

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWNSHIP OF AMITY, BERKS COUNTY, PENNSYLVANIA, AMENDING SECTION 202 ENTITLED "SPECIFIC TERMS" OF PART 2 ENTITLED "DEFINITIONS" OF CHAPTER XXXII ENTITLED "ZONING" OF THE TOWNSHIP OF AMITY CODE OF ORDINANCES, TO ESTABLISH DEFINITIONS FOR MASSAGE THERAPY ESTABLISHMENT, TATTOO, TATTOO PARLOR AND TO DELETE THE DEFINITION OF MASSAGE PARLOR; AMENDING IN ITS ENTIRETY SECTION 301 ENTITLED "ESTABLISHMENT OF ZONING DISTRICTS" AND AMENDING AND RESTATING IN ITS ENTIRETY SUBSECTION (A) OF SECTION 302 ENTITLED "OFFICIAL ZONING MAP" OF PART 3 ENTITLED "ZONING MAP AND ZONING DISTRICTS" OF CHAPTER XXXII ENTITLED "ZONING" OF THE TOWNSHIP OF AMITY CODE OF ORDINANCES TO INCLUDE RURAL VILLAGE - AMITYVILLE DISTRICT AND TO VERIFY THE ADOPTION OF THE OFFICIAL ZONING MAP; AMENDING AND RESTATING IN ITS ENTIRETY SUBSECTION (8) OF SUBSECTION (B) ENTITLED "USES PERMITTED BY RIGHT" OF SECTION 405 ENTITLED "HC - HIGHWAY COMMERCIAL DISTRICT" OF PART 4 ENTITLED "ZONING DISTRICT REGULATIONS" OF CHAPTER XXXII ENTITLED "ZONING" OF THE TOWNSHIP OF AMITY CODE OF ORDINANCES TO INCLUDE MASSAGE THERAPY ESTABLISHMENT; AMENDING PART 4 ENTITLED "ZONING DISTRICT REGULATIONS" OF CHAPTER XXXII ENTITLED "ZONING" OF THE TOWNSHIP OF AMITY CODE OF ORDINANCES BY ADDING A NEW SECTION 409, ENTITLED "RURAL VILLAGE - AMITYVILLE DISTRICT" TO ESTABLISH PURPOSE, PERMITTED USES, PROHIBITED USES, AREA, YARD AND HEIGHT REGULATIONS, AND SUPPLEMENTARY REGULATIONS; AMENDING THE ZONING MAP OF THE TOWNSHIP OF AMITY TO ADD THE RURAL VILLAGE - AMITYVILLE DISTRICT (RV); AMENDING THE ZONING MAP OF THE TOWNSHIP OF AMITY TO INCLUDE THE PROPERTIES KNOWN AS PARCEL I.D. 24535508894266; 24535508895454; 24535508894144; 24535508894002; 24535508897140; 24535508898065; 24535508899070; 24535508980996; 24535508984839; 24535508983567; 24535508986746; 24535508987756; 24535508988658; 24535508989673; 24535508984485; 24535508987408; 24536505084435; 24536505085348; 24536505086304; 24536505085190; 24536505088295; 24536510365146; 24536510367190; 24536510460046; 24536505282288; 24536505283401; 24536505094886; 24536505096578001 IN THE RURAL VILLAGE - AMITYVILLE DISTRICT (RV) AND REMOVE THEM FROM THE LOW DENSITY RESIDENTIAL DISTRICT (LDR); TO INCLUDE A PORTION

