

TC - Town Center
(No land is provided in Colebrookdale or Pike)

- Most commercial uses permitted, excluding highway-oriented uses.
- All residential types permitted, preferably as part of a mixed use structure with a commercial use, but specifically confined to upper floors where the property fronts on Philadelphia Avenue (Route 73) or Reading Avenue (Route 562). Public water and sewer would be provided.

GC - General Commercial (No land provided in Pike)

- Retail, office, service, and other commercial uses permitted, including shopping plazas. Public water and sewer service would be provided.

PBD - Planned Business Development
(No land provided in Pike)

- Office/light industrial/flex space business parks (or free-standing buildings with similar uses) permitted provided they are constructed under unified design with significant open space and landscape buffers. Public water and sewer service would be provided.

I - Industrial

- Industrial uses permitted. Public water and sewer service would be provided in Boyertown and Colebrookdale but not in Pike.

ENVIRONMENTAL CONSERVATION

- Approve only development that respects the property's natural features.
- Establish stream corridor and wetland buffer regulations.
- Strengthen steep slope protection.
- Follow the four-step PA DCNR Growing Greener approach to subdivision design.
- Encourage farmers to use best management practices.
- Restrict tree cutting during construction.
- Adopt zoning regulations to protect scenic road corridors.

AGRICULTURAL PRESERVATION

- Encourage more land owners to preserve their farms
- Establish an Agricultural Security Area in Pike Township.
- Keep public water and sewer out of agricultural areas.
- Ensure zoning permits adequate farm-based businesses.
- Consider Transfer of Development Rights in Colebrookdale Township.
- Consider municipalities buying agricultural easements in addition to those Berks County buys.

HISTORIC PRESERVATION

- Seek formal recognition of more historic sites.
- Promote donation of historic facade easements.
- Expand participation in the PA Blue Markers Program.
- Install historic welcome signs at key gateways to the region.
- Prepare an historic design guidelines pamphlet.
- Strengthen sign regulations in village and countryside areas.
- Prohibit internally illuminated freestanding signs and review billboard regulations.
- Adopt delay of demolition regulations.
- Allow selected additional uses in historic properties zoned residential.

BOROUGH REVITALIZATION

- Work with Building a Better Boyertown and the Borough's Main Street Manager to establish a State-designated Main Street district in Boyertown.
- Try to qualify Boyertown Borough for the State Elm Street Program.
- Seek State funds for commercial facade rehabilitation.
- Use the Route 73 & Route 562 intersection as a streetscape improvement core area.
- Target the recruitment of offices to existing and future vacancies.
- Prohibit first-floor residential uses in properties that front on Route 73 and Route 562 within the core downtown area.
- Enhance the pedestrian walkways in and out of the Inner Core parking lot.
- Incorporate a four-way pedestrian-only cycle into the traffic signal at Route 73 & Route 562.

TRANSPORTATION

- Control the design of new access points on to Route 73, Route 562, and Route 100.
- Pursue only those road and bridge improvements in Pike needed for safety reasons.
- Emphasize the north side of the Borough in Boyertown's on-going repaving program.
- Continue monitoring the need for additional public parking in downtown Boyertown.
- Incorporate Berks County's highway design guidelines into subdivision regulations.

COMMUNITY FACILITIES AND SERVICES

- Continue supporting police, fire and rescue operations.
- Coordinate public water and sewer planning with future land use policies.
- Try to make sure on-lot septic systems are adequate in rural areas.
- Factor school district impacts into the land use decisions.
- Help determine the viability of the proposed Old Dutchman Trail.
- Continue community use of recreation facilities owned by the Boyertown Area School District.
- Establish a community park in Colebrookdale Township.

ENERGY CONSERVATION

- Try to reduce energy consumption as part of municipal operations.
- Encourage land developers to use energy-saving site design techniques.
- Heighten public awareness and education about energy conservation.



