use	Public	Optional	10 acres	Maximum Residential Density = 10.0 dwelling units per gross acre; Refer to Section 705 for additional requirements						
Multi-Family Apartment Units	Conditional Use	Public	Optional	10 acres	Maximum Residential Density = 12.0 dwelling units per gross acre; Refer to Section 706 for additional requirements						
Bed and Breakfast, Tourist Establishment	Conditional Use	Public	Optional	50,000 sq. feet	200 feet	40 feet	20 feet	40 feet	35 feet	60 %	80 %
Mixed Use	Conditional Use	Public	Optional	30,000 sq. feet	200 feet	40 feet	20 feet	40 feet	35 feet	60 %	80 %
Convalescent Home or Nursing Home	Conditional Use	Public	Optional	3 acres	250 feet	40 feet	25 feet	40 feet	35 feet	25 %	50 %
Commercial Drive-Through Establish.	Conditional Use	Public	Optional	50,000 sq. feet	200 feet	40 feet	20 feet	40 feet	35 feet	60 %	80 %
Veterinary Hospital or Animal Clinic	Conditional Use	Public	Optional	50,000 sq. feet	200 feet	40 feet	20 feet	40 feet	35 feet	60 %	80 %
Convenience Store or Mini-Market	Conditional Use	Public	Optional	50,000 sq. feet	200 feet	40 feet	20 feet	40 feet	35 feet	60 %	80 %
Mini-Malls	Conditional Use	Public	Optional	2 acres	200 feet	50 feet	40 feet	50 feet	35 feet	40 %	60 %
Governmental Uses	Conditional Use	Public	Optional	50,000 sq. feet	200 feet	40 feet	20 feet	40 feet	35 feet	60 %	80 %
Retail Business Est. more than 7,000 sq.ft.	Conditional Use	Public	Optional	50,000 sq. feet	200 feet	40 feet	20 feet	40 feet	35 feet	60 %	80 %
Business and Professional Office more than 7,000 sq.ft.	Conditional Use	Public	Optional	50,000 sq. feet	200 feet	40 feet	20 feet	40 feet	35 feet	60 %	80 %
Medical/Dental Clinic more than 7,000 sq.ft.	Conditional Use	Public	Optional	50,000 sq. feet	200 feet	40 feet	20 feet	40 feet	35 feet	60 %	80 %
Restaurant more than 7,000 sq.ft.	Conditional Use	Public	Optional	50,000 sq. feet	200 feet	40 feet	20 feet	40 feet	35 feet	60 %	80 %
Taverns / Taprooms more than 7,000 sq.ft.	Conditional Use	Public	Optional	50,000 sq. feet	200 feet	40 feet	20 feet	40 feet	35 feet	60 %	80 %

SV ZONING DISTRICT: UTILITY AND DIMENSIONAL REQUIREMENTS (SUPPLEMENTAL MATRIX CHART 4)

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Club or Lodge more than 7,000 sq.ft.	Conditional Use	Public	Optional	50,000 sq. feet	200 feet	40 feet	20 feet	40 feet	35 feet	60 %	80 %
Personal Service Est. more than 7,000 sq.ft.	Conditional Use	Public	Optional	50,000 sq. feet	200 feet	40 feet	20 feet	40 feet	35 feet	60 %	80 %
Banks/Financial Inst. more than 7,000 sq.ft.	Conditional Use	Public	Optional	50,000 sq. feet	200 feet	40 feet	20 feet	40 feet	35 feet	60 %	80 %
Theater or Family Entertainment Comp.	Conditional Use	Public	Optional	50,000 sq. feet	200 feet	40 feet	20 feet	40 feet	35 feet	60 %	80 %
Hotel or Motel	Conditional Use	Public	Optional	2 acres	300 feet	40 feet	40 feet	40 feet	50 feet	60 %	80 %
Rooming or Boarding House	Special Exception	Public	Optional	50,000 sq. feet	200 feet	40 feet	20 feet	40 feet	35 feet	60 %	80 %
Home Day Care	Special Exception	Public	Optional	50,000 sq. feet	200 feet	40 feet	20 feet	40 feet	35 feet	60 %	80 %
Commercial Day Care	Special Exception	Public	Optional	50,000 sq. feet	200 feet	40 feet	20 feet	40 feet	35 feet	60 %	80 %
Recreational Use	Special Exception	Public	Optional	2 acres	Refer to Section 805 for additional requirements						
Religious Uses	Special Exception	Public	Optional	5 acres	300 feet	40 feet	40 feet	40 feet	50 feet	30 %	50 %
Educational Uses	Special Exception	Public	Optional	5 acres	300 feet	40 feet	40 feet	40 feet	50 feet	30 %	50 %
Funeral Homes	Special Exception	Public	Optional	50,000 sq. feet	200 feet	40 feet	20 feet	40 feet	35 feet	60 %	80 %
Laundromats and Dry Cleaners	Special Exception	Public	Optional	50,000 sq. feet	200 feet	40 feet	20 feet	40 feet	35 feet	60 %	80 %

Section 406: Resort Commercial (RC) Zoning District

- (A) **Purpose:** The RC Zoning District generally contains areas with resort facilities, residential, recreation, conservation and commercial uses located along collector roads, which provide a wide-variety of planned uses within the region. Subdivision and land development activity should be carefully planned and encouraged as infill development. The uses should be served by a road system and public utilities with sufficient capacities. Redevelopment, revitalization, adaptive reuse and/or innovative development opportunities should be considered to accommodate new business opportunities and to enhance economic development opportunities.
- (B) **Uses by Right:** The following principal uses and their accessory uses are permitted by right within the RC Zoning District, provided that: the use is approved by the Zoning Officer; only one (1) principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified by Upper Bern Township.
- (1) Single Family Detached Dwelling Units, subject to Section 702 of this Zoning Ordinance.
 - (2) General Agricultural Uses, subject to Section 804.1 of this Zoning Ordinance.
 - (3) Farm-Related Business, subject to Section 804.4 of this Zoning Ordinance.
 - (4) Commercial Greenhouse, subject to Section 804.6 of this Zoning Ordinance.
 - (5) Commercial Nursery or Landscape Center, subject to Section 804.6 of this Zoning Ordinance.
 - (6) Public Utilities, subject to Section 825 of this Zoning Ordinance.
 - (7) Municipal Uses, subject to Section 827 of this Zoning Ordinance.
 - (8) Category 1 Home Occupation, subject to Section 905 of this Zoning Ordinance.
 - (9) Forestry, subject to Section 505 of this Zoning Ordinance.
 - (10) Conservation Uses, subject to Article 5 of this Zoning Ordinance.
- (C) **Uses by Conditional Use:** The following principal uses and their accessory uses are permitted by conditional use within the RC Zoning District, provided that: a conditional use is granted by the Board of Supervisors; only one (1) principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified by Upper Bern Township.
- (1) Adaptive Reuse and Redevelopment, subject to Section 602 of this Zoning Ordinance.
 - (2) Age-Qualified Retirement Community, subject to Section 710 of this Zoning Ordinance
 - (3) Tourist or Bed and Breakfast Establishment, subject to Section 711 of this Zoning Ordinance.
 - (4) Mixed Use, Commercial and Residential, subject to Section 713 of this Zoning Ordinance.
 - (5) Hospitals or Medical Centers, subject to Section 806 of this Zoning Ordinance.
 - (6) Commercial Campgrounds, subject to Section 812 of this Zoning Ordinance.
 - (7) Convenience Store or Mini-Market, subject to Section 822 of this Zoning Ordinance
 - (8) Retail Business Establishments.
 - (9) Business and Professional Offices.
 - (10) Restaurants without drive-through service lanes.