OF THE PROPERTIES KNOWN AS PARCEL I.D. 24535516840403 AND 24535512966457 IN THE RURAL VILLAGE - AMITYVILLE DISTRICT (RV) AND REMOVE THAT PORTION FROM THE LOW DENSITY RESIDENTIAL DISTRICT (LDR); TO INCLUDE THE PROPERTIES KNOWN AS PARCEL I.D. 24536505182014; 24536505171812; 24536505170770; 24536505170568; 24536509170426; 24536505173965; 24536505174942; 24536505173595; 24536509173283; 24536509173163; 24536505270741; 24536509270494; 24536505271566; 24536505272503; 24536509272361; 24536509263872; 24536510275045; 24536510361567; 24536510362453; 24536510362210; 24536510362280; 24536510362617; 24536510360867; 24536510373235; 24536506376535; 24536506375722; 24536506373775; 24536506371687; 24536510276299; 24536505272921; 24536505273917; 24536505282181; 24536505281122; 24536505189251; 24536505188258; 24536505187385; 24536505187450; 24536505187404; 24536505188040; 24536505186190; 24536505186135; 24536505185273; 24536505185367; 24536505184462; 24536505184212; 24536505186607; 24536505185720; 24536505186906; 24536505184920; 24536505194010; 24536505193193; 24535508999964; 24536505182512; 24536505085662; 24536505273694; 24536505274772; 24536505274606; 24536505274790; 24536505274624; 24536505274612; 24536505274621; 24536506275617; 24536505274641; 24536506275635; 24536505274569; 24536505274549; 24536506276536; 24536510275438; 24536506276515; 24536506275540; 24536506276523; 24536510275468; 24536506276580; 24536505275446; 24536506276562; 24536510275464; 24536506276560; 24536510275484; 24536510276468; 24536510275472; 24536510276403; 24536510279340; 24536510278152; 24536510279268; 24536510278130; 24536510279360; 24536510278133; 24536510279371; 24536510278124; 24536510279383; 24536510278115; 24536510370303; 24536510278106; 24536510370323; 24536510277187; 24536510370305; 24536510278109; 24536510371215; 24536510279051; 24536510371244; 24536510279030; 24536510371223; 24536510278095; 24536510371221; 24536510279013; 24536510371220; 24536510279004; 24536510371118; 24536510279032; 24536510371126; 24536510278076; 24536510370197; 24536510278098; 24536510370170; 24536510278414; 24536510370098; 24536510278432; 24536510370077; 24536510278434; 24536510370066; 24536510278445; 24536510370045; 24536510278467; 24536510370034; 24536510278477; 24536510370022; 24536510278497; 24536510370014; 24536510278489; 24536506371523; 24536506371511; 24536506371532; 24536506371552; 24536506371561; 24536506371581; 24536506372501; 24536510371499; 24536505185595; 24536510278398; 24000000000020; 24000000000016; 24000000000013; 24000000000009; 24536506276580001 IN THE RURAL VILLAGE - AMITYVILLE DISTRICT (RV) AND REMOVE THEM FROM THE

MEDIUM DENSITY RESIDENTIAL DISTRICT (MDR); TO INCLUDE A PORTION OF THE PROPERTIES KNOWN AS PARCEL I.D. 24536509076359; 24000000000024; 24536509167910; 24535508997813 IN THE RURAL VILLAGE - AMITYVILLE DISTRICT (RV) AND REMOVE THAT PORTION FROM THE MEDIUM DENSITY RESIDENTIAL DISTRICT (MDR); TO INCLUDE A PORTION OF THE PROPERTIES KNOWN AS PARCEL I.D. 24536505079848; 24536510367349; 24536505189416; 24536505096578 IN THE RURAL VILLAGE - AMITYVILLE DISTRICT (RV) AND REMOVE THE RESPECTIVE PORTIONS FROM THE LOW DENSITY RESIDENTIAL DISTRICT (LDR) AND THE MEDIUM DENSITY RESIDENTIAL DISTRICT (MDR); TO INCLUDE A PORTION OF THE PROPERTIES KNOW AS PARCEL I.D. 24536505194375; 24536505194515; 24536603100165; 24536505194649; 24536505190782; 24536510463908 IN THE LOW DENSITY RESIDENTIAL DISTRICT (LDR) AND REMOVE THAT PORTION FROM THE MEDIUM DENSITY RESIDENTIAL DISTRICT (MDR); AMENDING AND RESTATING IN THEIR ENTIRETIES SUBSECTION (1) OF SUBSECTION (A) ENTITLED "PERMITTED USES" OF SECTION 903 ENTITLED "HOME OCCUPATION REGULATIONS," AND SUBSECTION (A) OF SECTION 904 ENTITLED "RESIDENTIAL CONVERSION STANDARDS" OF PART 9 ENTITLED "SUPPLEMENTARY REGULATIONS" OF CHAPTER XXXII ENTITLED "ZONING" OF THE TOWNSHIP OF AMITY CODE OF ORDINANCES TO INCLUDE THE RURAL VILLAGE - AMITYVILLE DISTRICT; AMENDING AND RESTATING IN ITS ENTIRETY SUBSECTION (8) OF SUBSECTION (D) ENTITLED "PERMITTED SIGNS - ALL ZONING DISTRICTS" OF SECTION 927 ENTITLED "SIGNS" OF PART 9 ENTITLED "SUPPLEMENTARY REGULATIONS" OF CHAPTER XXXII ENTITLED "ZONING" OF THE TOWNSHIP OF AMITY CODE OF ORDINANCES BY REDUCING THE SIZE OF PERMITTED TEMPORARY SIGNS TO SIXTEEN (16) SQUARE FEET; AMENDING AND RESTATING IT ITS ENTIRETY SUBSECTION (IV) OF SUBSECTION (1) AND SUBSECTION (XV) OF SUBSECTION (3) OF SUBSECTION (G) ENTITLED "PERMITTED SIGNS - COMMERCIAL AND INDUSTRIAL DISTRICTS" OF SECTION 927 ENTITLED "SIGNS" OF PART 9 ENTITLED "SUPPLEMENTARY REGULATIONS" OF CHAPTER XXXII ENTITLED "ZONING" OF THE TOWNSHIP OF AMITY CODE OF ORDINANCES TO REFERENCE PROPER SUBSECTIONS; AMENDING SECTION 927 ENTITLED "SIGNS" OF PART 9 ENTITLED "SUPPLEMENTARY REGULATIONS" OF CHAPTER XXXII ENTITLED "ZONING" OF THE TOWNSHIP OF AMITY CODE OF ORDINANCES BY ADDING A NEW SUBSECTION (H) TO ESTABLISH PERMITTED SIGNS IN THE RURAL VILLAGE - AMITYVILLE DISTRICT; AMENDING SUBSECTION (H)

