



WHAT IS THE COMPREHENSIVE PLAN?

This Comprehensive Plan is intended to establish overall policies for the development, economic vitality and conservation of the Northern Berks Region over the next 15 years. The Region includes Hamburg and Shoemakersville Boroughs and Perry, Tilden, Upper Bern, Upper Tulpehocken, and Windsor Townships. This Plan is not by itself a regulation, but is intended to provide the policy direction for changes to the municipalities' development and land use regulations.



NORTHERN BERKS OVERALL GOAL

Continually strive to make the region an even greater place in which to live, work, learn, visit, shop and play, with a strong sense of community, scenic preserved open spaces, an attractive historic character, a vibrant economy, and an excellent quality of life.



PUTTING THIS PLAN INTO ACTION

- **Update** municipal development regulations to carry out this Plan, and periodically update the Plan and regulations as needed.
- **Continually** work to put this Plan into action through a program of updated planning and many short-term actions within a long-range perspective.
- **Promote** substantial citizen input, including making sure residents are well-informed about community issues and encouraging volunteer efforts to improve the community.
- **Maximize** communications, coordination, and cooperative efforts between the municipalities, the school district, adjacent municipalities, the County, and other agencies and organizations.

THE COMPREHENSIVE PLAN FOR THE REGION INCLUDES THE FOLLOWING MAJOR ELEMENTS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE,

ACT 247, AS AMENDED



Natural Features
and Agricultural
Conservation



Community
Facilities and
Services



Historic
and Cultural
Resources



Economic
Development



Transportation



Land Use
and Housing

Northern Berks Joint Comprehensive PLAN

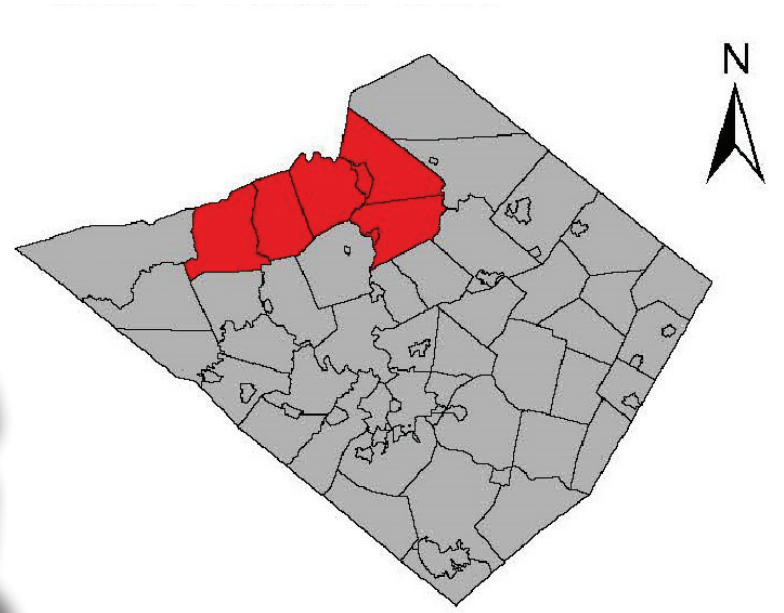
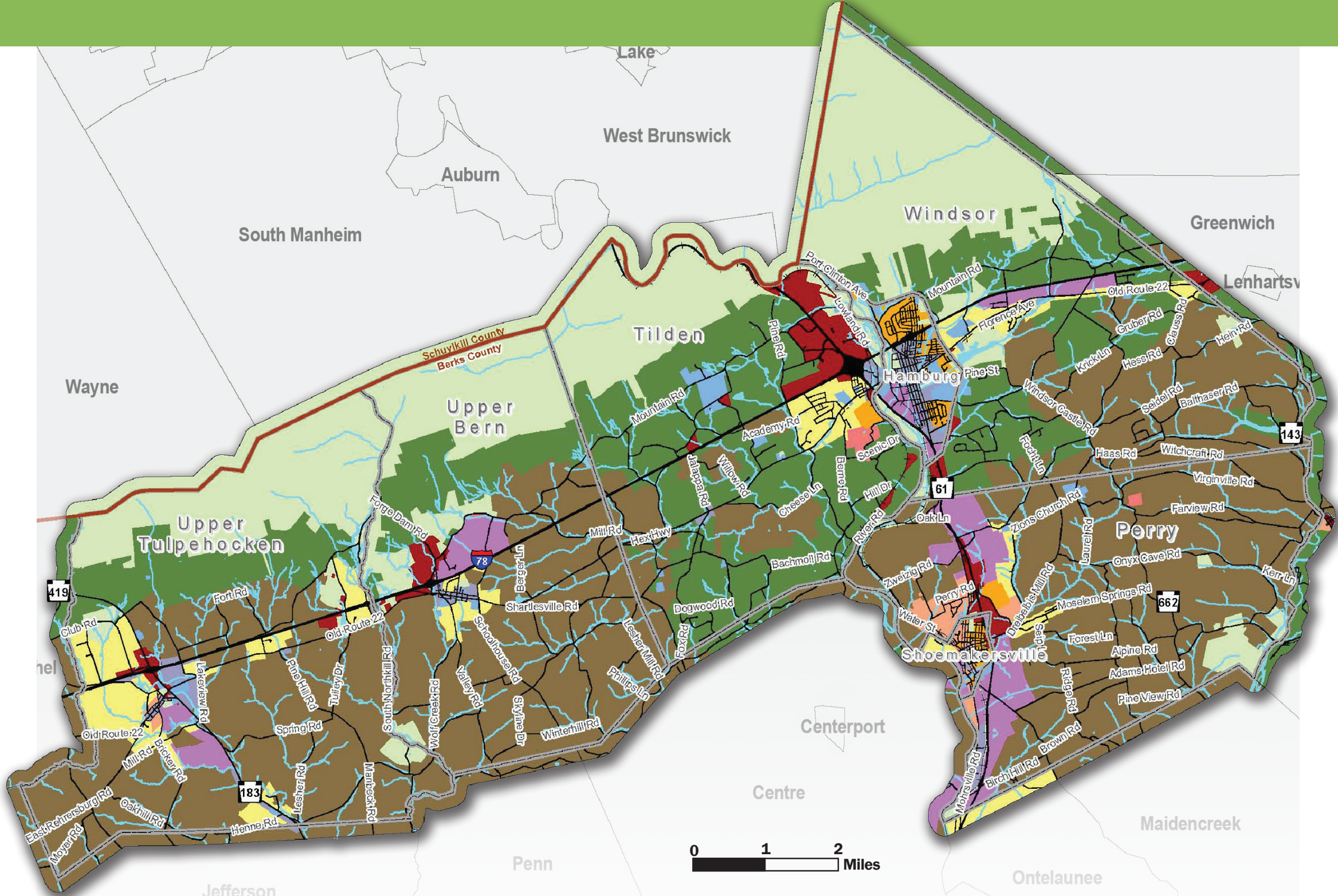
Hamburg Borough, Perry Township, Shoemakersville Borough,
Tilden Township, Upper Bern Township, Upper Tulpehocken Township,
Windsor Township, and the Hamburg Area School District

