ORDINANCE NO. ______

AN ORDINANCE OF THE BURGESS AND TOWN COUNCIL OF THE BOROUGH OF POTTSTOWN AMENDING VARIOUS PARTS OF CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT, AND CHAPTER 27, ZONING, OF THE CODE OF ORDINANCES OF THE BOROUGH OF POTTSTOWN, AS AMENDED, IN ORDER TO ADOPT AND EFFECTUATE THE KEIM STREET GATEWAY PLAN.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Burgess and Town Council of the Borough of Pottstown, Montgomery County, Pennsylvania, and it is hereby ENACTED and ORDAINED by the authority of same as follows:

SECTION 1. Chapter 22, Subdivision and Land Development, of the Code of Ordinances of the Borough of Pottstown, as amended, is hereby amended to include a new Part ___, Keim Street Gateway Overlay District, which shall read as follows:

§ _____.

Intent.

1. To provide special standards for submitting plans and providing construction improvements.

2. To streamline the requirements for and approval of plans within the “Keim Street Gateway Overlay District.”

3. To ensure conflicting or redundant standards in this Chapter do not control over those improvement standards identified in the Keim Street Gateway Plan (hereafter referred to as “the Plan”).

§ _____.

Keim Street Gateway Overlay District. This term refers to the district established pursuant to Section _____, “Keim Street Gateway Overlay District” within Chapter 27, Zoning, of the Pottstown Borough Code of Ordinances, as amended, and the definitions provided therein are incorporated into this Part by reference.
§ _____.

Interpretation. The requirements provided for within this Part and Section _____, “Keim Street Gateway Overlay District,” of Part 3, Districts, of the Chapter 27, Zoning, supersede any requirement otherwise specified within this Chapter in conflict herewith.

§ _____.

Exemptions from Specific Provisions of this Chapter. With respect to any application implementing and adhering to the requirements of the Keim Street Gateway Overlay, the portion of any associated land located within the Keim Street Gateway Overlay District is exempt from the requirements contained in the following sections of this Chapter:


2. Section 511, “Buffering.”


4. Section A505, “Fee in Lieu of Open Space.”

§ _____.

Consideration of Modification of Requirements. In addition to the method prescribed in §600, “Modification to Requirements,” when considering any modification of or waiver from strict adherence to any provision of this Chapter, Council may also consider both whether a requested modification will further effectuate the intent of the Keim Street Gateway Plan and whether strict compliance with any requirement of this Chapter will preclude full conformity with the plan.

§ _____.

Applications for Land Development.

1. Development Parameters. Developing under the Keim Street Gateway Overlay shall have the benefit of submitting plans under the standards of this Part.

2. Ownership. The tract of land to be developed shall be held by one owner or shall be the subject of an application filed jointly by the owners of the entire tract, and it shall be agreed that the tract will be developed under single direction and completely in accordance with the approved plan. An agreement shall be executed among the owners of the all the subject tracts, to the satisfaction of the Borough Solicitor, to this effect.

3. Architectural drawings required. Applicants submitting preliminary/final plans shall also submit architectural drawings, such as elevations, perspective drawings, axonometrics, and cross sections that demonstrate compliance with the standards in the Keim Street Gateway Overlay.
4. Undersized Lots. Any lot under single and separate ownership below the minimum lot size at the time of adoption of this section may be developed, provided that such development conforms to all other provisions of this article. If two or more contiguous lots are in common ownership, and at least one lot is individually below the minimum lot size at the time of adoption of this chapter, then the lands of the contiguous lots involved shall be considered to be a single parcel for the purpose of this chapter, and no portion of said parcel shall be developed which does not comply with the dimensional requirements of the Keim Street Gateway Overlay.

§ ______.

Improvement Construction Standards. When a land development application includes within its limit of disturbance a public improvement identified within the Gateway Plan, said improvement shall be provided consistent with the following:

1. Street Realignment of Keim Street. The required width of the street extension right-of-way to be dedicated shall be at least equal to the confirmed existing right-of-way of Keim Street proposed to be extended.

2. Sidewalks. Sidewalks shall be provided according to the following:

   A. North Gateway. Required widths of sidewalk shall comply with the Cross Sections of Keim Street provided within the Plan. All other construction standards shall comply with this Chapter.

   B. South Gateway. Sidewalks shall have a minimum width of 6 feet, except where the Trail Connection is coincident with the sidewalk, where it may be reduced to 4.5 feet.

