

## LEGAL NOTICE

**NOTICE IS HEREBY GIVEN** that at its previously advertised meeting for 7:00pm on Monday, December 13, 2021, to be held at Borough Hall in Council's Meeting Room located on the Third Floor of Pottstown Borough Hall, 100 E. High Street, Pottstown, Montgomery County, Pennsylvania, **THE BURGESS AND TOWN COUNCIL OF THE BOROUGH OF POTTSTOWN** shall hold a public hearing at 7:30pm on an ordinance recommended by the Ordinance Review Committee which will amend Chapter 27, Zoning, of the Code of Ordinances of Pottstown Borough to effectively amend permissible uses within the Traditional Town Neighborhood District; eliminate the traffic and parking study requirement for certain existing building conditional uses in the Traditional Town Neighborhood District; establish regulations for residential driveways; readopt and then amend screening regulations for outdoor storage; and revise the definitions for single-family dwelling, apartment/condominium, and dwelling.

The following is a synopsis of the proposed ordinance:

Section 1. This section amends Subsection 2, "Permitted Uses," of Section 319, Traditional Town Neighborhood (Conservation), of Part 3, Districts, of Chapter 27, Zoning, of the Code of Ordinances of the Borough of Pottstown as amended, (hereinafter the "Zoning Ordinance") to permit the following uses within existing commercial units if the property abuts King Street, N. Hanover Street, High Street, N. Charlotte Street, S. Washington Street, Moser Road, S. Keim Street, and Armand Hammer Boulevard: Office (except client based social service provider); Direct Retail, if the use does not exceed 3,000 square feet and the daily hours of operation are confined to 9:00am until 8:00pm; Direct Service, if the use does not exceed 3,000 square feet and the daily hours of operation are confined to 9:00am until 8:00pm; and Restaurant, non-alcoholic, if the daily hours of operation are confined to 8:00am until 10:00pm.

Section 2. This section eliminates the minimum square footage requirements for the direct retail, direct service, and restaurant – nonalcoholic within the Traditional Town Neighborhood subject to existing building use approval.

Section 3. This section eliminates the traffic and parking study required by subsections 1, "Direct Retail," 2, "Direct Service," 4, "Offices," and 6, "Restaurants, Nonalcoholic" of Section 402, Existing Building Conditional Uses, of Part 4, Conditional Uses, of the Zoning Ordinance.

Section 4. This section creates a new Section 510, Residential Driveways, within Part 5, General Regulations, of the Zoning Ordinance to establish zoning regulations for the installation or expansion of residential driveways within the Conservation District and Gateway District.

Section 5. This section repeals the amendment to subsection 3 of Section 508, Outdoor Storage, of Part 5, General Regulations, of the Zoning Ordinance contained in Section 15 of Ordinance 2203 (4/12/21), readopts the prior version to the fullest extent permissible by law, and then amends that subsection to read as follows: "Outdoor storage area shall be shielded from public view and adjoining properties on ground level, and the fencing or wall shall be solid and constructed of wood, vinyl designed to look like wood, composite designed to look like wood, brick, stone, or stucco (capped with brick, slate, or stone)."

Section 6. This section creates definitions for Duplex and Twin within Section 1400, Definitions, of the Zoning Ordinance.

Section 7. This section amends the definitions for Apartment Building/Condominium, and Dwelling within Section 1400, Definitions, of the Zoning Ordinance.

Section 8. Severability.

Section 9. Reenactment.

Section 10. Effective Date. This ordinance is effective immediately upon enactment.

A complete copy of the proposed ordinance has been provided to the Montgomery County Law Library and the Pottstown Mercury, and is available at those locations for inspection. The proposed ordinance is also available for inspection without charge at Borough Hall during normal business hours. Please be advised, however, that the Borough may charge a fee to obtain a copy of the proposed ordinance so long as the fee is not greater than the cost thereof.

**THE BURGESS AND TOWN COUNCIL  
OF THE BOROUGH OF POTTSTOWN**

Justin Keller, Manager

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