ENTITLED "SUPPLEMENTARY SIGNS REGULATIONS" OF SECTION 927 ENTITLED "SIGNS" OF PART 9 ENTITLED "SUPPLEMENTARY REGULATIONS" OF CHAPTER XXXII ENTITLED "ZONING" OF THE TOWNSHIP OF AMITY CODE OF ORDINANCES BY RE-NUMBERING IT TO BECOME SUBSECTION (I); AMENDING SECTION 931 ENTITLED "MULTI-FAMILY DEVELOPMENTS," OF PART 9 ENTITLED "SUPPLEMENTARY REGULATIONS" OF CHAPTER XXXII ENTITLED "ZONING" OF THE TOWNSHIP OF AMITY CODE OF ORDINANCES TO PERMIT BY RIGHT MULTI-FAMILY DEVELOPMENTS IN THE RURAL VILLAGE - AMITYVILLE DISTRICT; AMENDING SECTION 932 ENTITLED "SINGLE-FAMILY SEMI-DETACHED DEVELOPMENTS," OF PART 9 ENTITLED "SUPPLEMENTARY REGULATIONS" OF CHAPTER XXXII ENTITLED "ZONING" OF THE TOWNSHIP OF AMITY CODE OF ORDINANCES TO PERMIT BY RIGHT SINGLE-FAMILY SEMI-DETACHED DEVELOPMENTS IN THE RURAL VILLAGE - AMITYVILLE DISTRICT; AMENDING SECTION 934 ENTITLED "TOURIST, BED AND BREAKFAST, ROOMING OR BOARDING HOUSES" OF PART 9 ENTITLED "SUPPLEMENTARY REGULATIONS" OF CHAPTER XXXII ENTITLED "ZONING" OF THE TOWNSHIP OF AMITY CODE OF ORDINANCES TO PERMIT BY RIGHT TOURIST, BED AND BREAKFAST, ROOMING OR BOARDING HOUSES IN THE RURAL VILLAGE - AMITYVILLE DISTRICT; AMENDING SECTION 1203 ENTITLED "AMITY TOWNSHIP ZONING MAP" OF PART 12 ENTITLED "DIAGRAMS AND ZONING MAP" OF CHAPTER XXXII ENTITLED "ZONING" OF THE TOWNSHIP OF AMITY CODE OF ORDINANCES TO REPLACE THE ZONING MAP; AND AMENDING PART 12 ENTITLED "DIAGRAMS AND ZONING MAP" OF CHAPTER XXXII ENTITLED "ZONING" OF THE TOWNSHIP OF AMITY CODE OF ORDINANCES BY ADDING A NEW SECTION 1205 ENTITLED "POST SIGN" BY ADDING A NEW DIAGRAM ILLUSTRATING POST SIGN REQUIREMENTS

WHEREAS, the Board of Supervisors of the Township of Amity desires to amend Chapter XXXII, entitled "Zoning" of the Township of Amity Code of Ordinances; and

WHEREAS, zoning amendments are authorized by Section 609 of the Pennsylvania Municipalities Planning Code, as amended and Section 1107 of Chapter XXXII, entitled "Zoning" of the Township of Amity Code of Ordinances.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Supervisors of the Township of Amity, Berks County, Pennsylvania, and it is hereby ENACTED AND ORDAINED by the authority as aforesaid as follows:

SECTION 1. Section 202, entitled "Specific Terms", of Part 2, entitled "Definitions", of Chapter XXXII, entitled "Zoning", of the Township of Amity Code of Ordinances is hereby amended by removing the definition of "Massage Parlor" and adding thereto the following new definitions in alphabetical order:

Massage Therapy Establishment. A place of business engaging in the profession of "Massage Therapy" by an individual or individuals who hold valid Pennsylvania licenses to practice massage therapy ("Licensee," "License") as each of these terms are defined by the Massage Therapy Law (Act 118 of 2008) 63 P.S. §627.1 - 627.50 and regulated pursuant to 49 Pa Code 20.1 et seq.

Tattoo. The process of marking or coloring the skin of any person by puncturing the skin or otherwise inserting coloring matter under the skin so as to form indelible marks, figures or designs.