3. Trail Connection. The Trail Connection shall be provided according to the following:

   A. North Gateway. The required width of the Trail Connection shall comply with the Cross Sections of Keim Street provided within the Plan. All other construction standards shall comply with this Chapter.

   B. South Gateway. The required minimum width of the Trail Connection shall be 10 feet.

4. Parking Lot Landscaping. The minimum number of trees shall be the number of trees illustrated in the Plan.
5. **Lighting.** Pedestrian-scaled street lighting shall be provided according to the following:

   A. The maximum height of the lighting shall be 15 ft. with an illumination level of 1.5 maintained foot-candles.

   B. At least one light shall be provided for each 100 ft. of street frontage.

§ ___. **Dedication and Maintenance Standards.** The dedication and maintenance of special improvements as required by § XXX of Chapter 27, *Zoning*,¹ and further required by § _____ above,² shall be governed by the following, in addition the standards of this Chapter:

1. **Dedication.**

   A. The dedication of right-of-way shall be in fee simple ownership, in a form acceptable to Council, and accepted by the Council at no cost to the Borough.

   B. All other improvements may be dedicated to the Borough or placed within an easement in favor of the Borough ensuring public access, in a form acceptable to the Borough, provided those improvements satisfy the standards of the Borough for such improvements. After dedication and acceptance, the applicant shall not restrict access to said improvements.

2. **Bond or Letter of Credit.** The applicant shall post a bond or letter of credit in an amount equal to 100% of the estimated cost of constructing the required improvements in a form and with financial entities acceptable to the Borough Solicitor or its designee. The required improvements must be completed upon issuance of the Certificate of Occupancy for the first permanent structure on the property, and the bond or letter of credit must be kept in force until the completion of the required improvements.

¹ When codified, this shall refer to the new section titled, “Keim Street Gateway Overlay District,” within Part 3, *Districts,* of the Zoning Ordinance created pursuant to Section 5 of this ordinance.

² When codified this shall refer to the prior newly created section within the SALDO, “Improvement Construction Standards,” above.
3. Operation and Maintenance Agreement. The applicant shall execute and record a restrictive covenant in favor of the Borough, acceptable to the Borough Solicitor, which requires all improvements not dedicated to the Borough to be constructed and maintained consistent with the requirements of this Part for the life of the building(s).

SECTION 2. Section 300, “Establishment of Districts,” of Part 3, Districts, of Chapter 27, Zoning, of the Code of Ordinances of the Borough of Pottstown (hereinafter referred to as the Pottstown Borough Zoning Ordinance), as amended, is hereby amended to read as follows:

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

<table>
<thead>
<tr>
<th>Conservation</th>
<th>NR</th>
<th>Neighborhood Residential</th>
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<tbody>
<tr>
<td></td>
<td>TTN</td>
<td>Traditional Town Neighborhood</td>
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<td></td>
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<td>Downtown</td>
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<table>
<thead>
<tr>
<th>Gateway</th>
<th>NB</th>
<th>Neighborhood Business</th>
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</thead>
<tbody>
<tr>
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<td>DG</td>
<td>Downtown Gateway</td>
</tr>
<tr>
<td></td>
<td>GE</td>
<td>Gateway East</td>
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<tr>
<td></td>
<td>GW</td>
<td>Gateway West</td>
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<td></td>
<td>P</td>
<td>Park</td>
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</tbody>
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<tr>
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<th>FO</th>
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<td>HB</td>
<td>Highway Business</td>
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<td></td>
<td>HM</td>
<td>Heavy Manufacturing</td>
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<thead>
<tr>
<th>Special Overlay</th>
<th>Airport Overlay</th>
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<tbody>
<tr>
<td></td>
<td>Keim Street Gateway Overlay</td>
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</table>

SECTION 3. Section 320(2), “Downtown (Conservation),” of Part 3, Districts, of the Pottstown Borough Zoning Ordinance, as amended, is hereby amended to read as follows:

2. Definitions. The following definitions shall be applicable to the Downtown District and any other zoning district or overlay in which these definitions are expressly applied only, and, with respect to the Downtown District and any other districts or overlays in which these definitions are expressly applied only, shall supersede any definitions in conflict herewith.
SECTION 4. The following definitions are hereby created with Section 1400, “Definitions,” of Part 14, Definitions, of the Pottstown Borough Zoning Ordinance, as amended:

**Build-to Line.**

The set line on a lot, measured parallel from the front and/or corner side lot line or street line, upon which the principal structure must be located. The building facade must be located upon the build-to line. Facade articulation, such as window or wall recesses and projections are not counted as the building facade line, which begins at the applicable facade wall.