- (11) Taverns and Taprooms.
- (12) Club or Lodge.
- (13) Personal Service Establishments.
- (14) Category 2 Home Occupation, subject to Section 905 of this Zoning Ordinance.
- (15) Theater or Family Entertainment Complex.
- (16) Hotel or Motel.

(D) **Uses by Special Exception:** The following principal uses and their accessory uses are permitted by special exception within the RC Zoning District, provided that: a special exception is granted by the Zoning Hearing Board; only one (1) principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other development and design requirements specified by Upper Bern Township.

- (1) Mobile Home Parks, subject to Section 712 of this Zoning Ordinance.
- (2) Secondary Housing, subject to section 714 of this Zoning Ordinance.
- (3) Commercial Day Care, subject to Section 803.2 of this Zoning Ordinance.
- (4) Recreational Uses, subject to Section 805 of this Zoning Ordinance
- (5) Church or Religious Uses, subject to Section 806 of this Zoning Ordinance.
- (6) Educational Uses, subject to Section 806 of this Zoning Ordinance
- (7) Wagering and Gambling Establishment, subject to all local, state and federal laws.
- (8) Laundromats and Dry Cleaners.

(E) **Utility and Dimensional Requirements:** Matrix Chart 5 on the following page provides the utility and dimensional requirements for all permitted uses within the RC Zoning District. Unless otherwise specified, all permitted uses shall comply with these requirements. Where a discrepancy should exist between the provisions contained within the text and the provisions contained within Matrix Chart 5, the provisions contained within the text shall prevail.

(F) **Accessory Uses and Structures:** Accessory uses and/or structures to the permitted uses of the HC Zoning District shall be permitted provided: they are located on the same lot as the principal use; they are clearly subordinate to the principal use; they have been properly addressed as part of the application for a permit, subdivision, land development, special exception, conditional use, or other approval requirements; and/or they comply with all other supplemental development and design requirements specified by Upper Bern Township. Accessory uses and structures may also include transportation facilities and utility provisions that have been approved by the appropriate agencies having jurisdiction and that they are necessary to support the principal use.

(G) **Subdivision and Land Development Requirements:** Where required to comply with the provisions of the Upper Bern Township Code, a subdivision plan and/or land development plan shall be submitted to Upper Bern Township for review and consideration, prior to the issuance of a building permit for any permitted use within the RC Zoning District. If a subdivision or land development plan is required, the plan shall be prepared to comply with the appropriate provisions established by Upper Bern Township.

(H) **Off-Street Parking and Loading:** Where applicable, all permitted uses within the RC District shall comply with the off-street parking and loading requirements specified under Article 10 of this Zoning Ordinance.

(I) **Signs:** Where applicable, all permitted uses within the RC District shall comply with the requirements for signs, as specified under Article 11 of this Zoning Ordinance.

(J) **Supplemental Regulations:** Where applicable, all sections of this Zoning Ordinance shall apply as supplementary regulations and specifications for permitted uses within the RC Zoning District.

RC ZONING DISTRICT: UTILITY AND DIMENSIONAL REQUIREMENTS (SUPPLEMENTAL MATRIX CHART 5)

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Single Family Detached Units	By Right	On-Lot	On-Lot	50,000 sq. feet	150 feet	50 feet	20 feet	40 feet	35 feet	10 %	20 %
		On-Lot	Public	40,000 sq. feet	150 feet	50 feet	20 feet	40 feet	35 feet	10 %	20 %
		Public	On-Lot	20,000 sq. feet	100 feet	40 feet	15 feet	20 feet	35 feet	20 %	30 %
		Public	Public	10,000 sq. feet	80 feet	40 feet	10 feet	20 feet	35 feet	25 %	40 %
General Agricultural	By Right	Optional	Optional	1 acre	Refer to Section 804.1 for additional requirements						
Farm-Related Business	By Right	Optional	Optional	10 acres	Refer to Section 804.4 for additional requirements						
Comm. Greenhouse	By Right	Optional	Optional	2 acres	300 feet	60 feet	40 feet	40 feet	35 feet	40 %	60 %
Comm. Nursery or Landscape Center	By Right	Optional	Optional	2 acres	300 feet	60 feet	40 feet	40 feet	35 feet	40 %	60 %
Public Utilities	By Right	Optional	Optional	Variable	Refer to Section 825 for additional requirements						
Municipal Uses	By Right	Optional	Optional	Variable	Refer to Section 827 for additional requirements						
Category 1 Home Occupation	By Right	Optional	Optional	Variable	Refer to Section 905 for additional requirements						
Forestry	By Right	Optional	Optional	Variable	Refer to Section 505 for additional requirements.						
Conservation Uses	By Right	Optional	Optional	Variable	Refer to Article 5 for additional requirements.						
Adaptive Reuse	Conditional Use	Optional	Optional	Variable	Refer to Section 602 for additional requirements						
Age-Qualified Retirement Comm.	Conditional Use	Public	Optional	25 acres	Maximum Residential Density = 8.00 dwelling units per gross acre; Refer to Section 710 of this Zoning Ordinance for additional requirements.						
Bed and Breakfast, Tourist Establishment	Conditional Use	Public	Optional	50,000 sq. feet	200 feet	40 feet	20 feet	40 feet	35 feet	40 %	60 %
Mixed Use	Conditional Use	Public	Optional	30,000 sq. feet	200 feet	40 feet	20 feet	40 feet	35 feet	60 %	80 %
Hospitals or Medical Centers	Conditional Use	Public	Optional	5 acres	300 feet	60 feet	50 feet	50 feet	50 feet	40 %	60 %
Commercial Campgrounds	Conditional Use	Public	Optional	25 acres	Refer to Section 812 for additional requirements						
Convenience Store or Mini-Market	Conditional Use	Public	Optional	50,000 sq. feet	200 feet	40 feet	20 feet	40 feet	35 feet	40 %	60 %