Tattoo Parlor. Any room or building or portion thereto where the work of tattooing (or any part of such work) is practiced, the business of tattooing (or any such business) is conducted, the work of tattooing and/or body piercing is practiced, or the business of both tattooing and body piercing is conducted.

SECTION 2. Section 301, entitled "Establishment of Zoning Districts" of Part 3 entitled "Zoning Map and Zoning Districts", of Chapter XXXII, entitled "Zoning" of the Township of Amity Code of Ordinances is hereby amended and restated in its entirety as follows:

"Section 301. Establishment of Zoning Districts. For the purpose of this Chapter, the Township is hereby divided into classes of zoning districts which shall be designated as follows:

RC	Rural Conservation District
LDR	Low Density Residential District
MDR	Medium Density Residential District
MHP	Mobile Home Park District
HC	Highway Commercial District
SCC	Shopping Center Commercial District
LI/O	Light Industrial/Office District
PBOI	Planned Business/Office/Industrial District
RV	Rural Village - Amityville"

SECTION 3. Subsection (a) of Section 302 entitled "Official Zoning Map" of Part 3 entitled "Zoning Map and Zoning Districts," of Chapter XXXII entitled "Zoning," of the Township of Amity Code of Ordinances is hereby amended and restated in its entirety as follows:

"(a) The boundaries of the zoning districts shall be as shown on the Zoning Map of Amity Township. The Zoning Map and all notations, references and data illustrated thereon are hereby incorporated by reference into this Chapter. The Official copy of the Zoning Map shall be labeled and identified by the signature of the Chairman of the Board of Supervisors, attested by the Secretary of said Board, and bear the seal of the Township under the following words:

"This is to certify that this is the Official Zoning Map of the Township of Amity adopted by the Amity Township Board of Supervisors on _____ as part of the Amity Township Zoning Ordinance of 1991, as amended."

SECTION 4. Subsection (8) of Subsection (b), entitled "Uses Permitted by Right" of Section 405 entitled "HC - Highway Commercial District" of Part 4 entitled "Zoning District Regulations," of Chapter XXXII, entitled "Zoning," of the Amity Code of Ordinances is hereby amended and restated in its entirety as follows:

"(8) Personal and household service establishments such as, but not limited to, barber shops, beauty shops, dry cleaning shops, laundromats, repair shops, massage therapy establishments, seamstress and tailor shops."

SECTION 5. Part 4, entitled "Zoning District Regulations", of Chapter XXXII, entitled "Zoning," of the Township of Amity Code of Ordinances is hereby amended by adding thereto the following zoning district:

"Section 409. RV - Rural Village - Amityville.

(a) Purpose. The purpose of this district is to:

(1) Create an identifiable core area within the Township which contains community facilities and services vital to the local residents.

(2) Promote a sense of community by establishing a location within the Township where Township functions are centralized and able to operate in a mutual and complementary fashion.

(3) Consolidate the various government and public service facilities, as well as the various support services, into a location which promotes a mutually efficient operation, thereby benefiting each individual activity.

(4) Allow for a mix of residential, commercial and institutional uses at a scale compatible with existing uses in the District.

(5) Encourage infill of vacant parcels at the same density and with uses consistent with the existing neighborhoods.

(6) Where existing, preserve the historic, rural character of the village of Amityville by allowing future development that is compatible in scale, density and setbacks with current village uses.

(7) Accommodate expansion of the village while maintaining the traditional village development pattern.

(8) Accommodate expansion through dual use (residential and commercial) of structures consistent with traditional village uses.

(9) Preserve historic and traditional structures within the village through flexible use/adaptive re-use and flexible design standards.

(b) Permitted Uses.

(1) Single-family detached dwellings.

(2) Single-family semi-detached dwellings, subject to Section 932 of this Chapter, except that the maximum density shall be three (3) dwelling units per acre.

(3) Multi-family developments, when not constructed with integrated commercial use permitted herein, subject to Section 931 of this Chapter, except that the maximum density shall be two (2) dwelling units per acre.

(4) Single family residential dual-use, when arranged to form an integral part of a building in which the ground floor, or where a minimum of fifty percent (50%) of the ground floor thereof, is constructed and maintained for any use permitted under Subsections (b)(5) through (b)(20) herein. With such a dual-use, there shall be one (1) residential unit permitted, regardless of lot size. Off-street parking shall be met for each dual-use separately.

(5) Retail sale of dry goods, hardware, variety and general merchandise, clothing, food, flowers, drugs, household supplies or furnishings; musical, professional or scientific instruments; and similar establishments with comparable impacts on the District and on surrounding properties. The commercial use, including storage, shall not exceed five thousand square feet (5,000 sq. ft.) of first floor space. The Board of Supervisors may permit such a commercial use to exceed five thousand square feet (5,000 sq. ft.) by conditional use.