**Impervious Surface or Coverage.**

Those surfaces which do not absorb water. Surfaces including, without limitation, buildings, parking areas, driveways, roads, sidewalks, swimming pools, and any area in concrete, asphalt, and packed stone or gravel, shall be considered impervious surfaces. In addition, other areas determined by the Zoning Officer or the Borough Engineer to be impervious within the meaning of this definition shall also be classified as an impervious surface.

**Keim Street Gateway Plan (the Plan).**

The plan adopted by the Pottstown Borough Council, and on file at Borough Hall, providing a master plan for the Keim Street industrial area.

**Norfolk Southern (NS) rail boundary.**

For the purposes of the Keim Street Gateway Overlay, the railroad line, owned and operated by Norfolk Southern or by its heirs, successors or assigns, which makes an at-grade crossing with South Keim Street. Standards for development proposals will differ according to their location north or south of the rail boundary; the areas are further defined as follows:

- **North Gateway:** Lots north of the NS rail boundary legally existing upon adoption of this Overlay.
- **South Gateway:** Lots south of the NS rail boundary legally existing upon adoption of this Overlay.

**Streetscaping.**

Those improvements located either within or just outside the street right-of-way, including but not limited to sidewalks, street furniture, lighting, trees and landscaping, paving and other hardscape, and plazas.
SECTION 5. A new section, “Keim Street Gateway Overlay District,” is hereby created within Part 3, Districts, of the Pottstown Borough Zoning Ordinance, as amended, as follows:

1. Intent. The express intent of this district is the following:

   A. Recognize the development challenges unique to the lower Keim Street and Industrial Highway area of Pottstown and to incentivize development by permitting additional uses and alternative development schemes to remedy these challenges.

   B. Facilitate the development of the area in the manner illustrated in the Keim Street Gateway Plan (the Plan), as further explained in the supporting text, plans and maps contained therein.

   C. Provide alternative development options and techniques to adapt large industrial properties and brownfield sites to modern, innovative uses.

   D. Support enhanced connectivity to the Schuylkill River Trail, as well as to the surrounding residential neighborhoods, through multimodal accessibility improvements.

   E. Promote sound economic development of this area through new and innovative design schemes.

   F. Encourage the development of public amenities which increase the value and desirability of the area.

2. Applicability.

   A. The “Keim Street Gateway Overlay” shall be an overlay upon certain parcels within the HM Heavy Manufacturing District, the boundaries of which are depicted on attachment “A.”

   B. Developing under the standards of the Overlay shall be optional. An application for Zoning Permit or Land Development approval shall indicate their intent to apply the standards of the Overlay District to the proposed use or development.

   C. The regulations of this Overlay apply in combination with the underlying base zoning district regulations and all other applicable regulations of this Zoning Code, except that when overlay district standards conflict with standards that would otherwise apply under this Zoning Code, the regulations of the overlay zoning district govern. When two or more overlay district provisions conflict, the stricter provision shall govern, unless otherwise specified.
D. Developing a mixed-use development under the standards of this overlay shall only be permitted in structures proposed to be constructed or substantially altered after the effective date of this ordinance.

3. Definitions. In addition to those definitions provided in §1400, the additional definitions of § 320.2 shall specifically apply to the Keim Street Gateway Overlay and, with respect to this Overlay, shall supersede any definitions in conflict herewith.

4. Permitted Uses.

A. Mixed-Use Development. Developing a mixed-use development under this overlay shall only be permitted in structures constructed or substantially altered after the effective date of this ordinance.

B. Permitted Uses. A building may be erected or used and a lot may be used or occupied for any of the following purposes and no other, subject to the standards herein contained in this Chapter:

1. Artisan (Individual) Studios and Artisan Industrial.
3. Commercial or Trade School.
4. Dwelling—Multifamily Unit, provided the standards of in subsection 6(D) are satisfied.
5. Health and Fitness Center.
6. Mixed-Use Building
7. Office – Business
8. Office – General
9. Office – Municipal or Government
10. Office – Professional
11. Personal Care Business – A
15. Restaurant, Sit-Down.
16. Restaurant, Take-Out, and Prepared Foods Shop, provided that no drive-through facilities shall be permitted.
17. Retail Shop.
18. Studio Training for Dance, Art, Music, Photography, Yoga, Martial Arts, or Similar Arts.
19. Sundries, Pharmaceuticals, and Convenience Sales (Pharmacy).
20. All other principal uses permitted in the HM Heavy Manufacturing District, provided the requirements of this Overlay are satisfied.
C. Conditional Uses. Uses of the same general character as those listed in subsection 4(B) with the same impact on the community, as determined by Borough Council, are permitted only by Conditional Use approval, pursuant to Sections 400-401, provided such use can be demonstrated to conform to the Gateway Plan.