RC ZONING DISTRICT: UTILITY AND DIMENSIONAL REQUIREMENTS (SUPPLEMENTAL MATRIX CHART 5)

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Retail Business Est.	Conditional Use	Public	Optional	50,000 sq. feet	200 feet	40 feet	20 feet	40 feet	35 feet	40 %	60 %
Business and Professional Office	Conditional Use	Public	Optional	50,000 sq. feet	200 feet	40 feet	20 feet	40 feet	35 feet	40 %	60 %
Restaurants without drive-through service	Conditional Use	Public	Optional	50,000 sq. feet	200 feet	40 feet	20 feet	40 feet	35 feet	40 %	60 %
Taverns / Taprooms	Conditional Use	Public	Optional	50,000 sq. feet	200 feet	40 feet	20 feet	40 feet	35 feet	40 %	60 %
Club or Lodge	Conditional Use	Public	Optional	50,000 sq. feet	200 feet	40 feet	20 feet	40 feet	35 feet	40 %	60 %
Personal Service Est.	Conditional Use	Public	Optional	50,000 sq. feet	200 feet	40 feet	20 feet	40 feet	35 feet	40 %	60 %
Category 2 Home Occupation	Conditional Use	Optional	Optional	Variable	Refer to Section 905 for additional requirements						
Theater or Family Entertainment Comp.	Conditional Use	Public	Optional	50,000 sq. feet	200 feet	40 feet	20 feet	40 feet	35 feet	40 %	60 %
Hotel or Motel	Conditional Use	Public	Optional	2 acres	300 feet	60 feet	50 feet	50 feet	50 feet	40 %	60 %
Mobile Home Parks	Special Exception	Public	Public	25 acres	Maximum Residential Density = 8.0 dwelling units per gross acre; Refer to Section 712 for additional requirements						
Secondary Housing	Special Exception	Optional	Optional	Variable	Refer to Section 714 for additional requirements						
Commercial Day Care	Special Exception	Public	Optional	50,000 sq. feet	200 feet	40 feet	20 feet	40 feet	35 feet	40 %	60 %
Recreational Uses	Special Exception	Optional	Optional	2 acres	Refer to Section 805 for additional requirements						
Religious Uses	Special Exception	Public	Optional	5 acres	300 feet	60 feet	50 feet	50 feet	50 feet	30 %	50 %
Educational Uses	Special Exception	Public	Optional	5 acres	300 feet	60 feet	50 feet	50 feet	50 feet	30 %	50 %
Wagering and Gambling Est.	Special Exception	Public	Optional	2 acres	300 feet	100 feet	50 feet	100 feet	35 feet	40 %	60 %
Laundromats and Dry Cleaners	Special Exception	Public	Optional	50,000 sq. feet	200 feet	40 feet	20 feet	40 feet	35 feet	40 %	60 %

Section 407: Highway Commercial (HC) Zoning District

(A) **Purpose:** The HC Zoning District generally contains areas with wide-variety of commercial uses, which provides opportunities to accommodate the needs of the region and pass through traffic. Subdivision and land development activity should be carefully planned and encouraged on undeveloped parcels of land or as infill development. Redevelopment, interchange development, adaptive reuse and/or creative land development designs should be considered to accommodate new business opportunities and to enhance economic development opportunities.

(B) **Uses by Right:** The following principal uses and their accessory uses are permitted by right within the HC Zoning District, provided that: the use is approved by the Zoning Officer; only one (1) principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified by Upper Bern Township.

- (1) General Agricultural Uses, subject to Section 804.1 of this Zoning Ordinance.
- (2) Farm-Related Business, subject to Section 804.4 of this Zoning Ordinance.
- (3) Commercial Greenhouse, subject to Section 804.6 of this Zoning Ordinance.
- (4) Commercial Nursery or Landscape Center, subject to Section 804.6 of this Zoning Ordinance
- (5) Public Utilities, subject to Section 825 of this Zoning Ordinance.
- (6) Municipal Uses, subject to Section 827 of this Zoning Ordinance.
- (7) Category 1 Home Occupation, subject to Section 905 of this Zoning Ordinance.
- (8) Category 2 Home Occupation, subject to Section 905 of this Zoning Ordinance.
- (9) Retail Business Establishments.
- (10) Business and Professional Offices.
- (11) Medical or Dental Clinic.
- (12) Restaurants without drive-through service lanes.
- (13) Taverns and Taprooms
- (14) Club or Lodge.
- (15) Personal Service Establishments.
- (16) Banks and Financial Establishments.
- (17) Emergency Service and Response Uses.
- (18) Forestry, subject to Section 505 of this Zoning Ordinance.
- (19) Conservation Uses, subject to Article 5 of this Zoning Ordinance.

(C) **Uses by Conditional Use:** The following principal uses and their accessory uses are permitted by conditional use within the HC Zoning District, provided that: a conditional use is granted by the Board of Supervisors; only one (1) principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified by Upper Bern Township.

- (1) Adaptive Reuse and Redevelopment, subject to Section 602 of this Zoning Ordinance.
- (2) Farm-Support Business, subject to Section 804.5 of this Zoning Ordinance.

- (3) Hospitals and Medical Centers, subject to Section 806 of this Zoning Ordinance.
- (4) Convalescent Homes and Nursing Homes, subject to Section 806 of this Zoning Ordinance
- (5) Business and Office Parks, subject to Section 807 of this Zoning Ordinance.
- (6) Medical Research Parks, subject to section 808 of this Zoning Ordinance.
- (7) Industrial Parks, subject to Section 809 of this Zoning Ordinance.
- (8) Commercial Drive-Through Establishments, subject to Section 813 of this Zoning Ordinance.
- (9) Veterinary Hospital or Animal Clinic, subject to Section 815 of this Zoning Ordinance.
- (10) Theater or Family Entertainment Complex.
- (11) Hotel or Motel.
- (12) Convenience Stores and Mini-Markets, subject to Section 822 of this Zoning Ordinance.
- (13) Mini-Malls, Shopping Centers and Shopping Malls, subject to Section 824 of this Zoning Ordinance.
- (14) Telecommunication/Wireless Communication Facilities, subject to Section 826 of this Zoning Ordinance.
- (15) Home Center or Lumber Yard.
- (16) Construction or Contractor Services.
- (17) Rental Business.
- (18) Research Laboratory.