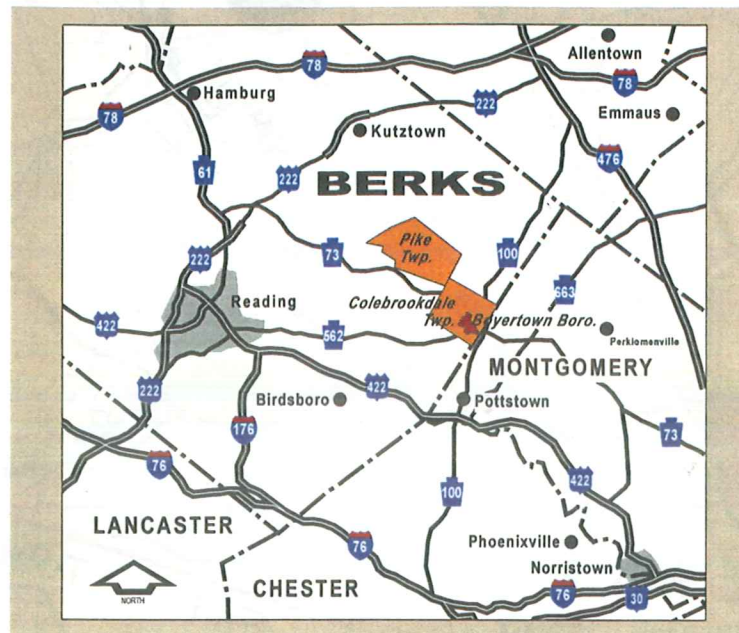
URDC Planning Consultant
Urban Research and Development Corporation
Bethlehem, Pennsylvania

Boyertown Borough • Colebrookdale Township • Pike Township
Joint Comprehensive Plan

2005

REGIONAL LOCATION

Boyertown Borough, Colebrookdale Township and Pike Township are in eastern Berks County near the Berks County/Montgomery County boundary. The region has approximately 11,000 residents. Major roads include PA Route 100, PA Route 73, and PA Route 562.



THE VISION

The Boyertown Borough - Colebrookdale Township - Pike Township Joint Comprehensive Plan is a locally-generated vision for the future. The plan shows how to conserve the area's rural heritage, natural features and historic places while accommodating growth in selected, appropriate locations.

Growth in the Boyertown-Colebrookdale-Pike region should be concentrated in and around existing developed areas, particularly near Boyertown Borough, which is focused on revitalization. In rural areas, farms and open space should be preserved to the greatest extent possible.



FUTURE LAND USE AND HOUSING

The following map and text recommend the most appropriate types and densities of land uses for the future of the region. The three municipalities should revise their zoning ordinances accordingly—either individually or together in a joint zoning ordinance.

RP - Rural Preservation (No land provided in Boyertown)

- In Pike and Colebrookdale, farming and single-family detached homes permitted on minimum 3-acre lots, or minimum 1.5 to 2-acre lots with 40% open space. No public water and sewer service planned.

LDR - Low Density Residential

- In Pike and Colebrookdale: single-family detached homes permitted on minimum 2-acre lots, or minimum 1-acre lots with 40% open space.
- In Boyertown: single-family detached homes permitted on minimum 20,000 s.f. lots, or 10,000 s.f. lots with 40% open space. Public water and sewer service would be provided in Boyertown but not Pike or Colebrookdale.

MDR - Medium Density Residential (No land provided in Pike)

- In Colebrookdale: single-family detached homes or side-by-side twin homes permitted on minimum 20,000 s.f. lots (per unit), or minimum 10,000 s.f. lots (per unit) with 40% open space.
- In Boyertown, single-family detached homes or side-by-side twin homes permitted on minimum 12,000 s.f. lots (per unit), or minimum 6,000 s.f. lots (per unit) with 40% open space. Public water and sewer service would be provided throughout.

GR - General Residential (No land provided in Pike)