D. Accessory Uses. The following uses are permitted as accessory to any permitted use in this Overlay District.

1. Outdoor dining area
2. Parking lot
3. Parking structure
4. Solar energy equipment
5. Storage shed
For the purposes of this Overlay, Uses shall be further defined and limited by the street upon which the respective structure fronts, as identified in the Future Land Use Plan, and grouped into the following categories.

<table>
<thead>
<tr>
<th>Office</th>
<th>Industrial</th>
<th>Mixed Use</th>
<th>Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Office – Business</td>
<td>• Artisan (Individual) Studios and Artisan Industrial.</td>
<td>• Bank and Financial Institutions</td>
<td>• Dwelling—Multifamily Unit</td>
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<tr>
<td>• Office – General</td>
<td>• Health and Fitness Center.</td>
<td>• Commercial or Trade School.</td>
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</tr>
<tr>
<td>• Office – Municipal or Government</td>
<td>• Research and development laboratory</td>
<td>• Personal Care Business – A</td>
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<tr>
<td>• Office – Professional</td>
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<td>• Professional Service Business.</td>
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<td>• Recreation, Indoor</td>
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<td>• Restaurant, Sit-Down.</td>
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<td>• Sundries, Pharmaceuticals, and Convenience Sales (Pharmacy)</td>
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</tbody>
</table>
F. Notwithstanding any other provision to the contrary in Chapter 27, more than one principal building shall be permitted upon a lot when developed under this Overlay.

G. It is the express intent that any development proposed pursuant to this Overlay shall qualify as a development permitted on “brownfield sites in redevelopment areas encouraging economic revitalization” pursuant to Chapter 8 § 501(G) of the Pottstown Borough Code of Ordinances, provided all requirements of said Chapter are satisfied.

5. Dimensional Standards.

A. Minimum Lot Size. To qualify for development under the Overlay, the minimum (pre-development) size of a lot or of all lots jointly applying shall be one (1) acre.

B. Post-Development Standards.

<table>
<thead>
<tr>
<th>Build-to Lines (distance from ROW line except where noted)</th>
<th>North Gateway</th>
<th>South Gateway</th>
</tr>
</thead>
<tbody>
<tr>
<td>East of Keim Street: 18 feet from curb line</td>
<td>East of Keim Street: 70 feet</td>
<td></td>
</tr>
<tr>
<td>West of Keim Street: 24 feet from curb line</td>
<td>West of Keim Street: 50 feet</td>
<td></td>
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</tbody>
</table>

| Minimum Lot Width | None |
| Minimum Lot Depth | None |

| Distance Between Buildings | 40 feet | Residential/Mixed Use: 50 feet |
|                           |        | Office/Industrial: 70 feet |

| Rear Setbacks | Sufficient distance necessary to accommodate circulation route as per Gateway Plan | 80 feet from railroad |

| Minimum Height | 2 stories | 3 stories |
| Maximum Height | 45 feet | 70 feet |
| Maximum Building Footprint | 7,600 square feet | None |
| Max Building Length | 140 feet | None |

A. Location of Public and Private Improvements

   (1) The plan for the mixed-use development, including the placement of new buildings, roads or access driveways, parking lots, and landscaped areas, shall be developed in substantial conformity with the Gateway Plan.

   (2) For the purpose of this section, "substantial conformity" shall mean that conformity which leaves a reasonable margin for adjustment to final engineering data but conforms with the general nature of the development, the specific uses, and the general layout depicted by the plans, profiles, elevations and other demonstrative materials presented by the applicant.

B. Building Design Standards

   (1) Placement and Orientation.

      a. New buildings shall face a principal street and shall contain at least one everyday entrance facing said street to be used by customers, visitors or employees.

      b. All primary building entrances shall be accentuated. Permitted entrance accents may include: recessed, protruding, canopy, portico, or overhang.

      c. Loading doors, service doors, and loading docks shall not be located in any façade facing a public street or any portion of a façade within 35 feet of a public street.

