

## EXISTING LAND USE

Concern for the use of land is the essence of comprehensive planning. Both Bally and Bechtelsville are small, densely developed communities dominated by older residential and mixed-use neighborhoods. Bally has considerable manufacturing and commerce. Bechtelsville has one manufacturing use and limited commercial activity.

Both Bally and Bechtelsville Boroughs originated in the early 1700's along the King's Highway (Old Route 100). Commercial and industrial development grew along this early trade route. In Bechtelsville, early industry also developed along the Swamp Creek's mill raceway and later along the railroad. Development in Bechtelsville slowed considerably when the new Route 100 was constructed in the 1900's, bypassing Bechtelsville. In Bally, business continues to grow and prosper along the Route 100 corridor in and around the Borough.

## RESIDENTIAL LAND USE

Residential land uses are significant in both Bally and Bechtelsville. Single-family detached homes comprise the overwhelming majority of residential land use in both boroughs. Single-family attached homes consist mainly of duplexes, and play a more prevalent role in Bechtelsville than Bally. Multi-family uses presently comprise only a small percentage of each borough.

### **Bally**

Approximately 75 acres or 29 percent of Bally Borough's 330 acres contain residential development. Single-family detached

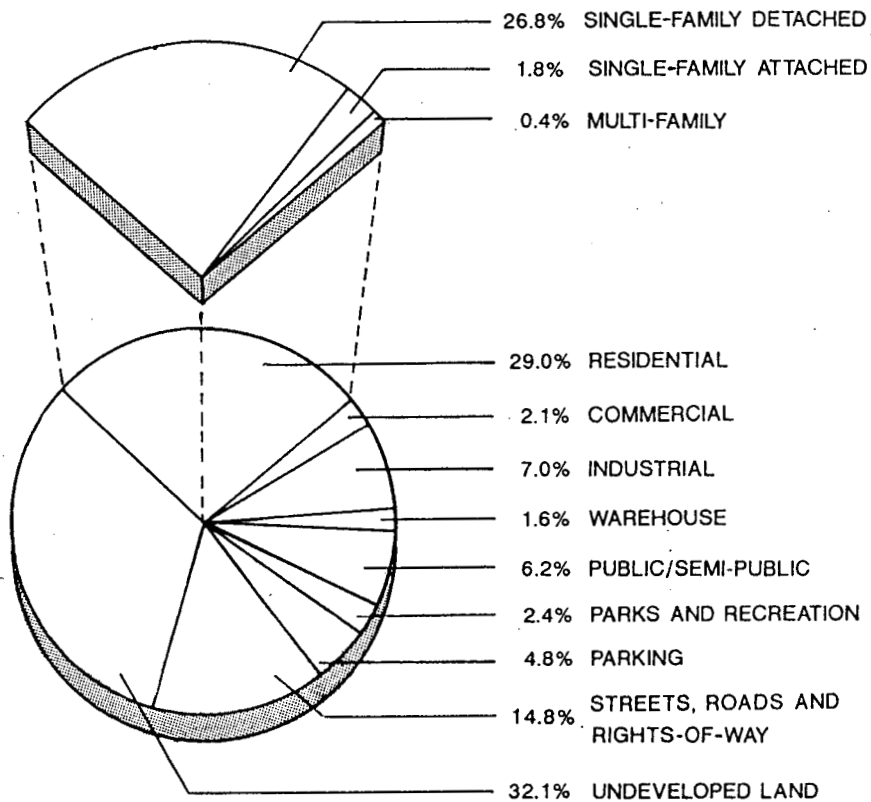
homes account for 88 acres or 92 percent of the total acreage dedicated to residential land uses. Single-family attached and multi-family units account for the remaining residential land use in the Borough.

Bally's older and denser neighborhoods are located along Route 100. The center of the Borough contains most of the community's oldest and most densely developed neighborhoods. Bally's public sewer and water service facilitates smaller lot sizes than those typically found in the surrounding township. Recent residential development includes 3 single-family attached homes on South Second Street and single-family detached homes near the corner of North Ninth and Chestnut Streets. A large townhouse (single-family attached) development is proposed for the undeveloped land adjacent to Bally community park.