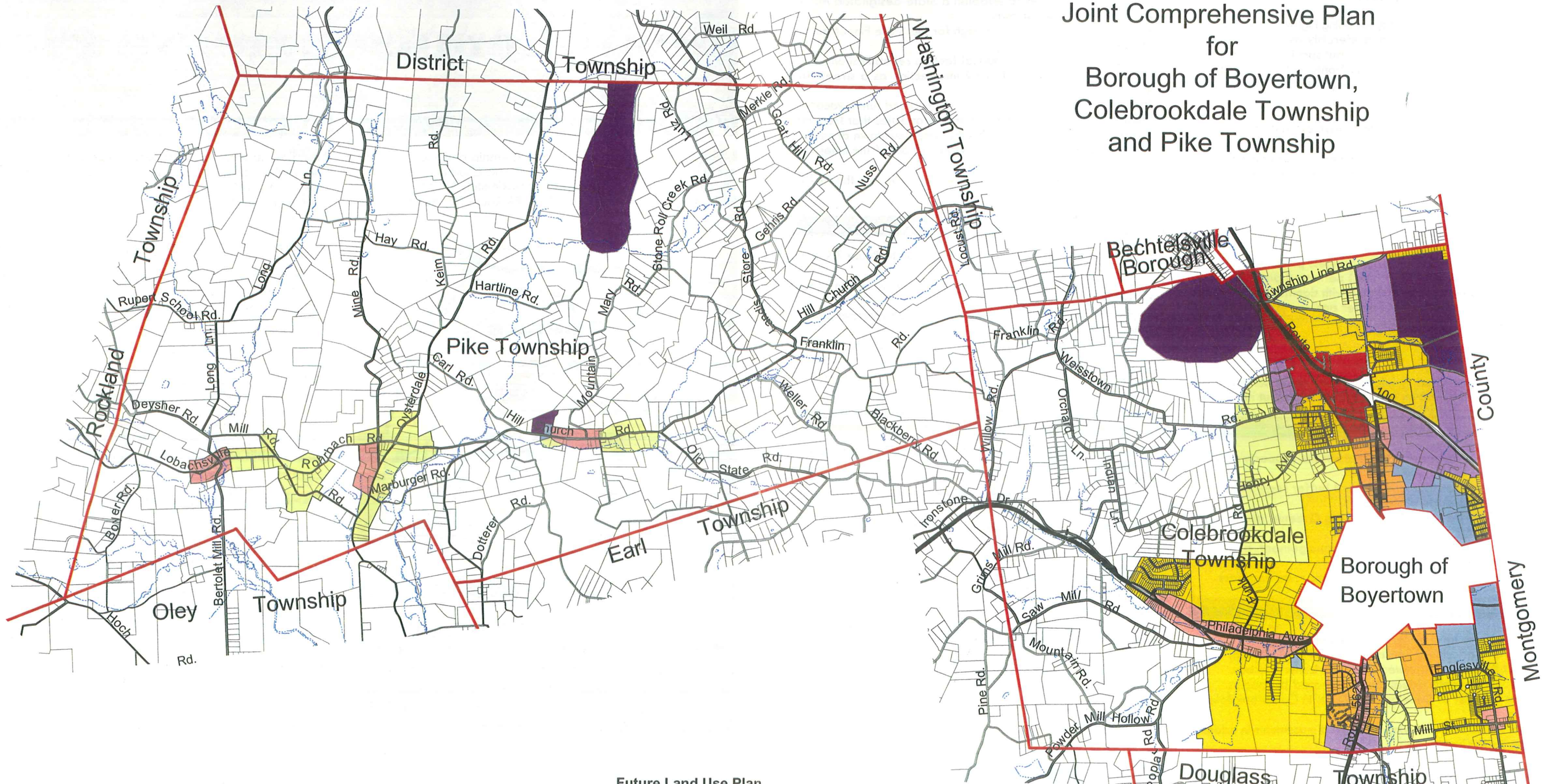
- All residential uses permitted, including developments of mixed housing types, at densities not exceeding 6 units per acre in Colebrookdale Township and 8 units per acre in Boyertown Borough, with 30% open space in either case.
- Conversion of single-family homes into two or more dwelling units permitted only in very large homes. Public water and sewer service would be provided throughout.

VC - Village Commercial (No land provided in Boyertown)

- Selected commercial uses permitted, such as small offices, services, and small, neighborhood-oriented retail uses.
- All residential uses permitted—preferably as part of a mixed use structure with a commercial use. Public water and sewer would be provided in Colebrookdale but not Pike.