(D) **Uses by Special Exception:** The following principal uses and their accessory uses are permitted by special exception within the HC Zoning District, provided that: a special exception is granted by the Zoning Hearing Board; only one (1) principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified by Upper Bern Township.

- (1) Home Day Care, subject to Section 803.1 of this Zoning Ordinance.
- (2) Commercial Day Care, subject to Section 803.2 of this Zoning Ordinance.
- (3) Recreational Uses, subject to Section 805 of this Zoning Ordinance.
- (4) Church or Religious Uses, subject to Section 806 of this Zoning Ordinance.
- (5) Educational Uses, subject to Section 806 of this Zoning Ordinance.
- (6) Automobile Sales and Service Stations, subject to Section 811 of this Zoning Ordinance.
- (7) Impoundment Facility or Yard, subject to Section 811 of this Zoning Ordinance
- (8) Veterinary Hospital or Animal Clinic, subject to Section 815 of this Zoning Ordinance.
- (9) Mini-Warehouse or Self-Storage Units, subject to Section 817 of this Zoning Ordinance.
- (10) Funeral Homes.
- (11) Laundromats and Dry Cleaners.

- (E) **Utility and Dimensional Requirements:** Matrix Chart 6 on the following page provides the basic utility and dimensional requirements for all permitted uses within the HC Zoning District. Unless otherwise specified by Upper Bern Township, all permitted uses shall comply with these requirements. Where a discrepancy should exist between the provisions contained within the text and the provisions contained within Matrix Chart 6, the provisions contained within the text shall prevail.
- (F) **Accessory Uses and Structures:** Accessory uses and/or structures to the permitted uses of the HC Zoning District shall be permitted provided: they are located on the same lot as the principal use; they are clearly subordinate to the principal use; they have been properly addressed as part of the application for a permit, subdivision, land development, special exception, conditional use, or other approval requirements; and/or they comply with all other supplemental development and design requirements specified by Upper Bern Township. Accessory uses and structures may also include transportation facilities and utility provisions that have been approved by the appropriate agencies having jurisdiction and that they are necessary to support the principal use.
- (G) **Subdivision and Land Development Requirements:** Where required to comply with the provisions of the Upper Bern Township Code, a subdivision plan and/or land development plan shall be submitted to Upper Bern Township for review and consideration, prior to the issuance of a building permit for any permitted use within the HC Zoning District. If a subdivision or land development plan is required, the plan shall be prepared to comply with the appropriate provisions established by Upper Bern Township.
- (H) **Off-Street Parking and Loading:** Where applicable, all permitted uses within the HC District shall comply with the off-street parking and loading requirements specified under Article 10 of this Zoning Ordinance.
- (I) **Signs:** Where applicable, all permitted uses within the HC District shall comply with the requirements for signs, as specified under Article 11 of this Zoning Ordinance.
- (J) **Supplemental Regulations:** Where applicable, all sections of this Zoning Ordinance shall apply as supplementary regulations and specifications for permitted uses within the HC Zoning District.

HC ZONING DISTRICT: UTILITY AND DIMENSIONAL REQUIREMENTS (SUPPLEMENTAL MATRIX CHART 6)

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
General Agricultural	By Right	Optional	Optional	1 acre	Refer to Section 804.1 for additional requirements						
Farm-Related Business	By Right	Optional	Optional	10 acres	Refer to Section 804.4 for additional requirements						
Comm. Greenhouse	By Right	Optional	Optional	2 acres	300 feet	60 feet	40 feet	40 feet	35 feet	40 %	60 %
Comm. Nursery or Landscape Center	By Right	Optional	Optional	2 acres	300 feet	60 feet	40 feet	40 feet	35 feet	40 %	60 %
Public Utilities	By Right	Optional	Optional	Variable	Refer to Section 825 for additional requirements						
Municipal Uses	By Right	Optional	Optional	Variable	Refer to Section 827 for additional requirements						
Category 1 Home Occupation	By Right	Optional	Optional	Variable	Refer to Section 905 for additional requirements						
Category 2 Home Occupation	By Right	Optional	Optional	Variable	Refer to Section 905 for additional requirements						
Retail Business Est.	By Right	Public	Optional	50,000 sq. feet	200 feet	40 feet	20 feet	40 feet	35 feet	40 %	60 %
Business and Professional Office	By Right	Public	Optional	50,000 sq. feet	200 feet	40 feet	20 feet	40 feet	35 feet	40 %	60 %
Medical/Dental Clinic	By Right	Public	Optional	50,000 sq. feet	200 feet	40 feet	20 feet	40 feet	35 feet	40 %	60 %
Restaurant without drive-through service	By Right	Public	Optional	50,000 sq. feet	200 feet	40 feet	20 feet	40 feet	35 feet	40 %	60 %
Taverns and Taprooms	By Right	Public	Optional	50,000 sq. feet	200 feet	40 feet	20 feet	40 feet	35 feet	40 %	60 %
Club or Lodge	By Right	Public	Optional	50,000 sq. feet	200 feet	40 feet	20 feet	40 feet	35 feet	40 %	60 %
Personal Service Est.	By Right	Public	Optional	50,000 sq. feet	200 feet	40 feet	20 feet	40 feet	35 feet	40 %	60 %
Banks/Financial Inst.	By Right	Public	Optional	50,000 sq. feet	200 feet	40 feet	20 feet	40 feet	35 feet	40 %	60 %
Forestry	By Right	Optional	Optional	Variable	Refer to Section 505 for additional requirements.						
Conservation Use	By Right	Optional	Optional	Variable	Refer to Article 5 for additional requirements						
Adaptive Reuse	Conditional Use	Public	Optional	Variable	Refer to Section 602 for additional requirements						
Farm-Support Business	Conditional Use	Optional	Optional	10 acres	Refer to Section 804.5 for additional requirements						

HC ZONING DISTRICT: UTILITY AND DIMENSIONAL REQUIREMENTS (SUPPLEMENTAL MATRIX CHART 6)