(6) Barber shop, beauty shop, shoe repair, tailor, cleaning and pressing, massage therapy establishment and similar personal service establishments.

(7) Restaurant, tearoom, café, retail bakery, confectionary or other places serving food and beverages, provided that no drive through restaurant shall be permitted.

(8) Office for the professional practice of medicine, veterinary medicine, law, engineering, architecture, real estate, insurance, financial consultation and similar activates.

(9) Studio for the performing or visual arts; gallery.

(10) Bank or similar financial institution.

(11) Florist shop; greenhouse, when clearly accessory to a retail use; plant nursery and associated greenhouse.

(12) Bed-and-breakfast or similar lodging facility, subject to the standards of Section 934.

(13) Gift, art, craft and/or antique shop.

(14) Museum, library or other educational or cultural use of a similar nature.

(15) Cottage industry such as woodworking or similar artisans.

(16) No-impact home-based business and home occupations in accordance with the provisions of Section 903.

(17) Public uses such as post office or similar facilities.

(18) Township Municipal use.

(19) Religious use, including church and parish house.

(20) State licensed nursery school, elementary school, middle school, junior high school, senior high school.

(21) Day care facilities.

(22) Accessory uses on the same lot with and customarily incidental to any of the foregoing permitted uses including, but not limited to, those uses described in Section 902.

(c) Prohibited Uses.

(1) Vehicle fueling operations, auto repair shops and auto sales.

(2) Adult business uses.

(3) Storage facilities.

(4) Tattoo parlor and tattooing businesses.

(d) Area, Yard and Height Regulations.

(1) Single-family detached dwellings. Each of the following minimum and maximum dimensional requirements shall apply to each lot used for a single-family detached dwelling in the Rural Village - Amityville District, except as specifically provided for in this Chapter:

<u>Minimum Regulations</u>	<u>On-Lot Sewage and Water Facilities</u>	<u>Public or Community Sewage Facilities</u>	<u>Public or Community Sewage and Water Facilities</u>
Lot Area	80,000 sq. ft.	30,000 sq. ft.	12,000 sq. ft.
Lot Width	200 feet	125 feet	100 feet
Building Setback*	30 feet	30 feet	30 feet
Rear Yard	30 feet	20 feet	20 feet
Side Yard			
Total	50 feet	40 feet	30 feet
Each Side	25 feet	20 feet	15 feet
Buffer Yard (depth)	10 feet	10 feet	10 feet

Maximum Regulations

Building Height	35 feet	35 feet	35 feet
Lot Coverage	20 percent	30 percent	40 percent

* The building setback shall not apply in the event there are existing structures located within thirty feet (30') of the ultimate right-of-way on any one of the three (3) adjoining lots on either side of the subject lot. In such cases, the minimum setback shall be equal to the setback of the structure closest to the road but located no closer than the line of the ultimate right-of-way.

(2) Non-residential uses. Each of the following minimum and maximum dimensional requirements shall apply to each lot used for a non-residential use including lots used for dual non-residential/residential uses in the Rural Village - Amityville District, except as specifically provided for in this Chapter:

<u>Minimum Regulations</u>	<u>On-Lot Sewage and Water Facilities</u>	<u>Public or Community Sewage Facilities</u>	<u>Public or Community Sewage and Water Facilities</u>
Lot Area	80,000 sq. ft.	40,000 sq. ft.	20,000 sq. ft.
Lot Width	200 feet	150 feet	100 feet
Building Setback*	30 feet	30 feet	30 feet
Rear Yard	30 feet	30 feet	20 feet
Side Yard Total	50 feet	40 feet	30 feet
Each Yard	25 feet	20 feet	15 feet
Improvement Setback	20 feet	10 feet	10 feet
Buffer Yard (depth)	10 feet	10 feet	10 feet
Landscaped Area	50 percent	40 percent	30 percent

Maximum Regulations

Building Height	35 feet	35 feet	35 feet
Lot Coverage	30 percent	30 percent	40 percent
Paved Area	40 percent	50 percent	60 percent

* The building setback shall not apply in the event there are existing structures located within thirty feet (30') of the ultimate right-of-way on any one of the three (3) adjoining lots on either side of the subject lot. In such cases, the minimum setback shall be equal to the setback of the structure closest to the road but located no closer than the line of the ultimate right-of-way.

(e) Supplementary Regulations. All Sections under Part 9 of this Chapter shall apply as supplementary guidelines and specifications for the Rural Village-Amityville District, with the exception of Section 923. In addition, Section 924 shall be amended for the Rural Village-Amityville District to prohibit parking in the front yards and parking spaces shall have minimum dimensions of nine feet (9') by eighteen feet (18')."