EXECUTIVE SUMMARY



THE COMPREHENSIVE PLAN INCLUDES THE FOLLOWING:

The Overall Vision and Goals • Demographics and Housing
Natural Features & Agricultural Conservation
Community Facilities & Services • Historic and Cultural Resources
Economic Development • Transportation
Land Use and Housing • Implementation Plan • Action Program



- Streams and Water Bodies
- Municipal Boundaries
- County Boundaries



Source data: Berks County Planning Commission GIS.
Berks County GIS/IS, Berks County Mapping, Berks DES
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countyofberks.com/planning

Future Land Use Plan Categories

The following describes the Future Land Use categories and their potential uses as depicted in the plan.

Low Density Residential

This category is primarily intended to provide for single family detached development. With on-lot well and septic systems, a one or one-and-a-half acre minimum should be required depending on the municipality. With central water and sewage services, a lot size of approximately 1/2 acre to 1/3 acre would be appropriate in most areas.

Medium Density Residential

This category is primarily intended to provide

for single family detached homes and twin houses. With central water and sewage services, an average of approximately 4 to 5 homes per acre would be appropriate without open space preservation. The Open Space Development option could provide for approximately 1/4 or 1/6 acre average lot sizes with 30 percent of the tract preserved as open space.

High Density Residential

This category is intended to provide for a mix of housing types at densities at over 6 homes per acre. Higher densities (such as 8 to 12 homes per acre) could be appropriate if the housing was limited to persons age 55 and older or through transfer of development rights. These areas should allow for all housing types. These areas are

particularly important to meet obligations under State law to offer opportunities for all types of housing.

Mobile Home Park

Mobile home parks can be considered a high-density type of residential development and can be developed at the density described under the High-Density designation.

Mixed Residential / Commercial

This category is intended to provide for a mix of light businesses and a mix of housing types.

Agriculture

The need for agricultural preservation and the methods to achieve it are described in the Agricultural and Natural Resources Conservation

section of this Plan. The desire is to preserve large contiguous areas of prime farmland, mainly through encouraging land-owners to sell conservation easements to the County or Township.

Rural Conservation

This category is intended to emphasize conservation of important natural features. This area is not proposed to be served by central sewage systems. These lands are characterized by low density development, prominent forest cover, and may contain slopes greater than 15%, as well as fragmented areas of farmland and land eased for agriculture, open space, natural resource or woodland conservation.

Commercial

This category is intended to provide for a wide range of commercial development, particularly in areas of more "highway" orientated commercial development. These areas should provide opportunities for uses such as gas stations, vehicle sales and auto sales. A careful set of standards are needed to require coordinated traffic access among different uses.

Industrial

The Industrial areas are intended to provide for a wide range of industrial uses. These areas are particularly important to meet obligations under State law to provide opportunities for all types of businesses.

Public / Institutional

This category recognizes existing large public, semi-public and institutional uses, such as schools and municipal buildings.

Recreation

Recreation land provides space and facilities for people to engage in active and passive recreation activities. These include playgrounds, parkland, state game lands/forests, as well as recreation land owned by non-profit recreational groups and commercial recreation.

Transportation Network

Land in this category contains roads and railroads. Other transportation modes such as air service, bus and motor freight services, as well as parking garages, are included in the Commercial category.