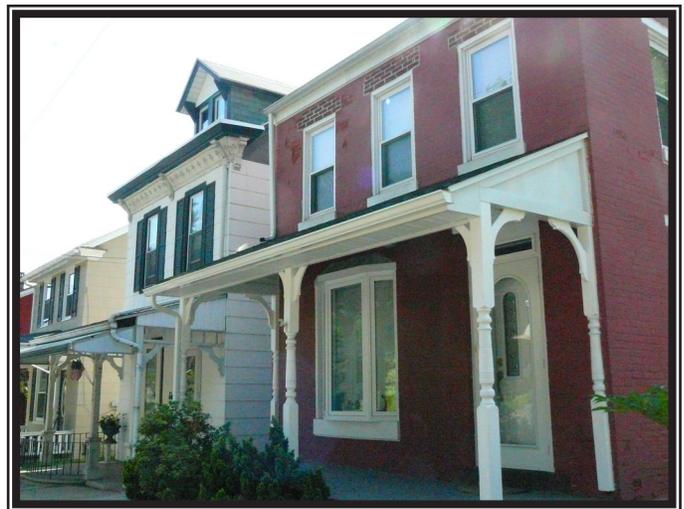


# *Berks County Comprehensive Plan 2030 Update*



Adopted January 23, 2020



RESOLUTION NO. 21-2020

A Resolution of the Board of Commissioners of Berks County adopting the *Berks County Comprehensive Plan – 2030 Update*.

**WHEREAS** the Pennsylvania Municipalities Planning Code (Act of 1968, P.L. 805, No. 247, as reenacted and amended) specifies that each County within the Commonwealth shall prepare and adopt a County Comprehensive Plan; and

**WHEREAS** the Berks County Planning Commission has prepared the Berks County Comprehensive Plan – 2030 Update (the “Plan”), which is intended to guide the future growth and development of Berks County; and

**WHEREAS**, this *Plan* contains goals and policies that seek to build livable communities, provide economic development, revitalizes our urban centers, and promote efficient use of infrastructure; and

**WHEREAS**, this *Plan* contains goals and policies that will encourage a land use pattern that is less consumptive and more protective of our natural resources; and

**WHEREAS**, this *Plan* contains goals and policies that seek to protect productive farmland and conserve environmentally sensitive natural resources; and

**WHEREAS**, the *Plan* recognizes that all levels of government, as well as the private and non-profit sectors play an important role in implementing the goals and policies of the comprehensive plan; and

**WHEREAS**, the *Plan* promotes continued intergovernmental cooperation and regional planning initiatives; and

**WHEREAS**, the Berks County Planning Commission has conducted a public survey, held public meetings and regional municipal workshops to obtain input into the development and review of the *Plan*; and

**WHEREAS**, the Berks County Planning Commission modified the draft *Plan* in light of public comments and a public meeting as follows:

1. Change to Future Land Use: Figure 18-Berks County Future Land Use and Figure 19-Hawk Mountain Region Future Land Use, and any and all related maps.
2. Modify landfill language in the first three paragraphs of Chapter 10G entitled Solid Waste.

**WHEREAS**, the Berks County Planning Commission transmitted the *Plan* to the Board of Commissioners of Berks County, and the Board of Commissioners conducted a public hearing on the Plan on January 23, 2020.

**NOW, THEREFORE BE IT RESOLVED** that the Board of Commissioners of Berks County hereby adopts the *Berks County Comprehensive Plan – 2030 Update* in accordance with the provisions of the Pennsylvania Municipalities Planning Code.

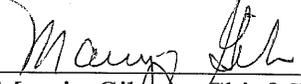
ADOPTED THIS 23rd DAY OF JANUARY, 2020.

COUNTY OF BERKS

  
Christian Y. Leinbach, Chair

  
Kevin S. Barnhardt, Commissioner

Attest:

  
Maryjo Gibson, Chief Clerk

  
Michael S. Rivera, Commissioner

**Berks County Planning Commission  
Resolution No. 01-2020**

**General Consistency Policy  
Of Municipal Comprehensive Plans and the  
County Comprehensive Plan**

**WHEREAS**, Section 301.4(a) of the Pennsylvania Municipalities Planning Code, as amended (the “MPC”), provides, “Municipal comprehensive plans which are adopted shall be generally consistent with the adopted county comprehensive plan”; and

**WHEREAS**, Section 301.4(b) of the MPC further provides, “County planning commissions shall publish advisory guidelines to promote general consistency with the adopted county comprehensive plan. These guidelines shall promote uniformity with respect to local planning and zoning terminology and common types of municipal land use regulations”; and

**WHEREAS**, the Berks County Planning Commission (“Commission”) serves as the official county planning commission for the County of Berks and in that capacity intends to comply with the requirements of the MPC; and

**WHEREAS**, the County of Berks has adopted the Berks County Comprehensive Plan Update 2030 (“County Comprehensive Plan”).

**NOW, THEREFORE BE IT RESOLVED**, and it is hereby resolved, that the Commission hereby adopts the following guidelines to promote general consistency with the County Comprehensive Plan.

