

An Ordinance Amending Ordinance No. 93, being the Zoning Ordinance of the Borough of Alburttis.

WHEREAS, upon due notice and public hearing February 9, 1973, certain proposed amendments to the Zoning Ordinance were presented for consideration the Council for the Borough of Alburttis after due deliberation ORDAINS and ENACTS as follows:

SECTION I- The following described area within the Borough of Alburttis presently lying within an area Zoned R-1 (Residential), shall be and is hereafter to be relocated and rezoned so as to be within an area zoned C (Commercial):

ALL THAT CERTAIN tract of land lying and being within the Borough of Alburttis, bounded and described as follows, to wit:-

BEGINNING at the intersection of the center lines of Franklin and Amber Streets; thence, along the center line of Amber Street, in a north-easterly direction two hundred thirty feet plus or minus (230' +) to the center line of Stone Alley; thence, along the center line of Stone Alley, in a southeasterly direction two hundred twenty feet plus or minus (220' +) to the center line of an unnamed alley; <sup>thence,</sup> along the center line of the unnamed alley in a southwesterly direction, two hundred thirty feet plus or minus (230' +) to the center line of Franklin Street; thence, along the center line of Franklin Street in a northwesterly direction two hundred twenty feet plus or minus (220' +) to the PLACE OF BEGINNING.

SECTION II - The Zoning Ordinance of the Borough of Alburttis is hereby amended to include an additional Residential District to be known as an R-3 District, with regulations as follows:

#### R-3 Residential District

SECTION 550 USE REGULATIONS. A lot may be used or occupied for the following purposes only:

550.1 Any use permitted in R-1 and R-2 Residence Districts.

550.2 Row houses with not more than six (6) units (row or town houses) in a row.

#### Section 551. Yard, area and height regulations.

551.1 Lot area and width. A lot width of not less than twenty (20) feet shall be provided for every building. An area of not less than (1500) feet shall be designed for living space, inclusive of garage area.

551.2 Building area. Not more than forty (40%) percent of the lot area shall be given over to building coverage.

551.3 Front yard. There shall be a front yard on each street on which a lot abuts which shall be not less than twentyfive (25) feet in depth. On corner lots there shall be a twentyfive (25) feet set back from both streets.

551.4 Side Yards. There shall be a minimum side yard space of ten (10) feet on each side, between units.

551.5 Rear Yard. There shall be a rear yard on each lot which shall be not less than thirty-five (35) feet.

551.6 Height. The Maximum height of each or any building shall be thirty-five (35) feet.

Section 552. Special District Regulations.

552.1 Two off-street parking spaces shall be provided for each unit.

552.2 Front facades shall be designed for maximum architectural variance designed to promote aesthetic qualities of the neighborhood.

552.3 Reduction to 900 square feet in living space shall be allowable for no more than two dwellings in each row unit, inclusive of garage area.

SECTION III - The following described area within the Borough of Alburtis presently lying within (an area Zoned partly R-1 and partly (Industrial) shall be and is hereafter to be relocated and rezoned so as to be within an area Zoned R-3 Residential:

ALL THAT CERTAIN tract of land lying and being within the Borough of Alburtis, bounded and described as follows, to wit:-

BEGINNING at the intersection of the center line of Quarry Road (T 492) produced with the center line of Church Street; thence, along the center line of Church Street in a southwesterly direction three hundred feet plus or minus (300'+) to the center line of Pine Street produced; thence, along the center line of Pine Street, in a northwesterly direction two hundred ten feet plus or minus (210±) to the center line of Stone Alley; thence along the center line of Stone Alley in a westerly direction four hundred feet plus or minus (400'+) and in a northwesterly direction nine hundred feet plus or minus (900'+) to the center line of unnamed Alley; thence, along the center line of the unnamed Alley, in an easterly direction three hundred feet plus or minus (300'+) to the center line of Mica Street; thence along the center line of Mica Street in a northwesterly direction four hundred feet plus or minus (400'±) to the southerly right-of-way Of the East Penn Railroad; thence along the same, in an Easterly direction one thousand one hundred fifty feet more or less (1,150' +) to the center line of Quarry Road produced; thence along the center line of Quarry Road produced, in a southerly direction nine hundred forty feet more or less (940'±) to the PLACE OF BEGINNING.

ORDAINED AND ENACTED this 5th day of March , 1973.

BOROUGH OF ALBURTIS

BY Francis C. Peppert  
President



ATTEST;

Bertha M. Kubas  
Borough Secretary

APPROVED this 5th day of March , 1973.

BY Richard Morehead  
MAYOR