

EXETER TOWNSHIP  
ORDINANCE NO. 793

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 REVISING SECTION 390-22, ENTITLED "HIGHWAY COMMERCIAL 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.** Chapter 390, Section 22 of the Exeter Township Zoning Code, "Highway Commercial District," is hereby amended as follows:

The current language of Section 390-22(B), "Uses Permitted by Right," is hereby stricken.

The following is hereby inserted as Section 390-22(B), "Uses Permitted by Right":

B. Uses Permitted by Right. Land and buildings served by public water and/or public/community sewer, or otherwise served by on-site water supply and/or on-site sewage disposal at the time of the adoption of the ordinance, may be used for the following purposes and no other:

- (1) Retail and wholesale sale of goods, prepared foods and services, except adult bookstores.
- (2) Business, professional or governmental office or studio.
- (3) Banks, savings and loan associations, finance companies or similar types of businesses.
- (4) Municipal use.
- (5) Funeral Home/Crematorium.
- (6) Commercial school for the teaching of trades, arts or skills.
- (7) Personal Service.
- (8) Fire Company.
- (9) Plant nursery.
- (10) Motels and hotels.

- (11) Restaurants, taverns and similar types of establishments, except cabarets.
- (12) Microbrewery.
- (13) Brew Pub.
- (14) Distillery.
- (15) Farmers Market as an event or occasional use as permitted by the Exeter Code.
- (16) Offices of plumbers, masons, carpenters, heating contractors, homebuilders and similar personnel.
- (17) Club or lodge for fraternal or social purposes provided that all activities shall be conducted within buildings or structures.
- (18) Indoor Theater and place of indoor amusement or recreation.
- (19) Lumber and building materials supply establishments.
- (20) Golf course, driving range or miniature golf course, or tennis courts.
- (21) Motor vehicle service station, subject to:
  - (a) All automobile parts, dismantled vehicles and similar articles shall be stored within a building. All repair activities shall be carried out within a building.
- (22) Repair garage, subject to:
  - (a) All repair activities shall be performed within a building.
  - (b) All outdoor storage of dismantled vehicles; automobile parts and similar items shall be screened from view in such a manner that the outdoor storage of materials is not visible from adjoining properties or public streets.
- (23) Car wash, subject to:
  - (a) No water used in the washing of cars shall be discharged onto public roads or onto other properties.
  - (b) Car washing activities shall be carried out within a building.
  - (c) An approach drive or parking area to accommodate a minimum of four (4) cars per bay shall be constructed, except that in the case of

a facility where only one (1) is provided the approach drive or parking area shall be constructed to accommodate a minimum of ten (10) cars.

- (24) Telecommunication equipment but only when located on a tower that is in existence at the time of the adoption of this ordinance. See also Chapter 344, Telecommunications.
- (25) Office of veterinarian.
- (26) Hospital/Surgical Center.
- (27) Diagnostic Laboratory Testing Facility.
- (28) Diagnostic Imaging Center.
- (29) Medical Office Building.
- (30) Medical or Dental Clinic.
- (31) Jr. College/College/University.
- (32) Convenience store with fueling stations.
- (33) Auto Sales Lot subject to Section 390-341.
- (34) Shopping Center subject to Section 390-23. (Township Commons District)
- (35) Forestry activities, including, but not limited to, Timber Harvesting per Section 390-56.
- (36) Yard Sales per Section 390-64.
- (37) Boarding Kennel (short-term) subject to Section 390.71.1
- (38) Passive Agriculture, subject to compliance with all applicable provisions of Section 390-32(A).
- (39) Churches or similar places of worship.
- (40) Nursing home, convalescent home, personal care home or retirement home.
- (41) State licensed day care centers and nursery schools.
- (42) State licensed adult day care center.
- (43) Bed and Breakfast per Section 390-63.

- (44) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use per Sections 390-29 and 390-30.

**Section 2.** Chapter 390, Section 22 of the Exeter Township Zoning Code, “Highway Commercial District,” is hereby further amended as follows:

The current language of Section 390-22(C), “Uses Permitted by Special Exception,” is hereby stricken.

**Section 3.** Chapter 390, Section 22 of the Exeter Township Zoning Code, “Highway Commercial District,” is hereby further amended as follows:

The current language of Section 390-22(D), “Uses Permitted by Condition Use,” is hereby stricken.

**Section 4.** Chapter 390, Section 22 of the Exeter Township Zoning Code, “Highway Commercial District,” is hereby further amended as follows:

The current language of Section 390-22(E), “Area, Yard and Height Regulations,” is hereby stricken.

The following is hereby inserted as Section 390-22(C), “Area, Yard and Height Regulations”:

C. Area, Yard, and Height Regulations.

<b>Highway Commercial District</b>	<b>MAXIMUM</b>
BUILDING HEIGHT – PRINCIPAL	50 feet
LOT COVERAGE	50 percent of lot area
PAVED AREA	70 percent of lot area
	<b>MINIMUM</b>
LOT SIZE	
Per separately deeded parcel or combination of parcels	10,000 square feet
Per leased pad site	5,000 square feet
BUILDING SETBACK	30 feet
LOT WIDTH	
At street line	100 feet
At building setback line	100 feet
OPEN AREA	20 percent of lot area
SIDE YARD	60 feet
Total One Side	30 feet
REAR YARD	30 feet
IMPROVEMENT SETBACK	20 feet
DISTANCE BETWEEN BUILDINGS	50 feet
Self-Storage Units	30 feet
DISTANCE BETWEEN HIGHWAY ACCESS POINTS	150 feet

**Section 5.** Chapter 390, Section 22 of the Exeter Township Zoning Code, "Highway Commercial District," is hereby further amended as follows:

The current Section 390-22(F), "Performance Standards," is now numbered Section 390-22(D).

**Section 6.** Chapter 390, Section 22 of the Exeter Township Zoning Code, "Highway Commercial District," is hereby further amended as follows:

The current language of Section 390-22(G), "Design Standards," is hereby stricken.

The following is hereby inserted as Section 390-22(E), "Design Standards":

- E. Design Standards. The design standards defined in Section 390-34 apply to all uses in a Highway Commercial District. Additionally, all permitted uses shall comply with Exeter Township Subdivision and Land Development Ordinance (Chapter 330 of the Exeter Township Code) Article V(A) – Design Standards for the Township Commons District (TCD), Highway Commercial District (HCD) and Flex Industrial District (FID) as amended.


**Section 7. 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 8. 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 9.** 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 9 day of July, 2018.

**EXETER TOWNSHIP  
BOARD OF SUPERVISORS**

  
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Lisa A. VanderLaan, Chairperson

Attest:

  
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Secretary