**Advisory guidelines for determining general consistency with the  
County Comprehensive Plan**

In order to be considered generally consistent with the County Comprehensive Plan, municipal plans shall meet the following guidelines:

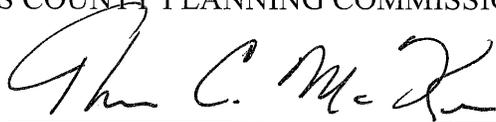
1. The amount, location, density, intensity, character and timing of future land uses proposed in the text, tables or maps in any municipal plan or amendment thereto shall be in accord with the recommendations in the County Comprehensive Plan pertaining to these features;
2. Goals and policies relating to natural and historic resources such as wetlands, water quality, woodlands, steep slopes, prime agricultural land, geology, flood plains, unique natural areas, historic sites and other historic, natural or environmental features shall be compatible with the goals, policies and maps in the County Comprehensive Plan or supplemental studies adopted by the Commission;
3. The housing element of the proposed municipal comprehensive plan or amendment thereto shall provide adequate housing opportunities to meet the needs of present and future residents in accord with guidelines pertaining to housing type and density as prescribed in the Future Land Use Plan within the County Comprehensive Plan;
4. The location, timing and character of transportation facilities, community facilities, water, sewer, stormwater management, and other utilities contained in applicable

- elements of the proposed municipal comprehensive plan or amendment(s) thereto shall be in accord with the policies of the County Comprehensive Plan, or supplemental studies adopted by the Commission;
5. The proposed municipal comprehensive plan or amendment shall provide for adequate opportunities for the growth and retention of future and existing businesses in accord with the economic policies of the County Comprehensive Plan including supplemental studies adopted by the Commission;
  6. The proposed municipal comprehensive plan or amendment shall provide for the protection of existing agricultural lands and agri-businesses that promote the long-term viability of the agricultural economy and minimize land use conflicts in agricultural areas as stated in the policies of the County Comprehensive Plan;
  7. The goals and policies in the proposed municipal plan or amendment thereto shall be in accord with the goals and policies of the County Comprehensive Plan. It is recognized that municipal plans may incorporate issues that are important locally but are not relevant to the goals and policies of the County Comprehensive Plan. Accordingly, the Commission will make a determination that such matters are of local concern only, on a case-by-case basis.
  8. Any finding of general consistency with the County Comprehensive Plan shall be based on finding consistency for each of the seven items listed above. In reviewing municipal plans for general consistency with the County Comprehensive Plan, the Commission staff is directed to specify those items that are inconsistent, missing, or incomplete and make recommendations to the local municipality on actions that should be taken to create consistency between the municipal and county plans. Should the planning staff determine that the County Comprehensive Plan should be updated, a recommendation will be made to the Commission and decisions will be made on a case-by-case basis. Upon determination that an update is necessary, the Commission will forward its recommendations to the Berks County Board of Commissioners for the amendment process as regulated by the MPC.
  9. Additionally, should a municipality submit an amendment to a municipal ordinance, regulation, subdivision or land development plan, or other project/plan to the Commission for review and the proposed amendment, plan or project is not consistent with the County Comprehensive Plan, a letter of inconsistency or non-support will be issued based upon this policy.

ADOPTED this 12<sup>th</sup> day of February, 2020.

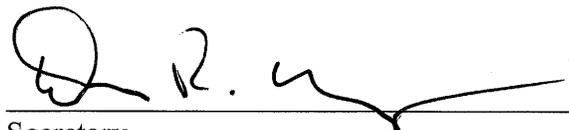
BERKS COUNTY PLANNING COMMISSION

By:



Chairman

Attest:



Secretary

# Table of Contents



PREFACE .....	1
1. INTRODUCTION .....	7
2. DEMOGRAPHICS .....	15
3. ENVIRONMENT .....	25
4. ENERGY CONSERVATION .....	49
5. HISTORIC AND CULTURAL RESOURCES .....	55
6. HOUSING .....	69
7. LAND USE .....	81
8. ECONOMY .....	135
9. TRANSPORTATION .....	169
10. COMMUNITY FACILITIES .....	197
11. INTERGOVERNMENTAL COOPERATION/PARTICIPATION .....	225
12. PLAN INTERRELATIONSHIPS .....	235
13. PUBLIC PARTICIPATION AND ADOPTION .....	243

## List of Figures

01	Municipal Boundaries Map .....	11
02	Physiographic Provinces Map .....	13
03	Steep Slopes Map .....	37
04	Forested Areas Map .....	39
05	Geology Map .....	41
06	Agricultural Soils Map .....	43
07	Quarries Map .....	45
08	Water Resources Map .....	47
09	Housing Density Map.....	79
10	Planning Regions Map.....	107
11	Easements Map.....	109
12	Existing Land Use Map (not part of update) .....	111
13	Hawk Mountain Region Existing Land Use Map (not part of update).....	113
14	Tulpehocken Region Existing Land Use Map (not part of update) .....	115
15	Southern Highlands Region Existing Land Use Map (not part of update) .....	117
16	Oley Hills Region Existing Land Use Map (not part of update).....	119
17	Metro Region Existing Land Use Map (not part of update).....	121
18	Future Land Use Map .....	123
19	Hawk Mountain Region Future Land Use Map.....	125
20	Tulpehocken Region Future Land Use Map .....	127
21	Southern Highlands Region Future Land Use Map .....	129
22	Oley Hills Region Future Land Use Map .....	131
23	Metro Region Future Land Use Map .....	133
24	Economic Development Areas Map.....	157
25	Hawk Mountain Region Economic Development Areas Map .....	159
26	Tulpehocken Region Economic Development Areas Map.....	161
27	Southern Highlands Region Economic Development Areas Map .....	163
28	Oley Hills Region Economic Development Areas Map .....	165
29	Metro Region Economic Development Areas Map.....	167
30	Major Roads by Functional Class Map .....	191
31	BARTA Route Service Map.....	193
32	Railroads and Airports Map .....	195
33	School Districts Map .....	219
34	Municipal Waste Landfills Map .....	221
35	Public Sewer and Water Service Areas Map.....	223
36	Joint Comprehensive Planning Map.....	233