   (2) Proportion of Building Walls to Openings. The following proportions of solid wall area to transparent glass area (including window and doorway areas) shall apply to the primary street façade of each building:

      a. First Habitable Floor: 1:1 or less, such that the minimal amount of transparent glass area shall compose at least ½ of the façade area.

      b. Second Habitable Floor and above: 2:1 or less, such that the minimal amount of transparent glass area shall compose at least 1/3 of the façade area.
(3) Materials.

a. Dark tinted or reflective glass in windows is prohibited.

b. Exterior façade building materials for development proposals in the North Gateway area shall reflect the materials of existing adjacent buildings. In particular, natural materials such as brick, stone, and wood shall be used.

c. Rear and side facades shall have colors and materials that are similar to the front façade and shall blend with structures within the Development.

C. Circulation and Parking Standards.

(1) Provision of Circulation Improvements. Developments located in the North Gateway shall reserve from development the lot area necessary to effect the Circulation scheme indicated in the Gateway Plan.

(2) Parking.

a. Surface parking shall be located to the side or rear of principal building where indicated in the Gateway Plan.

b. Parking shall be provided in the locations where parking is indicated within the Plan; however, the number of parking spaces required in §601.4 of the Zoning Code shall not apply.

(3) Sidewalk and Pedestrian Standards. Sidewalks and other pedestrian passageways indicated within the Gateway Plan shall be provided at the applicable widths upon the lot under development.

D. Multifamily Dwelling Development Standards. A multifamily dwelling development shall only be permitted provided the following standards are satisfied:

(1) Multifamily Building Design.

a. Buildings shall be designed to achieve a fine-grained texture by dividing large facades into the appearance of several sections or smaller buildings to avoid the appearance of a large, monotonous building mass.
b. Buildings must have at least a three-foot break in depth in all front facades for every one hundred (100) feet of continuous façade. Such breaks shall be composed of at least one of the following: bay windows, porches, porticos, building extensions, building recesses, balconies, or towers.

c. In addition to Subsection D.1.b above, building facades of two hundred (200) feet or more facing a street, surface parking lot or walkway shall include design elements that will further break up the façade, such as awnings, porches, canopies, towers, balconies, bays, gables, changes in materials, changes in façade treatments, etc.

(2) Multifamily dwelling units may be permitted within a Mixed-Use Building, provided the proposed building is located in such as fashion where indicated they are permitted in the Gateway Plan, and further provided that no dwelling units be provided on the first floor of a Mixed-Use Building.

(3) Density.

a. Base: Maximum dwelling units permitted per acre of (net) lot area: 20 du/ac.

b. Bonus: Maximum dwelling units permitted per acre of (net) lot area: 37 du/ac, if subsection 4 satisfied.

(4) Bonus Provisions. To qualify for the maximum residential density of 37 du/ac, all of the following amenities shall be provided:

   a. A rear circulation driveway adjacent and parallel to the railroad line leading to Keim Street, acting as secondary site ingress/egress, as indicated in the Gateway Plan.

   b. A public plaza or courtyard adjacent to each proposed building, according to the standards of Section 7.B.2.b below.

   c. Sheltered and protected bicycle parking equal to one bicycle space provided for every 5 vehicle spaces.

   d. Structured parking.
7. Special Improvement Standards for New Development.

A. Intent. The intent of the special improvement standards is to identify specific improvement projects identified from the Gateway Plan which impact the redevelopment of the area, as well as to encourage the creation of amenities in the public interest. Standards shall apply according to whether the development proposal lies north or south of the NS rail boundary.

B. Special Improvement Standards for the North Gateway

(1) Applicability. The following special improvement standards apply to development proposals constructing new buildings or substantially altering existing buildings on lots north of the NS rail boundary legally existing upon adoption of this Overlay. The category of improvements applicable to a specific project shall be determined by the adjacency of identified improvements as identified on the Gateway Plan.

(2) Streetscaping and Public Realm Improvements. The following streetscaping and public realm improvements shall be provided, according to the following standards:

a. Pedestrian Street Lighting on Keim Street.

b. Public Plazas and Courtyards.

   i. Plazas and courtyards shall be located where indicated in the Gateway Plan, and connect to the sidewalk and other pedestrian passageways.

   ii. Plazas and courtyards shall be improved with a variety of amenities, such as small fountains, shade trees and garden landscaping, trash containers, benches, and other similar features.

   iii. Plazas and courtyards may be used out Outdoor Dining spaces.

   iv. Parking, loading, or vehicle movements, or access for such purposes, are prohibited in plazas and courtyards.

   v. Individual plazas or courtyards shall be no smaller than 2,500 square feet.
(3) Provision of Trail Improvements and Dedication. Qualifying trail improvements and dedication to be reserved or provided pursuant to this section shall only be located and designed as per the Gateway Plan.