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Hospitals or Medical Centers	Conditional Use	Public	Optional	5 acres	300 feet	60 feet	50 feet	50 feet	50 feet	40 %	60 %
Convalescent Home or Nursing Home	Conditional Use	Public	Optional	3 acres	250 feet	60 feet	25 feet	50 feet	35 feet	25 %	50 %
Business and Office Parks	Conditional Use	Public	Optional	10 acres	Refer to Section 807 for additional requirements						
Medical Research Parks	Conditional Use	Public	Optional	10 acres	Refer to Section 808 for additional requirements						
Industrial Parks	Conditional Use	Public	Optional	10 acres	Refer to Section 809 for additional requirements						
Commercial Drive-Through Establish.	Conditional Use	Public	Optional	50,000 sq. feet	200 feet	40 feet	20 feet	40 feet	35 feet	40 %	60 %
Veterinary Hospital or Animal Clinic	Conditional Use	Public	Optional	50,000 sq. feet	200 feet	40 feet	20 feet	40 feet	35 feet	40 %	60 %
Theater or Family Entertainment Comp.	Conditional Use	Public	Optional	50,000 sq. feet	200 feet	40 feet	20 feet	40 feet	35 feet	40 %	60 %
Hotel or Motel	Conditional Use	Public	Optional	2 acres	300 feet	60 feet	50 feet	50 feet	50 feet	40 %	60 %
Convenience Store or Mini-Market	Conditional Use	Public	Optional	50,000 sq. feet	200 feet	40 feet	20 feet	40 feet	35 feet	40 %	60 %
Mini-Malls	Conditional Use	Public	Optional	2 acres	200 feet	50 feet	40 feet	50 feet	35 feet	40 %	60 %
Shopping Centers and Shopping Malls	Conditional Use	Public	Public	5 acres	300 feet	60 feet	40 feet	50 feet	50 feet	40 %	60 %
Telecommunication, Wireless Comm.	Conditional Use	Optional	Optional	Variable	Refer to Section 826 for additional requirements.						
Home Center or Lumber Yard	Conditional Use	Public	Optional	2 acres	300 feet	60 feet	40 feet	40 feet	50 feet	40 %	60 %
Construction or Contractor Services	Conditional Use	Public	Optional	2 acres	300 feet	60 feet	40 feet	40 feet	50 feet	40 %	60 %
Rental Business	Conditional Use	Public	Optional	2 acres	300 feet	60 feet	40 feet	40 feet	35 feet	40 %	60 %
Research Laboratory	Conditional Use	Public	Optional	50,000 sq. feet	200 feet	40 feet	20 feet	40 feet	35 feet	40 %	60 %
Home Day Care	Special Exception	Public	Optional	50,000 sq. feet	200 feet	40 feet	20 feet	40 feet	35 feet	40 %	60 %
Commercial Day Care	Special Exception	Public	Optional	50,000 sq. feet	200 feet	40 feet	20 feet	40 feet	35 feet	40 %	60 %

HC ZONING DISTRICT: UTILITY AND DIMENSIONAL REQUIREMENTS (SUPPLEMENTAL MATRIX CHART 6)

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Recreational Uses	Special Exception	Public	Optional	2 acres	Refer to Section 805 for additional requirements						
Religious Uses	Special Exception	Public	Optional	5 acres	300 feet	60 feet	50 feet	50 feet	50 feet	30 %	50 %
Educational Uses	Special Exception	Public	Optional	5 acres	300 feet	60 feet	50 feet	50 feet	50 feet	30 %	50 %
Automobile Sales and Service Stations	Special Exception	Public	Optional	2 acres	200 feet	60 feet	25 feet	50 feet	35 feet	30 %	60 %
Impoundment Facility or Yard	Special Exception	Public	Optional	2 acres	200 feet	60 feet	50 feet	50 feet	35 feet	30 %	60 %
Veterinary Hospital or Animal Clinic	Special Exception	Optional	Optional	2 acres	200 feet	60 feet	30 feet	50 feet	35 feet	40 %	60 %
Mini-Warehousing or Self Storage Units	Special Exception	Optional	Optional	5 acres	300 feet	60 feet	50 feet	50 feet	35 feet	10 %	20 %
Funeral Homes	Special Exception	Public	Optional	50,000 sq. feet	200 feet	40 feet	20 feet	40 feet	35 feet	40 %	60 %
Laundromats and Dry Cleaners	Special Exception	Public	Optional	50,000 sq. feet	200 feet	40 feet	20 feet	40 feet	35 feet	40 %	60 %

Section 408: General Industrial (GI) Zoning District

- (A) **Purpose:** The GI Zoning District contains areas with industrial uses or undeveloped parcels of land located within close proximity to highways and expressways, which provide employment opportunities for the residents within the region. The existing and/or proposed land uses should be planned considering the permitted uses of the GI Zoning District, which should be served by a road system and by public utilities with sufficient capacities. Redevelopment, interchange development or adaptive reuse opportunities should be considered to accommodate new industrial opportunities and to enhance economic development opportunities.
- (B) **Uses by Right:** The following principal uses and their accessory uses are permitted by right within the GI Zoning District, provided that: the use is approved by the Zoning Officer; only one (1) principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified by Upper Bern Township.
- (1) General Agricultural Uses, subject to Section 804.1 of this Zoning Ordinance.
 - (2) Farm-Related Business, subject to Section 804.4 of this Zoning Ordinance
 - (3) Manufacturing.
 - (4) Wholesale and Distribution.
 - (5) Fabrication and Finishing Establishment.
 - (6) Printing and Publishing Establishment.
 - (7) Retail Business Establishments.
 - (8) Business and Professional Offices.
 - (9) Warehousing.
 - (10) Public and Private Utilities, subject to Section 825 of this Zoning Ordinance.
 - (11) Municipal Uses, subject to Section 827 of this Zoning Ordinance.
 - (12) Forestry, subject to Section 505 of this Zoning Ordinance.
 - (13) Conservation Use, subject to Article 5 of this Zoning Ordinance.
 - (14) Category 1 Home Occupation, subject to Section 905 of this Zoning Ordinance.
 - (15) Category 2 Home Occupation, subject to Section 905 of this Zoning Ordinance.
 - (16) Emergency Service and Response Uses.
- (C) **Uses by Conditional Use:** The following principal uses and their accessory uses are permitted by conditional use within the GI Zoning District, provided that: a conditional use is granted by the Board of Supervisors; only one (1) principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified by Upper Bern Township.
- (1) Adaptive Reuse and Redevelopment, subject to Section 602 of this Zoning Ordinance.
 - (2) Farm-Support Business, subject to Section 804.5 of this Zoning Ordinance.
 - (3) Hospitals and Medical Centers, subject to Section 806 of this Zoning Ordinance
 - (4) Business and Office Parks, subject to Section 807 of this Zoning Ordinance.
 - (5) Medical Research Parks, subject to section 808 of this Zoning Ordinance.
 - (6) Industrial Parks, subject to Section 809 of this Zoning Ordinance.
 - (7) Commercial Water Resource Use, subject to Section 814 of this Zoning Ordinance.