SECTION 6. The Zoning Map for the Township of Amity is hereby amended to illustrate the Rural Village - Amityville District and to illustrate the changes for portions of properties from the Medium Density Residential District (MDR) to the Low Density Residential District (LDR) as set forth on Exhibit "A" attached hereto.

SECTION 7. The Zoning Map of the Township of Amity is hereby modified to include the properties known as Parcel I.D. 24535508894266; 24535508895454; 24535508894144; 24535508894002; 24535508897140; 24535508898065; 24535508899070; 245355088980996; 245355088984839; 245355088983567; 245355088986746; 245355088987756; 24535508898658; 24535508898673; 245355088984485; 245355088987408; 24536505084435; 24536505085348; 24536505086304; 24536505085190; 24536505088295; 24536510365146; 24536510367190; 24536510460046; 24536505282288; 24536505283401; 24536505094886; 24536505096578001 in the Rural Village - Amityville District (RV) and remove them from the Low Density Residential District (LDR) as set forth on Exhibit "A" attached hereto and made a part hereof.

SECTION 8. The Zoning Map of the Township of Amity is hereby modified to include a portion the property known as Parcel I.D. 24535516840403 and 24535512966457 in the Rural Village - Amityville District (RV) and remove that portion from the Low Density Residential District (LDR) as set forth on Exhibit "A" attached hereto and made a part hereof.

SECTION 9. The Zoning Map of the Township of Amity is hereby modified to include the properties known as Parcel I.D. 24536505182014; 24536505171812; 24536505170770; 24536505170568; 24536509170426; 24536505173965; 24536505174942; 24536505173595; 24536509173283; 24536509173163; 24536505270741; 24536509270494;

24536505271566; 24536505272503; 24536509272361; 24536509263872; 24536510275045;
24536510361567; 24536510362453; 24536510362210; 24536510362280; 24536510362617;
24536510360867; 24536510373235; 24536506376535; 24536506375722; 24536506373775;
24536506371687; 24536510276299; 24536505272921; 24536505273917; 24536505282181;
24536505281122; 24536505189251; 24536505188258; 24536505187385; 24536505187450;
24536505187404; 24536505188040; 24536505186190; 24536505186135; 24536505185273;
24536505185367; 24536505184462; 24536505184212; 24536505186607; 24536505185720;
24536505186906; 24536505184920; 24536505194010; 24536505193193; 24535508999964;
24536505182512; 24536505085662; 24536505273694; 24536505274772; 24536505274606;
24536505274790; 24536505274624; 24536505274612; 24536505274621; 24536506275617;
24536505274641; 24536506275635; 24536505274569; 24536505274549; 24536506276536;
24536510275438; 24536506276515; 24536506275540; 24536506276523; 24536510275468;
24536506276580; 24536505275446; 24536506276562; 24536510275464; 24536506276560;
24536510275484; 24536510276468; 24536510275472; 24536510276403; 24536510279340;
24536510278152; 24536510279268; 24536510278130; 24536510279360; 24536510278133;
24536510279371; 24536510278124; 24536510279383; 24536510278115; 24536510370303;
24536510278106; 24536510370323; 24536510277187; 24536510370305; 24536510278109;
24536510371215; 24536510279051; 24536510371244; 24536510279030; 24536510371223;
24536510278095; 24536510371221; 24536510279013; 24536510371220; 24536510279004;
24536510371118; 24536510279032; 24536510371126; 24536510278076; 24536510370197;
24536510278098; 24536510370170; 24536510278414; 24536510370098; 24536510278432;
24536510370077; 24536510278434; 24536510370066; 24536510278445; 24536510370045;
24536510278467; 24536510370034; 24536510278477; 24536510370022; 24536510278497;
24536510370014; 24536510278489; 24536506371523; 24536506371511; 24536506371532;
24536506371552; 24536506371561; 24536506371581; 24536506372501; 24536510371499;
24536505185595; 24536510278398; 24000000000020; 24000000000016; 24000000000013;
24000000000009; 24536506276580001 in the Rural Village - Amityville District (RV) and
remove them from the Medium Density Residential District (MDR) as set forth on Exhibit
"A" attached hereto and made a part hereof.

SECTION 10. The Zoning Map of the Township of Amity is hereby modified to include a portion the property known as Parcel I.D. 24536509076359; 24000000000024; 24536509167910; 24535508997813 in the Rural Village - Amityville District (RV) and remove that portion from the Medium Density Residential District (MDR) as set forth on Exhibit "A" attached hereto and made a part hereof.

SECTION 11. The Zoning Map of the Township of Amity is hereby modified to include a portion the property known as Parcel I.D. 24536505079848; 24536510367349; 24536505189416; 24536505096578 in the Rural Village - Amityville District (RV) and remove the respective portions from the Low Density Residential District (LDR) and the Medium Density Residential District (MDR) as set forth on Exhibit "A" attached hereto and made a part hereof.

