

CAERNARVON TOWNSHIP, BERKS COUNTY
ORDINANCE NO. 319

AN ORDINANCE OF THE TOWNSHIP OF CAERNARVON, BERKS COUNTY, PENNSYLVANIA TO AMEND THE CAERNARVON TOWNSHIP ZONING ORDINANCE OF 2007, AS AMENDED, TO REPEAL SECTION 628, ENTITLED "PLANNED RESIDENTIAL DEVELOPMENT."

WHEREAS, the Board of Supervisors of the Township of Caernarvon desire to amend the Caernarvon Township Zoning Ordinance; and

WHEREAS, such zoning amendments are authorized by Section 609 of the Municipalities Planning Code (An Act of July 31, 1968, P.L. 805), as amended; and

WHEREAS, the Board of Supervisors has concluded that Section 628 of the Caernarvon Township Zoning Ordinance, which permits Planned Residential Developments (PRDs), should be repealed; and

NOW, THEREFORE, BE IT ENACTED and ORDAINED, by the Caernarvon Township Board of Supervisors, Berks County, Pennsylvania, and it is hereby ENACTED and ORDAINED by the authority of the same:

SECTION 1. The Caernarvon Township Zoning Ordinance of 2007, as amended, is hereby amended as follows:

TABLE OF CONTENTS.

Section 628 is deleted from the Table of Contents.

ARTICLE III. DEFINITIONS.

The definition of "Common Open Space" is hereby amended to read as follows:

Common Open Space: A parcel or parcels of land or a combination of land and water within a Cluster Development and designed and intended for the use or enjoyment of residents of the Cluster Development, not including streets, off-street parking areas, wetlands, flood plains, permanent drainage easements, area having slopes in excess of twenty-five (25) percent and areas set aside for public facilities. Common Open Space shall be substantially free of structures but may contain such improvements as are in the development plan as finally approved and as are appropriate for recreational use by residents.

The buildings, structures and improvements which are permitted in the Common Open Space must be appropriate to the uses which are authorized for the Common Open Space and must conserve and enhance the amenities of the Common Open Space.

The definition of "Development Plan" is deleted in its entirety.

The definition of "Planned Residential Development" is deleted in its entirety.

The definition of "Section" is deleted in its entirety.

The definition of "Stage" is deleted in its entirety.

ARTICLE V. DISTRICT REGULATIONS.

Section 502. Uses Permitted by Right.

Paragraph 7 is deleted in its entirety. Paragraphs 8-11 are renumbered to paragraphs 7-10.

Section 520. Uses Permitted by Right.

Paragraph 10 is deleted in its entirety. Paragraphs 11-15 are renumbered to paragraphs 10-14.

Section 526. Uses Permitted by Right.

Paragraph 6 is deleted in its entirety. Paragraphs 7-9 are renumbered to paragraphs 6-8.

Section 579G. General Regulations.

Amended to remove Section 628 from the list of regulations that shall apply to the I-O-P District.

ARTICLE VI. GENERAL REGULATIONS.

Section 628. Planned Residential Development.

Deleted in its entirety.

SECTION 2. REPEALER. All Ordinances or parts of Ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

SECTION 3. 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 of the remaining provisions, sentences, clauses, sections

or parts hereof. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

SECTION 4. RENUMBERING. The location and numerical designation of these above-referenced Sections shall be delegated to the discretion of the General Code Publishers which may renumber or reorder these revised Sections as is necessary.

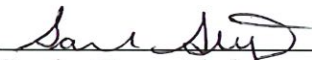
SECTION 5. EFFECTIVE DATE. This Ordinance shall take effect five (5) days after its adoption by the Township Board of Supervisors.

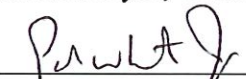
ORDAINED AND ENACTED this 10th day of January, 2024.


ATTEST:

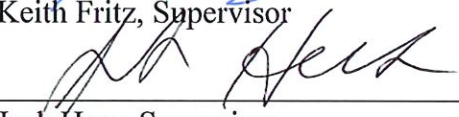

Joan Bair, Secretary


**BOARD OF SUPERVISORS
CAERNARVON TOWNSHIP**

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