

EXETER TOWNSHIP
ORDINANCE NO. 820

AN ORDINANCE OF THE TOWNSHIP OF EXETER, BERKS COUNTY, PENNSYLVANIA, AMENDING THE TOWNSHIP OF EXETER ZONING ORDINANCE, AS AMENDED, WHICH IS CODIFIED IN CHAPTER 390 OF THE EXETER TOWNSHIP CODE, BY ADDING A NEW SECTION ENTITLED "FLEX INDUSTRIAL DISTRICT."

PURSUANT TO THE AUTHORITY CONTAINED IN THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, AS AMENDED, 53 P.S. § 10101, ET SEQ., THE BOARD OF SUPERVISORS OF EXETER TOWNSHIP, BERKS COUNTY, PENNSYLVANIA, DOES HEREBY ENACT AND ORDAIN AS FOLLOWS:

Section 1. Article V of Chapter 390 of the Exeter Township Zoning Code is hereby amended to include the following new Section 390-24A, entitled "Flex Industrial District":

- (a) Specific Intent. The Flex Industrial District is intended to accomplish the following goals:
- (1) Provide for business, office and light industrial development in a unified, attractive, campus-like environment. Multiple uses on a single tract shall be permitted and encouraged.
 - (2) Promote high quality, visually attractive, and environmentally responsible site and building design, while providing for maximum flexibility.
 - (3) Incorporate design standards requiring maximum attention to proper site design, including the location and design of structures, parking areas, environmentally sensitive areas, vehicular and pedestrian circulation facilities, storm water management facilities, landscaping, etc.
 - (4) Encourage business, office and light industrial development that will provide an economic base and high quality jobs for Exeter Township.
 - (5) Provide for business, office and light industrial development uses that will have minimum impact on the environment and adjacent residential uses.
 - (6) Promote opportunities for small and expanding light industrial businesses through Incubators through the development of new buildings or the conversion of older structures into incubator spaces for small light industrial uses.
- (b) Uses Permitted by Right. The following uses, as a single principal use or as uses in combination and their accessory uses, shall be permitted by right in the Flex Industrial District, provided that all applicable requirements of this Section have been satisfied:

- (1) Business, professional or governmental offices.
- (2) Light metal manufacturing processes, including metal finishing, grinding, polishing and heat treatment, metal stamping and extrusion of small products, the assembly, manufacture, repair and/or servicing of small electrical and/or electronic appliances, equipment and supplies, and the manufacture of light machinery such as business and office machines.
- (3) Light manufacturing of paper and wood products, ceramic products and plastic and/or rubber products.
- (4) Light manufacturing, compounding, assembly, processing, packaging and bottling of food products and beverages, cosmetics, pharmaceuticals, medicine and personal care products (excluding cleaning solutions), and products from previously prepared materials (excluding dyeing, chemical treatment, chemical preservation or concrete or asphalt product manufacturing).
- (5) Handicraft/Custom Manufacturing.
- (6) Printing, binding and publishing facilities.
- (7) Laboratory for scientific or industrial research, testing, experimentation and/or development.
- (8) State licensed adult daycare and child daycare.
- (9) Fire station and emergency medical services facility.
- (10) Business services such as copying, office equipment sales/service and printing.
- (11) Warehouse and distribution facilities, if operated in conjunction with another use permitted by right within this Section and operating within the Flex Industrial District. Stand-alone truck terminal and fuel distribution are not permitted.
- (12) Dry cleaning, laundry and clothes pressing plants.
- (13) Trade School.
- (14) Jr. College/College/University.
- (15) Incubator space(s) as defined herein for permitted uses.
- (16) Restaurant containing no more than 1,500 gross square feet.
- (17) Telecommunication Towers: See also Chapter 344 Telecommunications

- (18) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use per Sections 390-30(A), 390-30(B)(1), and 390-30(B)(3).
- (c) Uses Permitted by Conditional Use. The following uses are permitted in the Flex Industrial District when a conditional use is granted by the Board of Supervisors in accordance with Section 390-90.
- (1) Heliport. Subject to Section 390-53 if operated in conjunction with another use permitted by right in this Section and operating within the Flex Industrial District. The heliport itself shall be subject to all area, yard and height regulations set forth in this Section and all other provisions of the Exeter Township Zoning Ordinance and Subdivision and Land Development Ordinance.
 - (2) Dispensary, subject to Section 390-71.7.
 - (3) Grower/Processor Facility, subject to Section 390-71.5.
 - (4) Medical Marijuana Delivery Vehicle Office, subject to Section 390-71.6.
- (d) Area, Yard and Height Regulations. Each of the following minimum and maximum requirements shall apply to each tract of land developed in the Flex Industrial District, except as specifically provided for in this Chapter.

Area, Yard and Height Regulations

(Comparable to existing LI regulations):

MINIMUM

Lot Size	1.5 acres
Building Setback	50 feet
Lot Width	
At street line	150 feet
At building setback line	200 feet
Open Area	20 percent of lot area
Side Yard	
Total	100 feet
One Side	50 feet
Rear Yard	50 feet
Improvement Setback	20 feet
Distance Between Buildings	50 feet
Distance Between Highway Access Points	100 feet

<i>MAXIMUM</i>	
Building Height	75 feet
Lot Coverage	50 percent of lot area
Paved Area	70 percent of lot area

- (e) General Development Regulation. The following additional requirements shall apply to developments within the Flex Industrial District.
- (1) The development shall be consistent with the purpose of this chapter and shall not adversely affect the health, safety, and general welfare of the Township.
 - (2) The development shall consist of a harmonious selection of uses and groupings of buildings, services, and parking areas, traffic circulation, and open spaces, planned, and designed as an integrated unit in such manner as to constitute a safe, efficient, and accessible development.
 - (3) Provision shall be made for safe and efficient ingress and egress to and from existing public streets servicing the development and to internal streets without undue congestion to or interference with normal traffic flow.
 - (4) All buildings shall be served by a public sanitary disposal system and public water supply.
 - (5) The development shall, wherever possible, preserve or incorporate natural features such as woods, streams and open space areas add to the overall cohesive development of the Flex Industrial District and the overall Township development. An overall landscaping plan shall be subject to approval by the Township in accordance with the provisions of the Exeter Township Subdivision and Land Development Ordinance.
- (f) Buffers: The landscaping/screening standards defined in Section 390-31 apply to all uses in a Flex Industrial District that abut residential zoning districts or residential uses.
- (g) Design Standards. The design standards defined in Section 390-34 apply to all uses in a Flex Industrial District. Additionally, all permitted uses shall comply with the Design Standards as contained in Exeter Township Subdivision and Land Development Ordinance (Chapter 330 of the Exeter Township Code) Article V(B) – Design Standards for the Flex Industrial District (FID) as amended.
- (h) Performance Standards. See Section 390-35.


Section 2. *REPEALER:* All ordinances or parts of ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed.

Section 3. SEVERANCE CLAUSE: Should any section, paragraph, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of said Ordinance shall not be affected thereby, and shall remain in full force and effect.

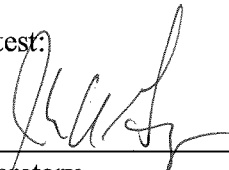
Section 4. In all other respects, the provisions of the Code of the Township of Exeter, as amended, shall remain in full force and effect.

ENACTED AND ORDAINED into an Ordinance this 25th day of February, 2019.

**EXETER TOWNSHIP
BOARD OF SUPERVISORS**



~~Lisa A. VanderLaan, Chairperson~~
John Cusatis, Vice Chairperson

Attest:


Secretary