SECTION 12. The Zoning Map of the Township of Amity is hereby modified to include a portion the property known as Parcel I.D. 24536505194375; 24536505194515; 24536603100165; 24536505194649; 24536505190782; 24536510463908 in the Low Density Residential District (LDR) and remove that portion from the Medium Density Residential District (MDR) as set forth on Exhibit "A" attached hereto and made a part hereof.

SECTION 13. Subsection (1) of Subsection (a) entitled "Permitted Uses" of Section 903 entitled "Home Occupation Regulations" of Part 9 entitled "Supplementary Regulations," of Chapter XXXII, entitled "Zoning of the Township of Amity Code of Ordinances is hereby amended and restated in its entirety as follows:

"(1) Home occupations are permitted by right in the HC (Highway Commercial), SCC (Shopping Center Commercial) and RV (Rural Village - Amityville) Zoning Districts."

SECTION 14. Subsection (a) of Section 904 entitled "Residential Conversion Standards" of Part 9 entitled "Supplementary Regulations," of Chapter XXXII, entitled "Zoning," of the Township of Amity Code of Ordinances is hereby amended and restated in its entirety as follows:

"(a) The Zoning Hearing Board may authorize as a special exception the conversion of any single-family detached dwelling into a dwelling for not more than two (2) families, provided that the tract or lot is located within the RC (Rural Conservation), LDR (Low Density Residential), MDR (Medium Density Residential) or RV (Rural Village - Amityville) Zoning Districts."

SECTION 15. Subsection (8) of Subsection (d) entitled "Permitted Signs - All Zoning Districts" of Section 927 entitled "Signs" of Part 9 entitled "Supplementary Regulations," of Chapter XXXII, entitled "Zoning," of the Township of Amity Code of Ordinances is hereby amended and restated in its entirety as follows:

"(8) Temporary signs utilized for commercial display shall be permitted provided it does not exceed sixteen (16) square feet and is not located within the street right-of-way. In addition, all temporary signs shall be displayed on-site and only during normal business hours."

SECTION 16. Subsection (iv) of Subsection (1) of Subsection (g) entitled "Permitted Signs - Commercial and Industrial Districts" of Section 927 entitled "Signs" of Part 9 entitled "Supplementary Regulations" of Chapter XXXII entitled "Zoning" of

the Township of Amity Code of Ordinances is hereby amended and restated in its entirety as follows:

“(iv) Electronic Message Display Signs on the same lot as the use to which it relates are permitted in the HC (Highway Commercial) and SCC (Shopping Center Commercial) Zoning Districts. Electronic Message Display Signs on the same lot as the use to which it relates are permitted in the portions of the LI/O (Light Industrial/Office) Zoning District which immediately adjoin United States Route 422 (either East or West bound) and for an area of one hundred fifty feet (150’) from the edge of the cartway of said road. Such Electronic Message Display Signs shall be no longer than fifty (50) square feet or twenty-five percent (25%) of the total allowable signage for a property pursuant to Subsection 927 (g) (1) hereof, whichever is less. Such Electronic Message Display Signs shall also conform to the standards and specifications as set forth in Subsection 927 (i) (6).”

SECTION 17. Subsection (xv) of Subsection (3) of Subsection (g) entitled “Permitted Signs - Commercial and Industrial Districts” of Section 927 entitled “Signs” of Part 9 entitled “Supplementary Regulations” of Chapter XXXII entitled “Zoning” of the Township of Amity Code of Ordinances is hereby amended and restated in its entirety as follows:

“(xv) Electronic Message Display Signs as off-site advertising signs shall be in accordance with the standards and specifications as set forth in Subsection 927 (g) (3) and Subsection 927 (i) (6).”

SECTION 18. Section 927 entitled “Signs” of Part 9 entitled “Supplementary Regulations” of Chapter XXXII, entitled “Zoning,” of the Township of Amity Code of Ordinances is hereby amended by adding thereto the following Subsection (h):

“(h) Permitted Signs - Rural Village-Amityville District. The following signs are permitted in the Rural Village-Amityville Zoning District and no other.

(1) Freestanding signs or signs mounted perpendicular to and attached to the building on the same lot as the use to which it relates, in accordance with the following standards and specifications:

(i) The total area of such signs shall be limited to sixteen (16) square feet for any one (1) use.

(ii) All freestanding signs shall be of the monument type as depicted in Diagram 1204 set forth in Section 1204 of this Chapter or post type as depicted in Diagram 1205 as set forth in Section 1205 of this Chapter and shall

not exceed eight (8) feet in height. The monument style sign(s) and post type signs(s) shall be included in the total sign square footage permitted herein.

(iii) No more than one (1) freestanding sign shall be permitted per lot.