C. Special Improvement Standards for the South Gateway

(1) Applicability. The following special improvement standards apply to development proposals on lots south of the NS rail boundary legally existing upon adoption of this Overlay. The category of improvements applicable to a specific project shall be determined by the adjacency of identified improvements as identified on the Gateway Plan.

(2) Public Open Space. A public park, plaza or open space amenity shall be provided which satisfies the following standards:

a. Reservation. Qualifying public open space to be reserved or provided pursuant to this section shall only be located and designed as per the Gateway Plan.

b. Design.

i. The space shall include a minimum of 50,000 square feet of contiguous area, and shall otherwise be located at the northwest corner of Keim Street and Industrial Highway.

ii. Parking, loading, or vehicle movements, or access for such purposes, are prohibited in the space.

iii. The space shall include trees, landscaped areas, walkways, seating, water features, or similar elements. At least 25% but no more than 80% of the public open space shall be landscaped with trees, shrubs, and mixed plantings with year-round interest, and may incorporate a water feature. All elements shall be appropriately scaled and designed to enhance the space.
(3) Provision of Trail Improvements and Dedication. A trail connection shall be provided, shall be provided which satisfies the following standards:

a. Reservation. Qualifying trail improvements and dedication to be reserved or provided pursuant to this section shall only be located and designed as per the Plan.

b. The Trail Connection shall connect to the Schuylkill River Trail.

(4) Provision of Street Extension Improvements and Dedication. The reservation, dedication and construction of the future alignment of Keim Street, as indicated in the Gateway Plan, shall be provided. The land upon which the Gateway Plan indicates the future street extension must be located on the subject property. The right-of-way to be reserved shall include land to be reserved for the trail connection referenced in Subsection 7(C)(3).

SECTION 6. Section 339, “Heavy Manufacturing District (Contemporary),” of Part 3, Districts, of the Pottstown Borough Zoning Ordinance, as amended, is hereby amended as follows:

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

2. **Permitted Uses.**

   Automobile, truck, and construction equipment sales and service
   Building Contractor
   Food processing plant
   Heavy manufacturing, processing, and assembly
   Off-Premises Sign
   Trucking, carting, and hauling station.
   Utility company building, operational, storage, or repair facility
   Warehouse

3. **Conditional Uses.** Sections 400-401.

   Adult establishment
   Solid waste mechanical processing unit
   Utility Company Operational Facility
4. **Accessory Uses**

   - Office, except client-based social-service provider
   - Parking lot
   - Solar energy equipment
   - Solid waste storage unit
   - Storage sheds and other similar structures (maximum size 200 square feet)

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

<table>
<thead>
<tr>
<th>Standard</th>
<th>Size</th>
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<tbody>
<tr>
<td>Minimum lot area</td>
<td>20,000 square feet</td>
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<tr>
<td>Minimum open space</td>
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<tr>
<td>Maximum building coverage</td>
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<tr>
<td>Maximum impervious coverage</td>
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<tr>
<td>Front setback</td>
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<td>Side setback</td>
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<tr>
<td>Rear setback</td>
<td>20 feet except when abutting railroad</td>
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<td>Minimum lot width</td>
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<tr>
<td>Minimum lot depth</td>
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<tr>
<td>Maximum building height</td>
<td>45 feet</td>
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</tbody>
</table>

**SECTION 7.** **Severability.** If any sentence, clause, section or part of this ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any part of the remaining provisions, sentences, clauses, sections, or parts of this ordinance. It is hereby declared as the intent of the Burgess and Town Council of the Borough of Pottstown that this ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof, had not been included herein.

**SECTION 8.** **Reenactment.** All other parts of Chapter 22, Subdivision and Land Development, and Chapter 27, Zoning, of the Borough Code of Ordinances, as amended, are hereby re-enacted and reordered and shall remain in effect as previously adopted.

**SECTION 9.** **Effective Date.** This ordinance is effective immediately upon enactment.
ENACTED and ORDAINED this ___ day of ________________, 2021

THE BURGESS AND TOWN COUNCIL
OF THE BOROUGH OF POTTSTOWN

BY: ______________________________________
    Dan Weand, President

ATTEST: _________________________________
    Virginia L. Takach, Secretary

Approved this ___ day of
____________, A.D., 2021.

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Stephanie Henrick, Mayor