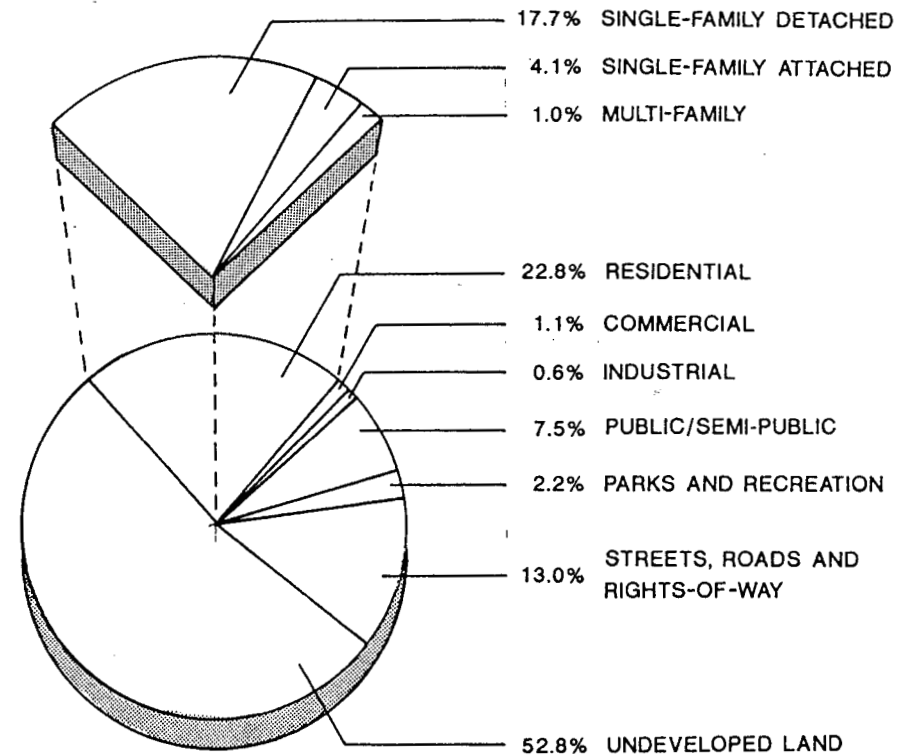
### **Bechtelsville**

Of Bechtelsville's 341 acres, approximately 77 acres or 22 percent of the Borough is comprised of residential land uses. Single-family detached homes account for almost 78 percent of the Borough's residential land uses. Single-family attached homes (mostly duplexes) consist of approximately 18 percent of all residential land uses. Only 5 percent of the Borough's residential land uses are multi-family.

Bechtelsville's older and denser neighborhoods lie along Main, Chestnut and Spring Streets. The most recent residential development has occurred along Cherry Street.



**Bally Land Use**



**Bechtelsville Land Use**

COMMERCIAL LAND USE

Commercial land uses include retail, service and office uses. Commercial uses are more prevalent in Bally than Bechtelsville. Bally has almost twice the acreage of commercial land use.

**Bally**

Nearly 7 acres or 2 percent of Bally's land is devoted to commercial uses. Most of Bally's commercial businesses are located along Route 100. They include the Bally Hotel, National Bank of Boyertown, Century 21 Realty, Hardware Stores, Barber Shops and Salons, antique stores and car sales among others. Many of these businesses have located within older homes. The Zoning Ordinance and Subdivision and Land Development Ordinance (SALDO) has also allowed commercial strip development along Route 100. Commercial uses in Bally provide services to much of the surrounding area.

**Bechtelsville**

Bechtelsville has few commercial land uses. Commercial land use totals less than 4 acres or 1 percent of Bechtelsville's land uses. The Borough's commercial businesses include the Bechtelsville Hotel, Bittenbender's General Store and Kehl's Auto Service at Race and Main Streets, the nearby deli, barbershop and hair salon at "The Village Mall", Agway's feed and grain mill on Chestnut Street and other minor service and home occupations. These businesses service the local area. Additional services and shopping needs are provided in either Bally or Boyertown.

INDUSTRIAL LAND USE

Industrial uses in the Bally/Bechtelsville area are concentrated in Bally. Bechtelsville has only one industry.

**Bally**

Bally contains most of the area's industrial land uses. Industry uses approximately 23 acres of 7 percent of the Borough land. Bally industry is comprised of four major manufacturing industries: The Great American Knitting Mills, Inc., Bally Ribbon Mills, Bally Engineering Structures and Bally Block Company. These industries provide a significant portion of the Borough's tax base and provide over 900 jobs for area residents (see Major Employers, page V-17).

