

## Chapter 184. Zoning

### Article VI. UR Urban Residential District

#### § 184-30. Permitted uses.

A building may be erected, altered or used and a lot or premises may be used for any of the following purposes and for no other:

- A. One- or two-family detached use and accessory uses.
- B. One- and two-family semidetached use and accessory uses.
- C. Townhouse use and accessory uses.
- D. Apartment uses and accessory uses.
- E. Mobile home parks by conditional use subject to the regulations defined in § 184-31.
- F. Churches or similar places of worship by special exception.
- G. Municipal use.  
[Amended 4-12-2000 by Ord. No. 186-2000]
- H. No-impact home-based business, unless such use is prohibited or restricted by virtue of any deed restriction, covenant or agreement restricting the use of land, or by any master deed, bylaw or other document applicable to a common interest ownership community.  
[Added 6-17-2003 by Ord. No. 204-2003]

#### § 184-31. Use permitted by condition.

[Amended 4-12-2000 by Ord. No. 186-2000]

The following uses are permitted when a conditional use is granted by the Township Supervisors in accordance with § 184-210 of this chapter:

- A. Mobile home parks, subject to:
  - (1) The minimum area of a mobile home park shall be 10 acres.
  - (2) When the mobile home park is served by a public sewage disposal system and a public water supply system, there shall be a maximum gross density of five dwelling units per acre. In all other cases, each mobile home shall be placed on a lot which shall meet the requirements of § 184-32 of this chapter for a single-family detached dwelling without public sewer and water.
  - (3) Not less than 15% of the total area of the mobile home park shall be devoted to recreation areas for the use of all residents of the park. Provision shall be made by the owner of the mobile home park for the development, installation and perpetual maintenance of such recreation areas. Such recreation areas are further subject to:

- (a) A plan showing how the recreation areas will be developed and equipped shall be submitted to the Township for approval.
  - (b) The size, surface conditions, shape and location of the parcels shall be suitable for the intended purpose and be such that recreational use is feasible.
  - (c) No more than 25% of the recreation areas shall be land with slope of over 15% and/or land with high water table or seasonal high water table as shown in the Soil Survey for Berks County prepared by the Soil Conservation Service.
  - (d) Recreation areas shall be readily accessible to residents of the park, but shall be so located that they can be reached and used safely without undue traffic or other hazards.
- (4) The minimum allowable distance between any mobile home, service or accessory building or parking facility and a boundary line of the mobile home park shall be 50 feet, provided that no mobile home shall be located closer than 75 feet to any street line located outside the boundary lines of the park. No mobile home shall be located closer than 25 feet to any street line located within the boundary lines of the mobile home park. The minimum allowable distance between any mobile home and another mobile home, service or accessory building or common parking facility shall be 20 feet.
  - (5) Two off-street parking spaces with minimum dimensions of 10 feet by 20 feet shall be provided for each mobile home.
  - (6) Prior to the placement of each mobile home, all applicable permits shall be obtained from the Township.
  - (7) A landscaped screen a minimum of five feet in height shall be placed along all boundary lines of the mobile home park separating the mobile home park from adjacent properties and/or streets. The screen shall be a year-round screen which shall be maintained permanently, and plant material which does not live shall be replaced within one year. The distance between trees shall be such that a full screen will be provided; the permissible distance between plants will vary with the species of planting. The species is subject to Supervisors approval and shall be one which exhibits sufficient growth to provide a sufficient screen within the time limits established by the Supervisors.
  - (8) All requirements of the Pennsylvania Department of Environmental Protection shall be complied with.
  - (9) Permits and administration are subject to:
    - (a) The certificate of use and occupancy issued for a mobile home park shall be valid for one year and shall be renewed each year. Each application for the original certificate of use and occupancy for a mobile home park and for renewal of the certificate shall be accompanied by a valid certificate of registration issued by the Pennsylvania Department of Environmental Protection and an annual permit fee established by the Township Supervisors.
    - (b) A representative of the Township may inspect a mobile home park at reasonable intervals and at reasonable times to determine compliance with this chapter.
    - (c) The mobile home park shall contain a structure clearly designated as the office of the Park Manager.
    - (d) The person to whom a certificate of use and occupancy for a mobile home park is issued shall operate the park in compliance with this chapter and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition.
    - (e) A register containing the names of all park occupants, the make, model and serial number of each mobile home, the date of arrival of each mobile home in the park and the lot number upon which the mobile home is parked and the date of departure from the park shall be maintained by the Park Manager. The register shall be available to any person whom the Township Supervisors authorize to inspect the park and shall be kept in the office of the Manager.

- (f) No space within a mobile home park shall be rented for residential use of a mobile home except for periods of 180 days or more.
- (10) All applicable requirements of the Township Subdivision and Land Development Ordinance<sup>[1]</sup> shall be complied with.  
 [1] *Editor's Note: See Ch. 154, Subdivision and Land Development.*
- (11) A system for pedestrian circulation throughout the mobile home park shall be submitted and is subject to approval by the Supervisors.
- (12) All mobile homes shall be placed on foundations as specified in § 184-173 of this chapter.

## § 184-32. Lot area and density.

[Amended 4-12-2000 by Ord. No. 186-2000]

	<b>Without Both Public Sewer and Water</b>	<b>With Both Public Sewer and Water</b>	<b>Density</b>
1 or 2-family detached or semi-detached building			
Lot area per dwelling unit	45,000 square feet	10,000 square feet	
Width	100 feet	80 feet	
Side yard	15 feet	15 feet	
Front yard	30 feet	30 feet	
Rear yard	35 feet	30 feet	
Townhouse or apartment (both public sewer and water are required)			
Lot area		5 acres	8 dwelling units per acre
Side yard		15 feet	
Front yard		30 feet	
Rear yard		35 feet	

**NOTES:**

For dwelling unit determination, refer to § 184-175 (mobile home parks included).