(2) Wall signs on the structure on the same lot as the use to which it relates, provided the total area of such signs shall be limited to sixteen (16) square feet on each building facade that has direct frontage on a public street.

(3) Special temporary promotional devices, signs or displays shall be permitted on the outside of a building provided they do not exceed sixteen (16) square feet. No mechanically inflatable devices or similar products or signs are permitted in the Rural Village Zoning District."

SECTION 19. Subsection (h) entitled "Supplementary Sign Regulations" of Section 927 entitled "Signs" of Part 9 entitled "Supplementary Regulations" of Chapter XXXII entitled "Zoning" of the Township of Amity Code of Ordinances is hereby re-numbered to become Subsection (i).

SECTION 20. Section 931 entitled "Multi-Family Developments" of Part 9 entitled "Supplementary Regulations," of Chapter XXXII, entitled "Zoning," of the Township of Amity Code of Ordinances is hereby amended as follows:

"Section 931. Multi-Family Developments. Multi-family developments containing townhouses and apartments are permitted by right in the Rural Village - Amityville Zoning District. Multi-family developments containing townhouses and apartments are permitted by special exception in the MDR (Medium Density Residential) Zoning District. When permitted by right or special exception, the following conditions shall also apply:"

SECTION 21. Section 932 entitled "Single-Family Semi-Detached Developments" of Part 9 entitled "Supplementary Regulations," of Chapter XXXII, entitled "Zoning," of the Township of Amity Code of Ordinances is hereby amended as follows:

"Section 932. Single-Family Semi-Detached Developments. Single-family semi-detached developments are permitted by right in the Rural Village - Amityville Zoning District. Single-family semi-detached developments are permitted as a conditional use in the MDR (Medium Density Residential) Zoning District and by special exception in the MHP (Mobile Home Park) Zoning District. If permitted the following conditions shall also apply:"

SECTION 22. Section 934 entitled "Tourist, Bed and Breakfast, Rooming or Boarding Houses" of Part 9 entitled "Supplementary Regulations," of Chapter XXXII, entitled "Zoning" of Amity Code of Ordinances is hereby amended as follows:

"Section 934. Tourist, Bed and Breakfast, Rooming or Boarding Houses. Tourist, bed and breakfast, rooming or boarding houses are permitted by right in the RV (Rural Village - Amityville) Zoning District. Tourist, bed and breakfast, rooming or boarding houses are permitted by special exception in the RC (Rural Conservation), LDR (Low Density Residential), and MDR (Medium Density Residential) Zoning Districts. When permitted by right or special exception, the following conditions shall also apply:"

SECTION 23. Section 1203 entitled "Amity Township Zoning Map" of Part 12 entitled "Diagrams and Zoning Map" of Chapter XXXII entitled "Zoning" of Amity Township Code of Ordinances is amended in its entirety with a new Zoning Map attached hereto as Exhibit "A."

SECTION 24. Part 12 entitled "Diagrams and Zoning Map" of chapter XXXII entitled "Zoning" of Amity Township Code of Ordinances is amended by adding thereto the following Section, which diagram is attached hereto as Exhibit "B.":

"Section 1205. Post Sign."

SECTION 25. 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 of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is hereby declared as the intent of the Board of Supervisors of the Township that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section or part thereof not been included therein.

SECTION 26. Any and all Ordinances or parts of Ordinances inconsistent herewith are hereby repealed.

SECTION 27. This Ordinance shall become effective five (5) days following the date of adoption.

SECTION 28. The Code of Ordinances, as amended, of the Township of Amity, Berks County, Pennsylvania, shall be and remain unchanged and in full effect except as amended, supplemented and/or modified by this Ordinance. This Ordinance shall become a part of the Code of Ordinances, as amended, of the Township of Amity, Berks County, Pennsylvania, upon adoption.

DULY ENACTED AND ORDAINED into law this _____ day of _____, 2013 by the Board of Supervisors of the Township of Amity, Berks County, Pennsylvania.

TOWNSHIP OF AMITY
BOARD OF SUPERVISORS

Kim McGrath, Chair

Robert Yanos, Vice-Chairman

Richard Gokey

Terry Jones

Paul Weller

ATTEST:

Pam Kisch, Secretary
(SEAL)

MUNICIPAL CERTIFICATION

I, Joanne Sowers-Smith, Secretary of the TOWNSHIP OF AMITY, BERKS COUNTY, PENNSYLVANIA, do hereby certify that the foregoing Ordinance No. _____ was advertised in the *Reading Eagle*, a daily newspaper of general circulation in the Township of Amity, on _____, 2013, and was duly enacted and approved as set forth at a Regular Meeting of the Board of Supervisors held on _____, 2013.

(SEAL)

Pam Kisch, Secretary

Date: _____, 2013

EXHIBIT "A"

EXHIBIT "B"