**Bechtelsville**

Bechtelsville's only industry and major employer is Campbell Manufacturing, Inc.. Campbell's facility manufactures plumbing fixtures and is planning to expand its facilities at Spring and Railroad Streets. This industrial land use currently contains approximately 2 acres or 1/2 percent a percent of Bechtelsville's land uses.

WAREHOUSE LAND USE

Warehouse land uses refer to land that is industrial in character but used for storage rather than manufacturing. Warehouses require few employees and large building sites. The Borough of Bally contains 5 acres of warehouse land use (is shown as an

industrial land use on the existing land use map). This warehouse use comprises less than 2 percent of Bally's total land area and is used for a lumberyard and storage facility for the Bally Block Company. Bechtelsville has no warehouse land use.

### PUBLIC AND SEMI-PUBLIC LAND USE

Public land uses refer to uses such as public schools, municipal buildings, post offices and other government owned land. Semi-public land uses include churches, cemeteries, private schools and property owned by other non-profit organizations. Bally and Bechtelsville contain many of the same public and semi-public land uses.

Many public and semi-public facilities are further described in the Community Facilities and Services section of this report.

### **BALLY**

Over 20 acres of land are devoted to public and semi-public land uses in Bally. This land use type accounts for over 6 percent of the Borough's total land area. Major public and semi-public land uses in Bally include the Bally Borough Hall, Bally Post Office, Bally Ambulance Association and Goodwill Fire Company, Hereford Mennonite Church and Cemetery, the Bally Mennonite Cemetery, Bally Community Center, Most Blessed Sacrament Church and Church Museum, Die Alte Schule, and St. Francis Academy (Most Blessed Sacrament Elementary School).

### **Bechtelsville**

Approximately 25 acres or 7 percent of Bechtelsville's land is considered public and semi-public in land use. Major public and semi-public land uses in Bechtelsville include the old and new Bechtelsville Borough Hall, Bechtelsville Post Office, Keystone Fire Company, Trinity Lutheran Church and Cemetery, and Morning Star Fellowship's campus.

### PARK AND RECREATION LAND USE

Park and recreation land uses refer to land which is used by the public for either active and passive for recreational purposes. Bally and Bechtelsville each have one centrally located park which serves the whole community.

### **Bally**

Bally's park and recreational land uses account for 8 acres or more than 2 percent of the Borough's land uses. The Bally Borough Swimming Pool, Leonard Melcher Memorial Park and Goodwill Fire Company Ballfields surround the Borough Hall along Chestnut Street. These facilities, which are further described in the Community Facilities section of this report, are the Boroughs only park and recreational land uses. These park and recreation lands provide services for the Borough and much of Washington Township.

**Bechtelsville**

The Borough of Bechtelsville contains over 7 acres or 2 percent of park and recreation land uses. Park and recreation lands within the Borough consist of the Bechtelsville Community Park and the abandoned rail road which runs between Mill and Chestnut Streets along the eastern edge of the park. The Bechtelsville Community Park serves the entire borough and is further described in the Community facilities section of this report. The abandoned rail road was purchased by the Borough. The Borough plans to create a pedestrian/bike trail along this corridor.

PARKING LAND USE

The Borough of Bally contains significant areas which are used solely for the parking of motorized vehicles. These areas are unique to Bally and are not found in Bechtelsville. They include a bus storage lot and other parking areas associated with Bally's manufacturing industry. These areas comprise 16 acres or almost 5 percent of Bally land uses.

