

Village Residential

- ❖ Provide areas to encourage a mixture of residential and appropriate commercial uses within the village of New Schaefferstown and sections of the PA 183 Corridor.
- ❖ Critical element is the creation of an environment where the commercial uses are compatible with existing residential uses.
- ❖ Density will vary depending on the use and the availability of public facilities, but it should mirror the existing development pattern and density.
- ❖ Traditional Neighborhood Design development may be appropriate within these areas to blend in with the Region's existing development pattern.

Economic Development

- ❖ Provide for appropriate commercial and business development in locations where a cluster of commercial uses exist.
- ❖ Uses should be environmentally friendly, with proper landscaping and buffering required to not impact adjacent residential development.
- ❖ Lot sizes may vary, with density appropriate as needed by use, and type of sewer and water service.
- ❖ Direct industrial development to designated areas on the Future Land Use Plan.

Industrial

- ❖ This category will be intended to accommodate a variety of industrial uses, due to the need for access to major highways and availability of required utilities.
- ❖ One acre minimum lot size (smaller in the Borough) or larger as appropriate for use.

Town Center

- ❖ Mix of medium to high density residential, commercial areas, professional offices and public facilities.
- ❖ Critical element is the creation of a flexible, pedestrian-friendly environment where the commercial uses are compatible with existing uses.
- ❖ Target area for economic activity and re-development of vacant buildings with the goal of re-establishing the town center as a destination.
- ❖ Density requirements should be flexible in this area, depending on the use.
- ❖ Lot sizes of 5,000 sq. ft. or less average, provided pedestrian facilities are provided.



Facilities/Open Space, Parks, and Recreation

- ❖ These are open space, recreational and sensitive natural resource areas that should remain in such use for the foreseeable future, including the lands owned and operated by the Army Corps of Engineers and the PA Game Commission.
- ❖ Provide for existing public and semi-public owned parks, facilities and open space.
- ❖ Not recommended for private development other than low-impact accessory uses related to the recommended land uses.

Community Facilities

- ❖ Provide an adequate supply and mix of parks, playgrounds and other recreation facilities, both active and passive, to serve the existing and projected population of the Region.
- ❖ Identify opportunities for regional cooperation and sharing of equipment, facilities and services.

Transportation

- ❖ Establish roadway maintenance programs for each municipality to prevent deterioration and ensure safety of the existing road system.
- ❖ Work to enhance mobility for elderly, the physically impaired and those who do not own or lease an automobile.
- ❖ Encourage the development of a bicycle and pedestrian network that enhances connections between neighborhoods and activity centers.

Natural Resources

- ❖ Encourage new planting of trees within developments.
- ❖ Protect watersheds and wellhead areas for municipal water supplies.
- ❖ Maintain and initiate partnerships with conservancies to protect the Region's natural resources.

Historic and Cultural Resources

- ❖ Provide for adaptive re-use of historic structures where appropriate.
- ❖ Discourage demolition by neglect and deterioration of historic resources.
- ❖ Consider historic overlay zoning which provides special protection for historic sites including farm houses, barns, mills, old schoolhouses and churches.

Joint Comprehensive Plan

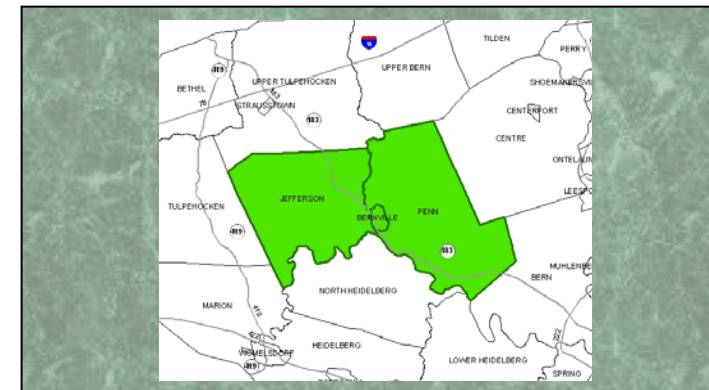
Penn Township • Borough of Bernville • Jefferson Township

Executive Summary

November 2008

Regional Location

Penn Township, Bernville Borough and Jefferson Township are located in western Berks County in southeastern Pennsylvania. Penn Township, Bernville Borough and Jefferson Township are located approximately 7-12 miles northwest of the City of Reading along PA Route 183. The three municipalities are located approximately 5 miles south of Interstate 78.



Regional Approach

A Joint Comprehensive Plan is a means by which participating communities may work together to create a vision of where and how a Region wants growth, economic development and preservation to occur. The Plan provides the guidance for the municipalities to amend and/or adopt appropriate regulations to achieve their vision for the Region.

Vision

The Penn, Bernville, Jefferson Region will remain an attractive community in which to live and work, with a high quality of life. There will be a variety of landscapes: Bernville will be a regional center comprised of attractive residential neighborhoods; outstanding community facilities and services, such as parks, to serve all segments of the Region's residents; and retail, office and light industrial facilities, of appropriate scale, to serve and employ area residents. Penn and Jefferson Townships will have areas of suburban character near the Borough where regional public sewer and water facilities may be made available, but retain extensive rural areas and open space. Growth in the Region will be managed, balanced, moderate and coordinated with the availability and adequacy of infrastructure.

Future Land Use

The following indicates the type of use and general function of each land use identified on the Future Land Use Map.

Agricultural Preservation

- ❖ Uses related to agriculture including support businesses should be encouraged.
- ❖ If residential development is permitted, it should be at lower average densities (one dwelling per 2 acres) and should not encroach on active farmland.
- ❖ Conservation by Design Zoning development and effective agricultural zoning techniques such as sliding scale, should be encouraged in this district.

Rural Residential

- ❖ Accommodate limited very low density development, agricultural uses, rural resources, open space and recreation.
- ❖ Larger lots of at least one to three acres or more per dwelling unit.
- ❖ Conservation Development techniques are encouraged in this district.
- ❖ Public sewer and water service is not recommended for Rural Conservation areas.

Low Density Residential

- ❖ Only single-family detached homes (and accessory uses) are permitted.
- ❖ Density of approximately 20,000 sq. ft. to one unit per acre.
- ❖ Higher density development may be allowed through Conservation Zoning development, provided that public sewer and water service is available.

Medium Density Residential

- ❖ Single-family, semi-detached homes, townhomes and mobile homes may be permitted as well as detached houses.
- ❖ Maximum density range up to 5 units per acre (8,000 sq. ft. lots), depending on the availability of public facilities.

