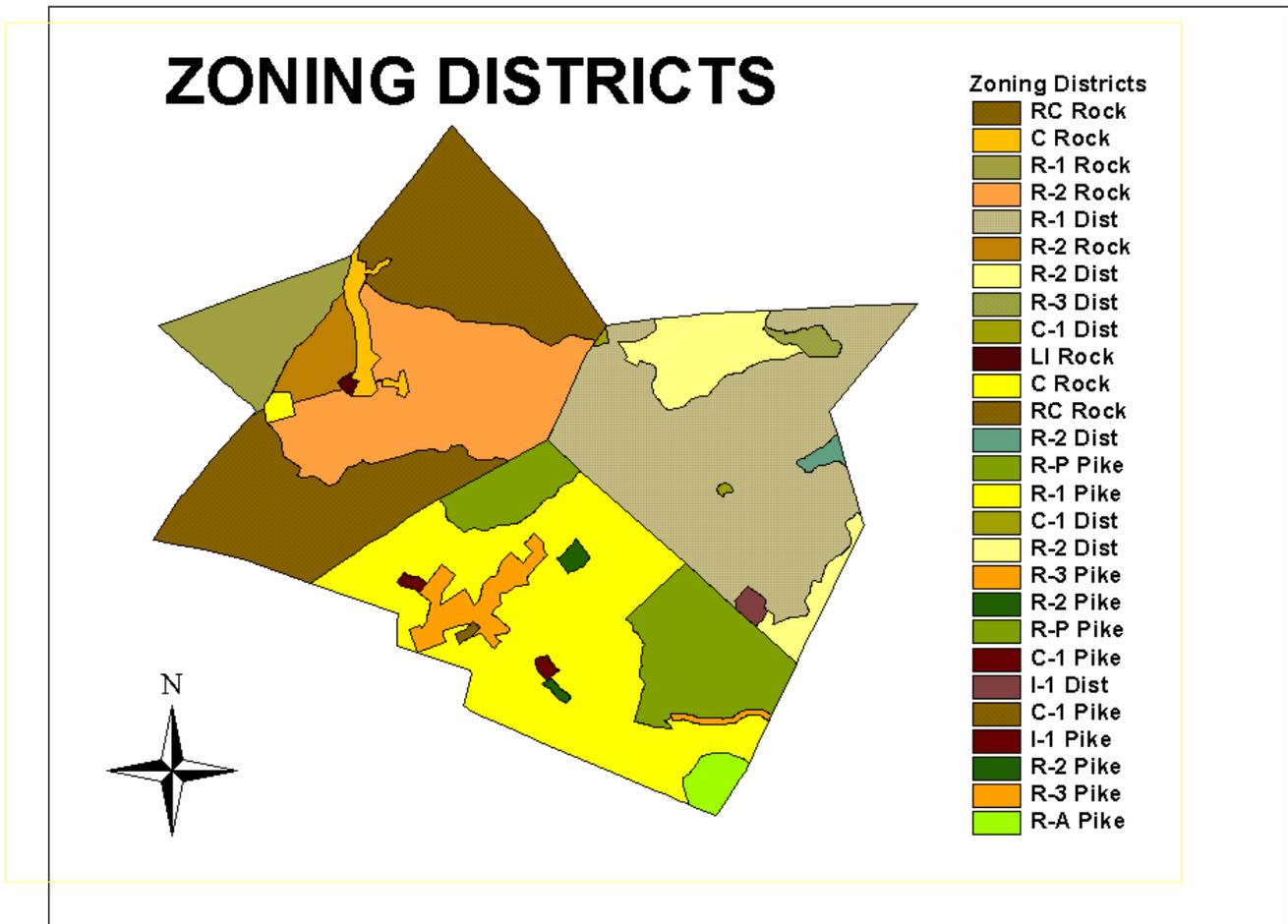
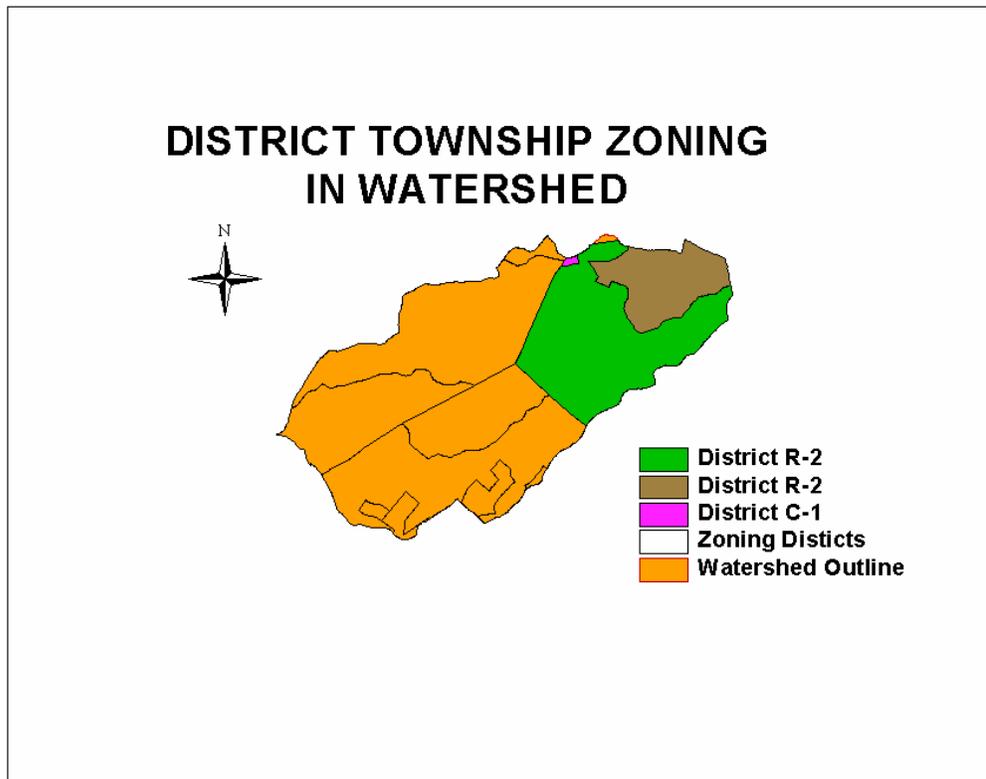