UNDEVELOPED LAND

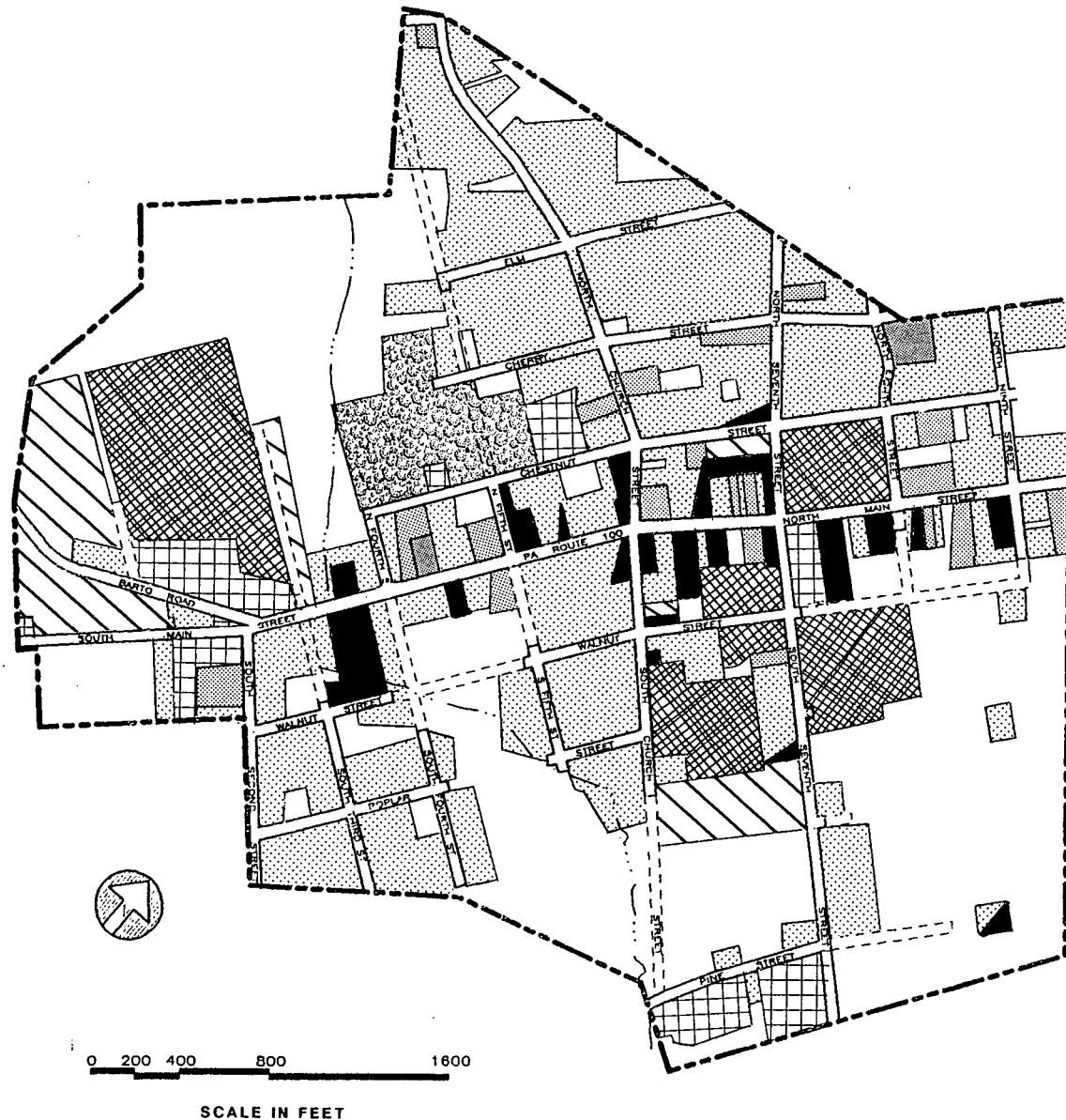
Privately-held, undeveloped property in the Bally and Bechtelsville area includes farmland, steep slopes, woodlands wetlands and floodplains.

**Bally**










The Borough of Bally contains 106 acres of undeveloped land or 32 percent of Bally's total land area. Much of this undeveloped land is comprised of farmland and scrubland. Few significant woodlands, wetlands or flood plains exist within Bally (see the natural features section of this report). The large undeveloped area adjacent to North Fourth Street is proposed for townhouse development. Significant farmland remains in the northeast corner of the Borough. This agricultural land is well suited for development and is served by public water and sanitary sewer. Steps need to be taken, if the Borough wishes to preserve all or part of this farmland.

**Bechtelsville**

Bechtelsville contains 180 acres of undeveloped land, which accounts for 53 percent of the Boroughs land area. Bechtelsville's undeveloped land consists primarily of steeply sloping woodlands. These areas lie in the western portion of the Borough and are not likely to be developed soon. Other undeveloped areas include wetland and floodplain areas along the Swamp Creek. A small area of farmland exists in the northern portion of the Borough.



