ORDINANCE NO. 2017-

WAREHOUSE AND WHOLESALE TRADE, SUBJECT TO SECTION 503.34

BE IT ENACTED AND ORDAINED, by the Board of Supervisors of the Township of Greenwich, Berks County, Pennsylvania (the “Township”), and it is hereby ENACTED AND ORDAINED by the authority of the same that the Zoning Ordinance of the Township enacted October 14, 2014 (the “Zoning Ordinance”), is hereby amended as follows:

Section 1. Article III, Section 301 entitled “Definitions”, Subsection 301.4 entitled “Specific Terms” of the Zoning Ordinance is hereby amended as follows:

“Convenience Store with Fuel”: A structure that sells food products, household merchandise, and other goods commonly associated with these products and merchandise where self-service dispensing of fuel for passenger motor vehicles may be provided as an accessory retail service, excluding all tractor trailer vehicles and/or all vehicles with a gross vehicle weight of 26,000 lbs. or greater.

“Convenience Store without Fuel: A structure that sells food products, household merchandise, and other goods commonly associated with these products and merchandise."

Section 2. Article IV, entitled “District Regulations”, Section 407, entitled “C Commercial District”, Subsection 407.1.A, entitled “Permitted Uses” is hereby amended by adding “Convenience Store Without Fuel Dispensing” as follows:

“27. Convenience Store Without Fuel Dispensing.”


Section 4. Article IV, entitled “District Regulations”, Section 407, entitled “C Commercial District”, Subsection 407.1.A, entitled “Permitted Uses” is hereby amended by renumbering “27. Self Storage Development, subject to Section 503.27” to “26.”

Section 6. Article IV, entitled “District Regulations”, Section 407, entitled “C Commercial District”, Subsection 407.1.C, entitled “Conditional Uses” is hereby amended by repealing in its entirety “8. Warehouse and wholesale trade, subject to Section 503.34, and by adding “Convenience Store With Fuel Dispensing”, “Vehicle Service Facility” and “Warehousing and Storage in an Accessory Structure” as follows:

10. Warehousing and Storage in an Accessory Structure.”

Section 7. Article IV, entitled “District Regulations”, Section 407, entitled “C Commercial District”, Subsection 407.1.D, entitled “Special Exception Uses” is hereby repealed in its entirety.

Section 8. Article IV, entitled “District Regulations”, Section 408, entitled “I Industrial District”, Subsection 408.1.A.1. “Warehouse and wholesale trade, subject to Section 503.34.” is hereby repealed in its entirety.

Section 9. Article IV, entitled “District Regulations”, Section 408, entitled “I Industrial District”, Subsection 408.1.D. is hereby amended by adding “9. Warehouse and wholesale trade, subject to Section 503.34 “.

Section 10. If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is hereby declared as the intent of the Board of Supervisors of Greenwich Township that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

Section 11. All ordinances or parts of ordinances conflicting with the provisions of this Ordinance are hereby repealed insofar as they are inconsistent with this Ordinance.
Section 12. This Ordinance shall become effective five (5) days from the date of enactment.

DULY ENACTED AND ORDAINED this 5th day of June, 2017.

TOWNSHIP OF GREENWICH, BERKS COUNTY, PENNSYLVANIA

By: 
Chairman

By: 
Supervisor

By: 
Supervisor

Attest: Alicia flyte
Secretary

[SEAL]
MUNICIPAL CERTIFICATION

I, Alice Flyte, Secretary of the TOWNSHIP OF GREENWICH, BERKS COUNTY, PENNSYLVANIA, do hereby certify that the foregoing is a true and correct copy of Ordinance No. 61-2017 adopted at a regular meeting of the Board of Supervisors of the Township of Greenwich, Berks County, Pennsylvania held on the 5th day of June, 2017.

[SEAL]

Alice Flyte
Secretary
Township of Greenwich,
Berks County, Pennsylvania