- (8) Telecommunication Facilities and Services, subject to Section 826 of this Zoning Ordinance.
 - (9) Construction or Contractor Services.
 - (10) Rental Business.
 - (11) Undefined Land Uses or Other Land Uses, subject to Section 828 of this Zoning Ordinance.
- (D) **Uses by Special Exception:** The following principal uses and their accessory uses are permitted by special exception within the GI Zoning District, provided that: a special exception is granted by the Zoning Hearing Board; only one (1) principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other development and design requirements specified by Upper Bern Township.
- (1) Secondary Housing, subject to Section 714 of this Zoning Ordinance.
 - (2) Adult Business and Entertainment Uses, subject to Section 810 of this Zoning Ordinance.
 - (3) Mini-Warehouse or Self-Storage Units, subject to Section 817 of this Zoning Ordinance.
 - (4) Solid Waste Disposal and Reduction Facilities, subject to Section 819 of this Zoning Ordinance.
 - (5) Junkyards or Salvage Yards, subject to Section 820 of this Zoning Ordinance.
 - (6) Trucking and Motor Freight Terminals, subject to Section 821 of this Zoning Ordinance.
 - (7) Trucking and Motor Freight Convenience Centers, subject to Section 821 of this Zoning Ordinance.
 - (8) Airports, Heliports and Helistops, subject to all local, state and federal laws.
- (E) **Utility and Dimensional Requirements:** Matrix Chart 7 on the following pages provides the basic utility and dimensional requirements for all permitted uses within the GI Zoning District. Unless otherwise specified, all permitted uses shall comply with these requirements. Where a discrepancy should exist between the provisions contained within the text and the provisions contained within Matrix Chart 7, the provisions contained within the text shall prevail.
- (F) **Accessory Uses and Structures:** Accessory uses and/or structures to the permitted uses of the GI Zoning District shall be permitted provided: they are located on the same lot as the principal use; they are clearly subordinate to the principal use; they have been properly addressed as part of the application for a permit, subdivision, land development, special exception, conditional use, or other approval requirements; and/or they comply with all other supplemental development and design requirements specified by Upper Bern Township. Accessory uses and structures may also include transportation facilities and utility provisions that have been approved by the appropriate agencies having jurisdiction and that they are necessary to support the principal use.
- (G) **Subdivision and Land Development Requirements:** Where required to comply with the provisions of the Upper Bern Township Code, a subdivision plan and/or land development plan shall be submitted to Upper Bern Township for review and consideration, prior to the issuance of a building permit for any permitted use within the GI Zoning District. If a subdivision or land development plan is required, the plan shall be prepared to comply with the appropriate provisions established by Upper Bern Township.
- (H) **Off-Street Parking and Loading:** Where applicable, all permitted uses within the GI District shall comply with the off-street parking and loading requirements specified under Article 10 of this Zoning Ordinance.
- (I) **Signs:** Where applicable, all permitted uses within the GI District shall comply with the requirements for signs, as specified under Article 11 of this Zoning Ordinance.
- (J) **Supplemental Regulations:** Where applicable, all sections of this Zoning Ordinance shall apply as supplementary regulations and specifications for permitted uses within the GI Zoning District.

GI ZONING DISTRICT: UTILITY AND DIMENSIONAL REQUIREMENTS (SUPPLEMENTAL MATRIX CHART 7)

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
General Agricultural	By Right	Optional	Optional	1 acre	Refer to Section 804.1 for additional requirements						
Farm-Related Business	By Right	Optional	Optional	10 acres	Refer to Section 804.4 for additional requirements						
Manufacturing	By Right	Public	Optional	2 acres	200 feet	60 feet	30 feet	50 feet	70 feet	40 %	60 %
Wholesale and Distribution	By Right	Public	Optional	2 acres	200 feet	60 feet	30 feet	50 feet	50 feet	40 %	60 %
Fabrication and Finishing Est.	By Right	Public	Optional	2 acres	200 feet	60 feet	30 feet	50 feet	50 feet	40 %	60 %
Printing and Publishing Est.	By Right	Public	Optional	2 acres	200 feet	60 feet	30 feet	50 feet	50 feet	40 %	60 %
Retail Business Uses	By Right	Public	Optional	50,000 sq. feet	200 feet	60 feet	30 feet	50 feet	50 feet	40 %	60 %
Business and Professional Office	By Right	Public	Optional	50,000 sq. feet	200 feet	60 feet	30 feet	50 feet	50 feet	40 %	60 %
Warehousing	By Right	Public	Optional	2 acres	200 feet	60 feet	30 feet	50 feet	50 feet	40 %	60 %
Mini-Warehousing or Self Storage Units	By Right	Optional	Optional	5 acres	200 feet	60 feet	30 feet	50 feet	35 feet	40 %	60 %
Public and Private Utilities	By Right	Optional	Optional	Variable	Refer to Section 825 for additional requirements						
Municipal Uses	By Right	Optional	Optional	Variable	Refer to Section 827 for additional requirements						
Forestry	By Right	Optional	Optional	Variable	Refer to Section 505 for additional requirements.						
Conservation Use	By Right	Optional	Optional	Variable	Refer to Article 5 for additional requirements						
Category 1 Home Occupation	By Right	Optional	Optional	Variable	Refer to Section 905 for additional requirements						
Category 2 Home Occupation	By Right	Optional	Optional	Variable	Refer to Section 905 for additional requirements						
Emergency Services	By Right	Public	Optional	50,000 sq. feet	200 feet	60 feet	30 feet	50 feet	50 feet	40 %	60 %
Adaptive Reuse	Conditional Use	Public	Optional	Variable	Refer to Section 602 for additional requirements						
Farm-Support Business	Conditional Use	Optional	Optional	10 acres	Refer to Section 804.5 for additional requirements						
Hospitals or Medical Centers	Conditional Use	Public	Optional	5 acres	300 feet	60 feet	50 feet	50 feet	50 feet	40 %	60 %
Business and Office Parks	Conditional Use	Public	Optional	5 acres	Refer to Section 807 for additional requirements						

GI ZONING DISTRICT: UTILITY AND DIMENSIONAL REQUIREMENTS (SUPPLEMENTAL MATRIX CHART 7)