Joint Comprehensive Plan for Borough of Boyertown, Colebrookdale Township and Pike Township



Future Land Use Plan

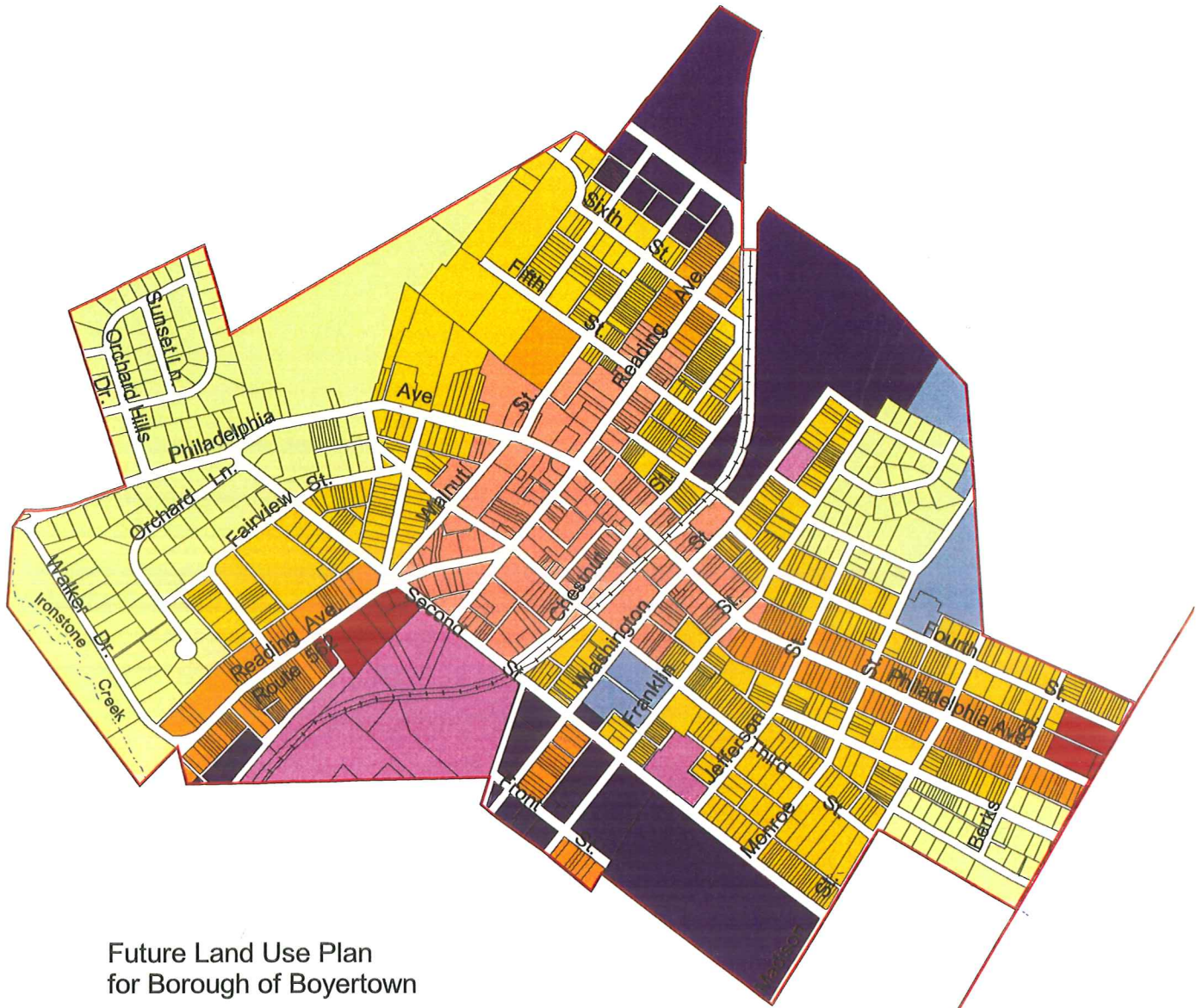
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|----------------------------|------------------------------|
| Rural Preservation | Village Commercial |
| Low Density Residential | General Commercial |
| Medium Density Residential | Planned Business Development |
| General Residential | Industrial |
| | Community Facilities |



Base Map Information Provided by the Berks County Planning Commission

Adopted by
Boyertown Borough March 7, 2005
Colebrookdale Township March 7, 2005
Pike Township March 1, 2005

Joint Comprehensive Plan for Borough of Boyertown, Colebrookdale Township and Pike Township



- Future Land Use Plan
for Borough of Boyertown**
- Rural Preservation
 - Low Density Residential
 - Medium Density Residential
 - General Residential
 - Town Center
 - General Commercial
 - Planned Business Development
 - Industrial
 - Community Facilities



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