## EXISTING LAND USE

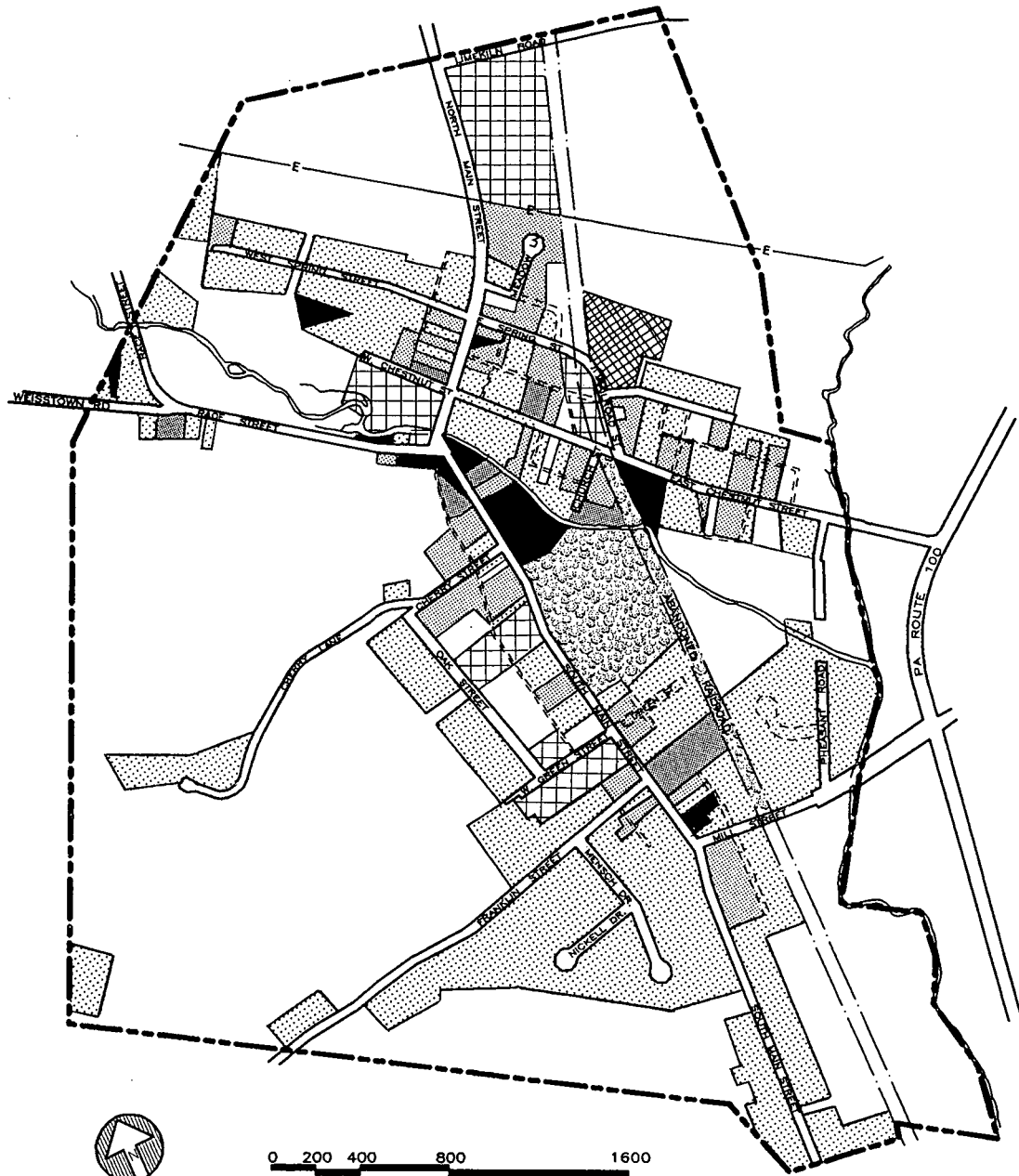
-  SINGLE-FAMILY DETACHED RESIDENTIAL
-  SINGLE-FAMILY ATTACHED RESIDENTIAL
-  MULTI-FAMILY RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL
-  PARKING
-  PUBLIC/SEMI-PUBLIC
-  PARKS/RECREATION
-  UNDEVELOPED

