

EASTERN BERKS JOINT COMPREHENSIVE PLAN

The logo for the Eastern Berks Joint Comprehensive Plan is a circular emblem. At the top, the words "EASTERN BERKS" are written in a bold, blue, sans-serif font, following the curve of the upper circle. In the center is a stylized tree with a thick, brown trunk and a dense canopy of leaves. The leaves are colored in shades of blue, green, and orange, suggesting a seasonal or environmental theme. A small, colorful butterfly is perched on one of the upper branches. The base of the tree is depicted as a globe, showing continents in brown and oceans in blue. At the bottom of the circle, the words "JOINT COMPREHENSIVE PLAN" are written in the same blue, sans-serif font, following the curve of the lower circle. The entire logo is set against a white background.

Based on input from the surveys, public meetings, and other outreach efforts, this Plan aims to protect the Region's natural resources and rural areas that have a mixture of prime agricultural soils, wooded areas, wetlands, farms, open spaces, wildlife habitat corridors, and pristine water resources. At the same time, the plan also seeks to strengthen downtown Topton that serves as the Region's hub for commercial, community, and cultural activities and events.

In 2004, municipalities that form the Eastern Berks region recognized explosive population and housing growth from the 1960s up until then—roughly doubling the Region in growth. Working together, the municipalities could complement one another with development pressures centered or near existing infrastructure while preserving environmentally sensitive areas. In 2015 the Plan was then updated to reflect then-current trends.

The municipalities cannot implement this Comprehensive Plan alone. Involvement is needed by residents, neighborhood organizations, civic groups, businesses, institutions, property-owners, and many other groups.

Municipality	Responses	Percentage
Tipton Borough	39	45%
Rockland Township	30	35%
Longswamp Township*	12	14%
District Township	5	6%

*Outside of study area





Eastern Berks Joint Comprehensive Plan Future Land Use

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 aged 55 and older or through transfer of development rights. These areas should allow for all housing types.

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. These areas should provide for retail stores, offices, personal services, day care centers, banks, exercise clubs and similar uses.

Agriculture

One, if not the most important, goal for this area is to avoid a dense residential subdivision in the middle of active farmland - to protect the investment of the adjacent farmers.

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. Development should be subject to flexible siting standards, conservation design standards, and disturbance limitations designed to avoid the most critical environmental constraints and allow land to be developed efficiently with the least degree of environmental impact.

Commercial

Uses permitted here should reflect a local orientation and integrate within the setting without great adverse impact. Uses should remain small and emphasize providing local daily needs to nearby rural residents.

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 business uses, including some uses that are less desirable. Zoning should allow for small, start-up business and light industry as permitted uses.

Public / Institutional

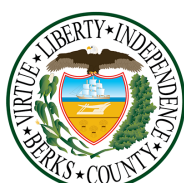
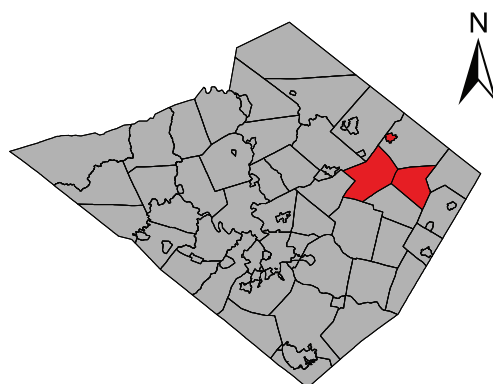
This category recognizes existing large public, semi-public and institutional uses, such as hospitals, schools and municipal buildings. Much of the Region's public and nonprofit designation is comprised of public parks. In addition to these open grounds, this category includes all of the properties owned and operated by the Brandywine Heights Area School District and each of the Region's municipalities.

Recreation

Recreation land provides space and facilities for people to engage in active and passive recreation activities. These include playgrounds, parkland, state gamelands/forests, as well as recreation land owned by non-profit recreational groups (i.e. sportsman clubs, and little league organizations) and commercial recreation (i.e. golf courses, miniature golf courses, campgrounds).

Transportation Network

Land in this category contains roads.



www.berkspa.gov/planning

Source data: Berks County Planning Commission GIS, Berks County GIS/IS, Berks County Mapping, Berks DES
Published by the Berks County Planning Commission

--- Railroads

Streams and Water Bodies

Tax Parcels

Municipal Boundaries