## Zoning

The zoning ordinance is a legal tool through which local municipalities regulate the use of land. Zoning ordinances manage development by determining what kind of uses will be allowed in any given area, and imposing requirements relating to density, height, intensity of use, setbacks and open space within a proposed development. Current zoning districts for the three townships that include most of the watershed are show below.



The name and description for each zoning district varies from one municipality to another. The following maps and brief descriptions characterize the zoning districts that are located within the Pine Creek Watershed in each municipality.



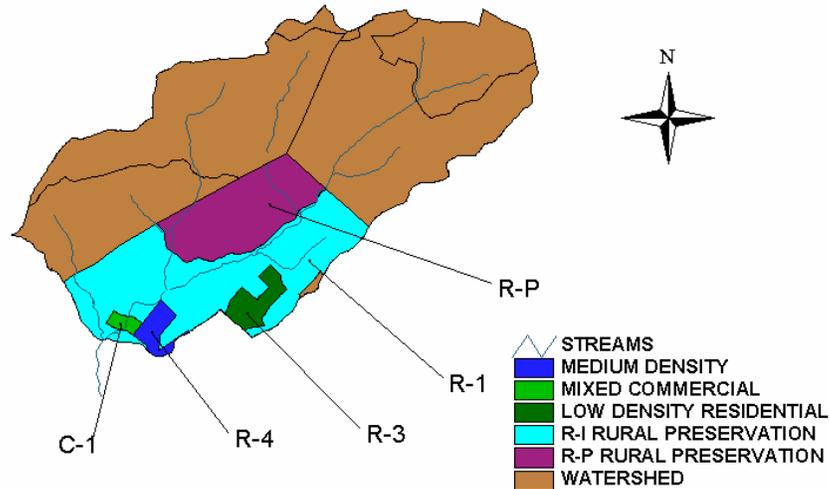
In District Township there are three Zoning Districts in the Pine Creek Watershed, R-1 Rural Conservation, R-2 Rural Residential, and C-1 Neighborhood Commercial.

**R-1 Rural Conservation District:** Minimum Lot size: 3 Acres or 5 Acres:  
to provide for the maintenance of existing rural residential areas, and to permit their natural expansion with limited farm activities encouraged. On-site water supply and sewage disposal are generally the only types available, and low population densities are encouraged. Three acres are required for detached residential buildings, and five acres for all other uses.

**R-2 Rural Residential District:** Minimum Lot Size: 2 Acres or 4 Acres:  
to provide medium density planned development areas, allowing certain additional uses, such as single-family semi-detached buildings provided such are located on a lot at least twice the area of that required for a single-family detached building.

**C-1 Neighborhood Commercial District:**  
to provide an appropriate area within the Township wherein commercial services and activities may be provided. It is also intended that the highest residential development density be allowed here. This small district in the Pine Creek Watershed includes the Fredericksville Hotel.

## PIKE TOWNSHIP ZONING IN WATERSHED



**R-P Rural Preservation District: Minimum Lot Size: 3 Acres:**

To discourage intensive development in areas which present limitations to development due to such factors as steep slope, flooding, high water table and seasonal high water table, to encourage the preservation of such amenities as streams, stream valleys, and wooded areas.

