

**PERRY TOWNSHIP  
BERKS COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 11-25**

**AN ORDINANCE OF PERRY TOWNSHIP, BERKS COUNTY, PENNSYLVANIA, AMENDING SECTIONS OF ARTICLE II OF THE PERRY TOWNSHIP ZONING ORDINANCE OF 1998, AS AMENDED, TO AMEND SECTION 207.1(a) IN THE INDUSTRIAL DISTRICT, TO REMOVE AND DELETE THE USES OF WHOLESALE BUSINESS, STORAGE AND WAREHOUSING ESTABLISHMENTS, TRUCK AND FREIGHT TERMINALS, AND DELIVERY AND DISTRIBUTION CENTERS; AND TO REMOVE AND DELETE SECTIONS 208.1(b), (h), (i) IN THE LIGHT-INDUSTRIAL DISTRICT REGARDING WHOLESALING WAREHOUSING AND DISTRIBUTION ACTIVITIES AND FACILITIES, TRUCK TERMINALS, MINI-WAREHOUSES AND STORAGE FACILITIES; AND AMENDING THE DEFINITION OF THE HEIGHT OF A BUILDING FOUND IN ARTICLE VI, SECTION 601.4, TO PROVIDE THAT THE HEIGHT OF A BUILDING SHALL BE THE VERTICAL DISTANCE MEASURED AT THE AVERAGE GRADE AT THE FRONT OF THE BUILDING AT ITS HIGHEST POINT AND THAT THE FRONT OF THE BUILDING IS THE FAÇADE WITH THE PRIMARY ENTRANCE LOCATION.**

WHEREAS the Board of Supervisors of Perry Township (“Board of Supervisors”) provide for warehousing establishments and related uses in various zoning districts in the Township, including the I-1 Industrial District, L-I Light-Industrial District, and the CLI Commercial Light-Industrial District; and

WHEREAS the Board of Supervisors has determined that additional warehouse establishments and similar uses within the Industrial District and Light-Industrial District will not serve the best interests of the Township or its residents; and

WHEREAS the current Zoning Ordinance allows for construction of warehouses in various locations within Perry Township; and

WHEREAS the Board of Supervisors deems it to be in the best interests of the public health, safety, and general welfare to remove and/or delete said uses in the Industrial District and Light-Industrial and to amend the Zoning Ordinance as set forth herein; and

WHEREAS similar uses shall still be allowed in the Commercial Light-Industrial District within the Township.

NOW, THEREFORE, be it Enacted and Ordained by the Board of Supervisors of Perry Township, Berks County, Pennsylvania, as follows:

**SECTION I: Amendment to Section 207.1 and Section 208.1**

Article II of the Perry Township Zoning Ordinance of 1988, as amended (“Zoning Ordinance”) and the Sections set forth herein are hereby amended:

Section 207.1 letter (a), regarding uses permitted by right in the I-1 Industrial District, is hereby amended to read as follows:

- (a) Heavy commercial uses, excluding warehouse or distribution-type uses, which shall be carried on in a completely enclosed building, except for off-street parking and loading facilities, mechanical and vehicle equipment repair establishments, and dry cleaning and dyeing plants.

Section 208.1 letter (b), letter (h), and letter (i) are hereby deleted and no longer allowed as uses permitted by right in the L-I Light-Industrial District, more specifically:

- (b) Wholesale businesses, warehousing, and distribution activities and facilities.
- (h) Truck terminals.
- (i) Mini-warehouses and storage facilities.

**SECTION II: Amendment to Section 601.4**

Section 601.4, the definition of “Height of the Building,” is hereby amended to read as follows:

“The height of a building shall be the vertical distance measured from the average grade at the front of the building to its highest point. The front of the building is the façade with the primary entrance location.”

**SECTION III: Severability**

In the event any provision, section, sentence, clause, or part of this Ordinance is held to be invalid, such invalidity shall not affect or impair any remaining provisions, section, sentence, clause, or part of the Ordinance, it being the intent of the Board of Supervisors that such remainder

shall be and shall remain in full force and effect and for this purpose the provisions of this Ordinance are hereby declared to be severable

**SECTION IV: Repealer**

The Ordinances of Perry Township, Berks County, Pennsylvania, shall be and remain unchanged and in full force and effect except as amended, supplemented, or modified by this Ordinance. All ordinances or parts of ordinances of the Township which are inconsistent herewith are hereby repealed.

**SECTION V: Effective Date**

This Ordinance shall become effective immediately upon adoption by the Township of Perry.

DULY ENACTED AND ORDAINED this 11TH day of NOVEMBER 2025, by the Board of Supervisors of Perry Township in public session duly assembled.

Attest:

  
Secretary

BOARD OF SUPERVISORS OF  
PERRY TOWNSHIP, BERKS COUNTY

By:   
Chairperson