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Medical Research Parks	Conditional Use	Public	Optional	5 acres	Refer to Section 808 for additional requirements						
Industrial Parks	Conditional Use	Public	Optional	5 acres	Refer to Section 809 for additional requirements						
Commercial Water Resource Use	Conditional Use	Public	Optional	10 acres	300 feet	60 feet	50 feet	50 feet	35 feet	20 %	40 %
Telecommunication Facilities	Conditional Use	Optional	Optional	Variable	Refer to Section 826 for additional requirements						
Construction or Contractor Services	Conditional Use	Public	Optional	2 acres	300 feet	60 feet	30 feet	40 feet	35 feet	40 %	60 %
Rental Business	Conditional Use	Public	Optional	2 acres	300 feet	60 feet	30 feet	40 feet	35 feet	40 %	60 %
Secondary Housing	Special Exception	Optional	Optional	Variable	Refer to Section 714 for additional requirements						
Adult Business and Entertainment Use	Special Exception	Public	Optional	2 acres	Refer to Section 810 for additional requirements						
Undefined Land Uses or Other Land Uses	Special Exception	Public	Optional	5 acres	Refer to Section 828 for additional requirements						
Mini-Warehousing or Self Storage Units	Special Exception	Optional	Optional	5 acres	300 feet	60 feet	40 feet	50 feet	35 feet	10 %	20 %
Solid Waste Disposal Facilities	Special Exception	Public	Optional	20 acres	Refer to Section 819 for additional requirements						
Junk/Salvage Yards	Special Exception	Public	Optional	20 acres	Refer to Section 820 for additional requirements						
Trucking and Motor Freight Establishment	Special Exception	Public	Optional	10 acres	300 feet	60 feet	50 feet	50 feet	35 feet	40 %	60 %
Trucking and Motor Freight Conv. Center	Special Exception	Public	Optional	10 acres	300 feet	60 feet	50 feet	50 feet	35 feet	40 %	60 %
Airports, Heliports and Helistops	Special Exception	Optional	Optional	10 acres	300 feet	60 feet	50 feet	50 feet	35 feet	40 %	60 %

Section 409: Agricultural-Industrial (AI) Zoning District

- (A) **Purpose:** The AI Zoning District contains areas with agricultural and industrial uses located within close proximity to highways and expressways, which provide employment opportunities for the residents within the region. The existing and/or proposed land uses should be planned as a transitional zone (agricultural to industrial) considering the permitted uses of the AI Zoning District, which should be served by a road system and by public utilities with sufficient capacities. Redevelopment, interchange development or adaptive reuse opportunities should be considered to accommodate new industrial opportunities and to enhance economic development opportunities.
- (B) **Uses by Right:** The following principal uses and their accessory uses are permitted by right within the AI Zoning District, provided that: the use is approved by the Zoning Officer; only one (1) principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified by Upper Bern Township.
- (1) General Agricultural Uses, subject to Section 804.1 of this Zoning Ordinance.
 - (2) Farm-Related Business, subject to Section 804.4 of this Zoning Ordinance.
 - (3) Commercial Greenhouse, subject to Section 804.6 of this Zoning Ordinance.
 - (4) Commercial Nursery or Landscape Center, subject to Section 804.6 of this Zoning Ordinance
 - (5) Manufacturing.
 - (6) Wholesale and Distribution.
 - (7) Fabrication and Finishing Establishment.
 - (8) Printing and Publishing Establishment.
 - (9) Retail Business Establishments.
 - (10) Business and Professional Offices.
 - (11) Warehousing.
 - (12) Public and Private Utilities, subject to Section 825 of this Zoning Ordinance.
 - (13) Municipal Uses, subject to Section 827 of this Zoning Ordinance.
 - (14) Forestry, subject to Section 505 of this Zoning Ordinance.
 - (15) Conservation Uses, subject to Article 5 of this Zoning Ordinance.
 - (16) Category 1 Home Occupation, subject to Section 905 of this Zoning Ordinance.
 - (17) Category 2 Home Occupation, subject to Section 905 of this Zoning Ordinance.
 - (18) Emergency Service and Response Uses
- (C) **Uses by Conditional Use:** The following principal uses and their accessory uses are permitted by conditional use within the AI Zoning District, provided that: a conditional use is granted by the Board of Supervisors; only one (1) principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified by Upper Bern Township.
- (1) Adaptive Reuse and Redevelopment, subject to Section 602 of this Zoning Ordinance.
 - (2) Intensive Agricultural Uses, subject to Section 804.2 of this Zoning Ordinance.

- (3) Commercial Composting, subject to Section 804.3 of this Zoning Ordinance.
- (4) Mushroom Production Uses, subject to Section 804.3 of this Zoning Ordinance
- (5) Farm-Support Business, subject to Section 804.5 of this Zoning Ordinance.
- (6) Hospitals and Medical Centers, subject to Section 806 of this Zoning Ordinance
- (7) Business and Office Parks, subject to Section 807 of this Zoning Ordinance.
- (8) Medical Research Parks, subject to section 808 of this Zoning Ordinance.
- (9) Industrial Parks, subject to Section 809 of this Zoning Ordinance.
- (10) Commercial Water Resource Use, subject to Section 814 of this Zoning Ordinance.
- (11) Telecommunication Facilities and Services, subject to Section 826 of this Zoning Ordinance.
- (12) Construction or Contractor Services.
- (13) Rental Business

(D) **Uses by Special Exception:** The following principal uses and their accessory uses are permitted by special exception within the AI Zoning District, provided that: a special exception is granted by the Zoning Hearing Board; only one (1) principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified by Upper Bern Township.

- (1) Rooming or Boarding House, subject to Section 712 of this Zoning Ordinance.
- (2) Secondary Housing, subject to Section 714 of this Zoning Ordinance.
- (3) Recreation Uses, subject to Section 805 of this Zoning Ordinance.
- (4) Veterinary Hospital or Animal Clinic, subject to Section 815 of this Zoning Ordinance.
- (5) Kennels, subject to Section 816 of this Zoning Ordinance.
- (6) Mini-Warehouse or Self-Storage Units, subject to Section 817 of this Zoning Ordinance.
- (7) Quarrying and Mining Operations, subject to Section 818 of this Zoning Ordinance.
- (8) Trucking and Motor Freight Terminals, subject to Section 821 of this Zoning Ordinance
- (9) Trucking and Motor Freight Convenience Centers, subject to Section 821 of this Zoning Ordinance.
- (10) Private Airports, Heliports and Helistops, subject to all local, state and federal laws.

(E) **Utility and Dimensional Requirements:** Matrix Chart 8 on the following pages provides the basic utility and dimensional requirements for all permitted uses within the AI Zoning District. Unless otherwise specified by Upper Bern Township, all permitted uses shall comply with these requirements. Where a discrepancy should exist between the provisions contained within the text and the provisions contained within Matrix Chart 8, the provisions contained within the text shall prevail.

(F) **Accessory Uses and Structures:** Accessory uses and/or structures to the permitted uses of the AI Zoning District shall be permitted provided: they are located on the same lot as the principal use; they are clearly subordinate to the principal use; they have been properly addressed as part of the application for a permit, subdivision, land

development, special exception, conditional use, or other approval requirements; and/or they comply with all other supplemental development and design requirements specified by Upper Bern Township. Accessory uses and structures may also include transportation facilities and utility provisions that have been approved by the appropriate agencies having jurisdiction and that they are necessary to support the principal use.