BALLY/BECHTELSVILLE JOINT COMPREHENSIVE PLAN  
Borough of Bally – Berks County, Pennsylvania











Landscape Architects . Engineers . Planning Consultants  
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## EXISTING LAND USE

-  SINGLE-FAMILY DETACHED RESIDENTIAL
-  SINGLE-FAMILY ATTACHED RESIDENTIAL
-  MULTI-FAMILY RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL
-  PUBLIC/SEMI-PUBLIC
-  PARKS/RECREATION
-  UNDEVELOPED



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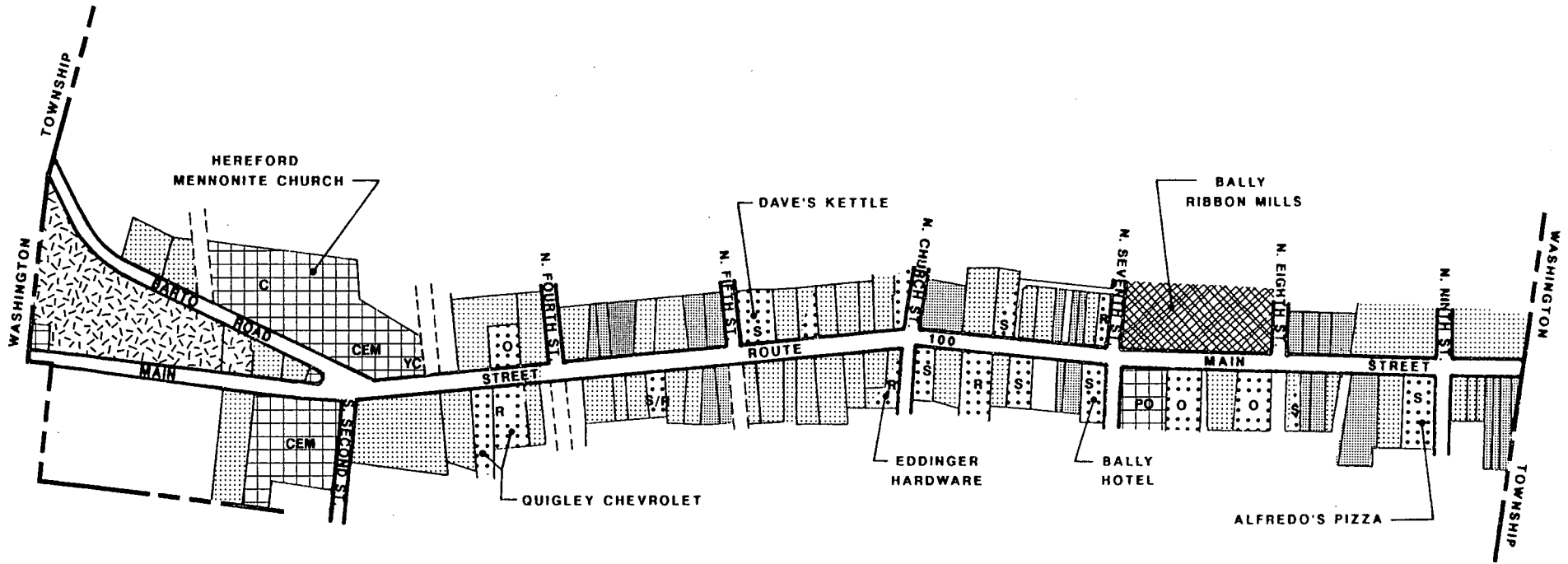
SCALE IN FEET

**BALLY/BECHTELSTVILLE JOINT COMPREHENSIVE PLAN**  
**Borough of Bechtelsville— Berks County, Pennsylvania**






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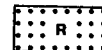
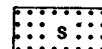
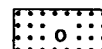

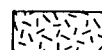
# EXISTING LAND USE ALONG BALLY'S MAIN STREET






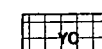
## RESIDENTIAL

-  SINGLE-FAMILY DETACHED
-  SINGLE-FAMILY ATTACHED
-  MULTI-FAMILY

## COMMERCIAL/INDUSTRIAL

-  RETAIL
-  SERVICE
-  OFFICE
-  INDUSTRIAL
-  PARKING

## PUBLIC/SEMI-PUBLIC

-  CHURCH
-  CEMETERY
-  POST OFFICE
-  BALLY YOUTH CENTER