**R-1 Rural Preservation District: Min. Lot Size: 3 Acres for Agriculture, 2 Acres Other Uses:**

To discourage intensive development in areas with limitations, and to encourage agricultural use and preservation of natural areas.

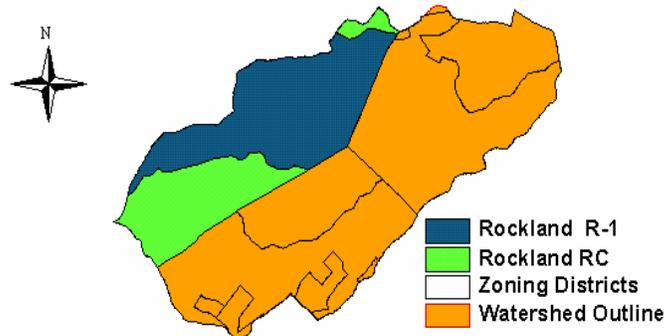
**R- 3 Low Density Residential District: Min. Lot Size: 3 Acres Agriculture, 1 Acre Other Uses:**

To provide an area for low density residential development, agriculture, and certain other activities.

**R-4 Medium Density Residential District: Min. Lot Size: 3 Acres Agriculture, 1 Acre Other Uses:**

To provide an area for residential development at low to medium densities, depending upon the availability of public water or sewer facilities.

## ROCKLAND TOWNSHIP ZONING IN WATERSHED



### RC Rural Conservation District – Minimum Lot Area 3 Acres

To encourage woodland conservation by preserving natural features such as forests, watersheds, and water courses while perpetuating the rural atmosphere, open space and scenic landscape. A significant portion of this district is classified as having severe limitations to on-site sewage disposal due to flooding, a high water table and/or steep slopes. Residential use is encouraged provided that sufficient space is available for on-site sewage disposal which will not create any menace to public health, and natural features are not unduly disturbed.

### R-1 Rural Residential District – Minimum Lot Area 1.5 Acres

To encourage residential development and to retain the rural character which will blend with existing land use and serve as a transition between areas of variable densities. A significant portion of this district is classified as having slight to severe limitations to on-site sewage disposal due to flooding and a high water table. Development of these areas will be further regulated by the Environmental Protection Overlay Districts created for these physical limitations.

## **Environmental Protection Overlay Districts**

The zoning districts in Rockland Township are all subject to Environmental Protection Overlay Districts, not shown on the map, but applicable to all zoning districts in the township, as follows:

The EP Districts include provisions to supplement and enhance the existing underlying district regulations for land areas which may encounter certain physical limitations for development. To implement and achieve the goals and objective for preserving environmentally sensitive areas, the overlay concept has been divided into the following individual overlay districts:

- EP-1 Floodplain Overlay District
- EP-2 High Water Table Overlay District: Minimum Lot 5 Acres
- EP-3 Steep Slope Overlay District

The Floodplain Overlay District shall include all areas subject to inundation by waters of the 100 year regulatory flood. The floodplain shall be identified in the Flood Insurance Study and Map prepared by FEMA.

The High Water Table Overlay District shall include all areas subject to inundation of soils which are characteristic and categorized as being Alluvial and/or High Water Table Soils by the Soil Survey of Berks County. These soils include the following soil series: Atkins, Linside, Melvin, Philo, Pope, Baile, Glenville. In places where the High Water Table Overlay District overlaps the Floodplain Overlay District, the policies, restrictions, guidelines and standards of the Floodplain Overlay District shall preside. Minimum Lot Area is 5 acres, provided that the lot contains contiguous land which results in a minimum of one acre net lot area.

The Steep Slope Overlay District shall include all areas where the topography exceeds 15 % in slope. The Township has incorporated a Slope Map to illustrate relative areas with slopes less than 15 %, between 15 and 25 %; and greater than 25 %. Minimum lot size is 5 acres, provided that the lot contains contiguous land which results in a minimum of one acre net lot area.

## **Joint Comprehensive Planning**

The Berks County Planning Commission initiated a Joint Comprehensive Planning Program in 1992, which has been very successful in developing joint plans by neighboring municipalities throughout the county. The County Planning Commission works with the municipalities, and funds the costs of the Plan by a qualified consultant firm chosen by the local participants. District and Rockland Townships have joined with other municipalities of the Brandywine School District and are launching their planning study in June, 2002. Pike Township is currently meeting with other neighboring municipalities to consider options for participating in a joint planning project. After the joint comprehensive plan is completed, each township is expected to adopt the plan, and to implement its recommendations. Some regional groups have elected to proceed to the next step, Joint Zoning, seeing the value in working together for mutual benefit.