- (G) **Subdivision and Land Development Requirements:** Where required to comply with the provisions of the Upper Bern Township Code, a subdivision plan and/or land development plan shall be submitted to Upper Bern Township for review and consideration, prior to the issuance of a building permit for any permitted use within the AI Zoning District. If a subdivision or land development plan is required, the plan shall be prepared to comply with the appropriate provisions established by Upper Bern Township.
- (H) **Off-Street Parking and Loading:** Where applicable, all permitted uses within the AI District shall comply with the off-street parking and loading requirements specified under Article 10 of this Zoning Ordinance.
- (I) **Signs:** Where applicable, all permitted uses within the AI District shall comply with the requirements for signs, as specified under Article 11 of this Zoning Ordinance.
- (J) **Supplemental Regulations:** Where applicable, all sections of this Zoning Ordinance shall apply as supplementary regulations and specifications for permitted uses within the AI Zoning District.

AI ZONING DISTRICT: UTILITY AND DIMENSIONAL REQUIREMENTS (SUPPLEMENTAL MATRIX CHART 8)

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
General Agricultural	By Right	Optional	Optional	1 acre	Refer to Section 804.1 for additional requirements						
Farm-Related Business	By Right	Optional	Optional	10 acres	Refer to Section 804.4 for additional requirements						
Comm. Greenhouse	By Right	Optional	Optional	2 acres	200 feet	60 feet	30 feet	40 feet	35 feet	40 %	60 %
Comm. Nursery or Landscape Center	By Right	Optional	Optional	2 acres	200 feet	60 feet	30 feet	40 feet	35 feet	40 %	60 %
Manufacturing	By Right	Optional	Optional	2 acres	200 feet	60 feet	30 feet	50 feet	70 feet	40 %	60 %
Wholesale and Distribution	By Right	Optional	Optional	2 acres	200 feet	60 feet	30 feet	50 feet	50 feet	40 %	60 %
Fabrication and Finishing Est.	By Right	Optional	Optional	2 acres	200 feet	60 feet	30 feet	50 feet	50 feet	40 %	60 %
Printing and Publishing Est.	By Right	Optional	Optional	2 acres	200 feet	60 feet	30 feet	50 feet	50 feet	40 %	60 %
Retail Business Est.	By Right	Optional	Optional	2 acres	200 feet	60 feet	30 feet	40 feet	35 feet	40 %	60 %
Business and Professional Office	By Right	Optional	Optional	2 acres	200 feet	60 feet	30 feet	40 feet	35 feet	40 %	60 %
Warehousing	By Right	Optional	Optional	2 acres	200 feet	60 feet	30 feet	50 feet	50 feet	40 %	60 %
Public and Private Utilities	By Right	Optional	Optional	Variable	Refer to Section 825 for additional requirements						
Municipal Uses	By Right	Optional	Optional	Variable	Refer to Section 827 for additional requirements						
Forestry	By Right	Optional	Optional	Variable	Refer to Section 505 for additional requirements.						
Conservation Use	By Right	Optional	Optional	Variable	Refer to Article 5 for additional requirements.						
Category 1 Home Occupation	By Right	Optional	Optional	Variable	Refer to Section 905 for additional requirements						
Category 2 Home Occupation	By Right	Optional	Optional	Variable	Refer to Section 905 for additional requirements						
Emergency Services	By Right	Optional	Optional	2 acres	200 feet	60 feet	30 feet	50 feet	50 feet	40 %	60 %
Adaptive Reuse	Conditional Use	Optional	Optional	Variable	Refer to Section 602 for additional requirements						
Intensive Agricultural	Conditional Use	Optional	Optional	10 acres	Refer to Section 804.2 for additional requirements						
Comm. Composting	Conditional Use	Optional	Optional	10 acres	Refer to Section 804.3 for additional requirements						

AI ZONING DISTRICT: UTILITY AND DIMENSIONAL REQUIREMENTS (SUPPLEMENTAL MATRIX CHART 8)

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Mushroom Prod.	Conditional Use	Optional	Optional	10 acres	Refer to Section 804.3 for additional requirements						
Farm-Support Business	Conditional Use	Optional	Optional	10 acres	Refer to Section 804.5 for additional requirements						
Hospitals or Medical Centers	Conditional Use	Public	Optional	5 acres	300 feet	60 feet	50 feet	50 feet	50 feet	40 %	60 %
Business and Office Parks	Conditional Use	Public	Optional	5 acres	Refer to Section 807 for additional requirements						
Medical Research Parks	Conditional Use	Public	Optional	5 acres	Refer to Section 808 for additional requirements						
Industrial Parks	Conditional Use	Public	Optional	5 acres	Refer to Section 809 for additional requirements						
Commercial Water Resource Use	Conditional Use	Public	Optional	10 acres	300 feet	60 feet	50 feet	50 feet	35 feet	20 %	40 %
Telecommunication Facilities	Conditional Use	Optional	Optional	Variable	Refer to Section 826 for additional requirements						
Construction or Contractor Services	Conditional Use	Public	Optional	2 acres	300 feet	60 feet	30 feet	40 feet	35 feet	40 %	60 %
Rental Business	Conditional Use	Public	Optional	2 acres	300 feet	60 feet	30 feet	40 feet	35 feet	40 %	60 %
Rooming or Boarding House	Special Exception	Optional	Optional	5 acres	300 feet	60 feet	30 feet	40 feet	35 feet	10 %	20 %
Secondary Housing	Special Exception	Optional	Optional	Variable	Refer to Section 714 for additional requirements						
Recreational Uses	Special Exception	Optional	Optional	2 acres	Refer to Section 805 for additional requirements						
Veterinary Hospital or Animal Clinic	Special Exception	Optional	Optional	2 acres	200 feet	60 feet	30 feet	50 feet	35 feet	40 %	60 %
Kennels	Special Exception	Optional	Optional	10 acres	Refer to Section 816 for additional requirements						
Mini-Warehousing or Self Storage Units	Special Exception	Optional	Optional	5 acres	300 feet	60 feet	40 feet	50 feet	35 feet	40 %	60 %
Quarrying or Mining	Special Exception	Optional	Optional	20 acres	Refer to Section 818 for additional requirements.						
Trucking and Motor Freight Establishment	Special Exception	Public	Optional	10 acres	300 feet	60 feet	50 feet	50 feet	35 feet	40 %	60 %
Trucking and Motor Freight Conv. Center	Special Exception	Public	Optional	10 acres	300 feet	60 feet	50 feet	50 feet	35 feet	40 %	60 %
Airports, Heliports and Helistops	Special Exception	Optional	Optional	10 acres	300 feet	60 feet	50 feet	50 feet	35 feet	40 %	60 %