

Village Residential

- ❖ Provide areas to encourage a mixture of residential and appropriate commercial uses within the villages of Oley, Pleasantville, and Pricetown.
- ❖ 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.

Commercial

- ❖ Provide for appropriate commercial 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.

Industrial

- ❖ This category will be intended to accommodate a variety of industrial uses, due to access to major highways and availability of required utilities.
- ❖ One acre minimum lot size or larger, where appropriate for use.

Public Facilities/Institutional

- ❖ Provide for existing public and semi-public owned parks, school district and municipal facilities, and open space.
- ❖ Not recommended for private development other than low-impact accessory uses related to the recommended land uses.

Housing Plan

- ❖ Provide appropriate areas for a variety of single family, two family, and multiple-family dwellings and a variety of densities to allow housing choices, while retaining the existing character of the Region.
- ❖ Encourage preservation and rehabilitation of housing in and around the area's historic villages and countryside.

Economic Development Plan

- ❖ Encourage mixed use development in village areas zoned for business to maintain the economic viability of commercial structures.
- ❖ Encourage the adaptive reuse of vacant and underutilized properties in the Region.
- ❖ Promote job creation for local residents through cooperative efforts of municipalities, the county, economic development agencies, businesses, and educational institutions.

Transportation

- ❖ Plan for safe and accessible routes of travel for pedestrians, bicyclists, individuals with disabilities, the elderly, and those without automobiles.
- ❖ Improve the efficiency of traffic flow and the safety of the Region's roads and their intersections.
- ❖ Enhance streetscapes along road corridors in the villages.

Community Facilities and Services Plan

- ❖ Encourage community efforts to bring people together and create community cohesion.
- ❖ Increase resident awareness of resources and facilities within the Region and support efforts to protect, enhance, and increase accessibility and use of those resources and facilities.
- ❖ Identify methods of encouraging energy conservation.

Natural Resources Plan

- ❖ Direct growth away from areas with sensitive ecological resources.
- ❖ Preserve watersheds, stream corridors, floodplains, wetlands, and recharge areas.
- ❖ Look for opportunities to initiate a linked network of greenways, open spaces, and green infrastructure.

Historic Resource and Preservation Plan

- ❖ Encourage the development of design guidelines to preserve historic architecture and village design patterns.
- ❖ Require impact studies for development near important historic resources, and require mitigation of potential adverse impacts to historic resources.
- ❖ Discourage demolition by neglect and deterioration of historic resources.

Joint Comprehensive Plan

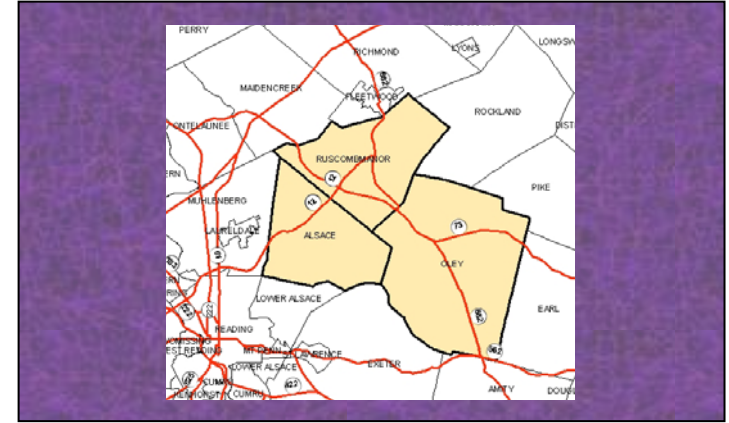
Alsace Township • Oley Township • Ruscombmanor Township

Executive Summary

February 2009

Regional Location

Oley, Alsace and Ruscombmanor Townships are located in southeastern Pennsylvania to the east of Reading, in Berks County, approximately 60 miles northwest of Philadelphia. Major roadways through the three municipalities include PA Route 2026, PA Route 662, PA Route 73, and PA Route 12, also known as Pricetown Road.



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

As development continues in the Region, the quality of life is threatened. The major concern of this Comprehensive Plan is to maintain and enhance the quality of life for the Region's residents. While threats to the Region present challenges, they also present opportunities for coordinated action to address the challenges. The intent of the Comprehensive Plan is not to stop development, but to see that it gets done smartly, with respect to the Region's resources, and in designated growth areas rather than areas which are critical to maintaining the Region's character and quality of life.

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.
- ❖ Limited residential development may follow a sliding scale or Conservation by Design Zoning techniques in some areas to preserve open space.
- ❖ If residential development is permitted, it should be at lower average densities (not greater than 40,000 sq. ft.) and should not encroach on active farmland.

Rural

- ❖ 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 areas.

Low Density Residential

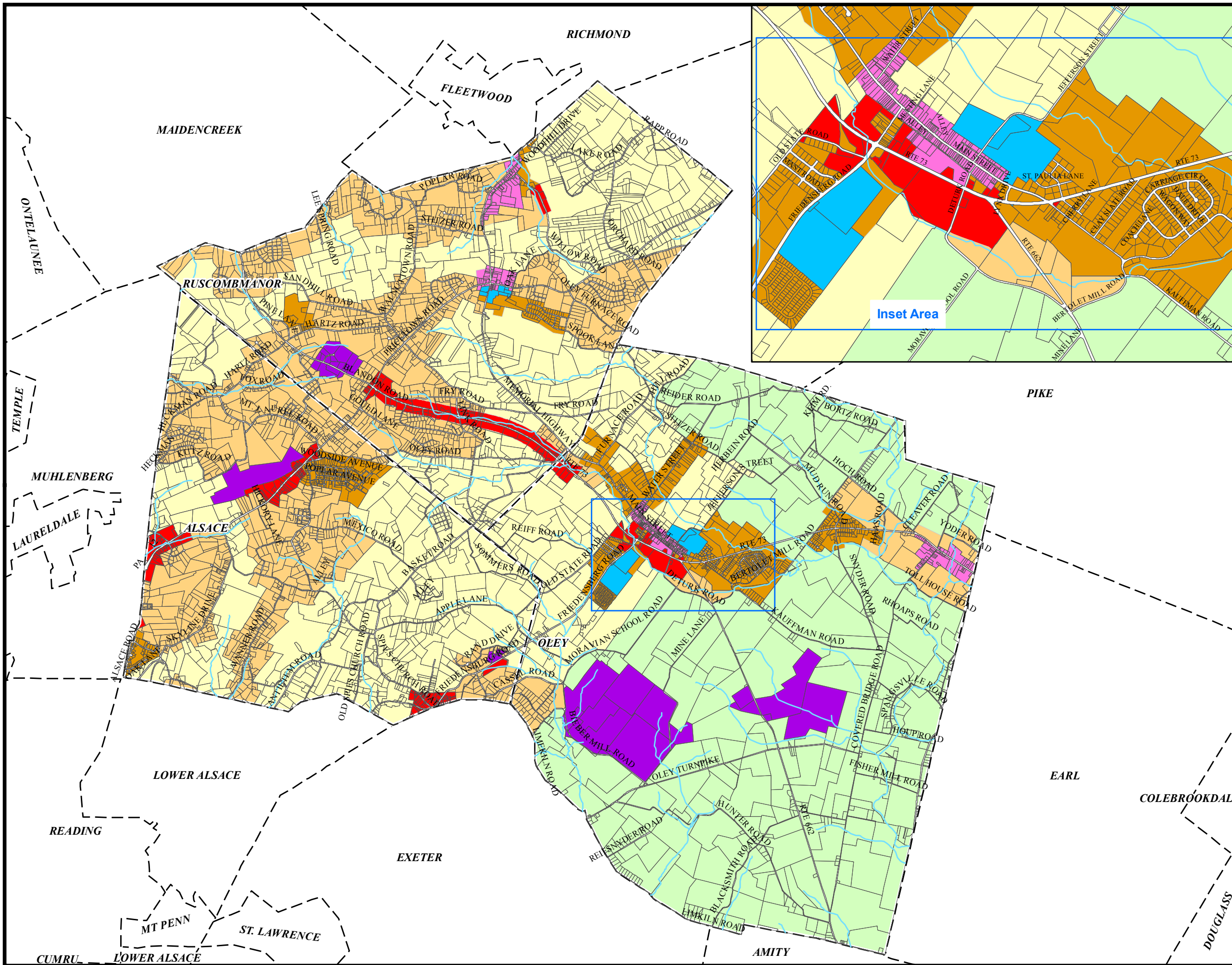
- ❖ Only single-family detached homes (and accessory uses) are permitted.
- ❖ Lot sizes of approximately 40,000 sq. ft. to 60,000 sq. ft. (approx. one and one-half acre).
- ❖ Higher density development may be allowed through Conservation Zoning development, provided that public sewer and water service 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 4 units per acre (10,000 sq. ft. lots), depending on the availability of public facilities.

**Joint Comprehensive Plan
Oley, Alsace and
Ruscombmanor Townships
Berks County, PA**

**Figure 6.1.
Future Land Use**



- Inset Area
- stream
- Parcel
- Future Land Use**
- Agricultural Preservation
- Rural
- Low Density Residential
- Medium Density Residential
- Village
- Commercial
- Industrial
- Public/Institutional
- Road

Draft

N

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Miles

Data source: Berks Co. GIS, SSM

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