

**BOROUGH OF ST. LAWRENCE  
BERKS COUNTY, PENNSYLVANIA**

**ORDINANCE No. 421**

AN ORDINANCE OF THE BOROUGH OF ST. LAWRENCE, BERKS COUNTY, PENNSYLVANIA, AMENDING ORDINANCE # 416, KNOWN AS THE ZONING ORDINANCE OF THE BOROUGH OF ST. LAWRENCE, TO AMEND SECTION 202, TITLED "SPECIFIC TERMS," TO ADD DEFINITIONS OF "RETAIL BUSINESS," "PERSONAL AND HOUSEHOLD SERVICE ESTABLISHMENT," "SKILLED TRADESMAN," AND "WORKSHOP"; TO AMEND SECTION 520, TITLED "C-10 MIXED COMMERCIAL DISTRICT" BY AMENDING SECTION 521, TITLED "SPECIFIC INTENT," SECTION 522, TITLED "C-10 USES PERMITTED BY RIGHT" SECTION 523, TITLED "C-10 USES PERMITTED BY CONDITION," SECTION 524, TITLED "C-10 AREA, HEIGHT, AND YARD REGULATIONS," AND SECTION 525, TITLED "C-10 PERFORMANCE STANDARDS"; TO AMEND SECTION 530, TITLED "I-1 GENERAL INDUSTRIAL DISTRICT," BY AMENDING SECTION 532, TITLED "I-1 USES PERMITTED BY RIGHT," SECTION 533, TITLED "I-1 AREA, HEIGHT, AND YARD REGULATIONS, SECTION 534, TITLED "I-1 PERFORMANCE STANDARDS"; TO AMEND SECTION 540, TITLED "I-2 LIGHT INDUSTRIAL DISTRICT" BY AMENDING SECTION 542, TITLED "I-2 USES BY RIGHT REGULATIONS," SECTION 543, TITLED "USES BY CONDITIONAL USE," SECTION 545, TITLED "PERFORMANCE STANDARDS;" AND BY AMENDING SECTION 624(1) TO AMEND THE DEFINITION OF "ADULT BOOK STORE;" AND TO PROVIDE FOR SEVERABILITY, REPEALER, AND EFFECTIVE DATE

IT IS HEREBY ENACTED AND ORDAINED by the Borough Council of the Borough of St. Lawrence, Berks County, Pennsylvania as follows:

SECTION 1. Amendment of Ordinance No. 416. Ordinance No. 416 of the Borough of St. Lawrence, known as the "Zoning Ordinance of the Borough of St. Lawrence," shall be amended as follows:

(a) Section 202, titled "Specific Terms" shall be amended to add the following defined terms:

**Retail Business** - Sale of goods, within a building, to an individual for personal use; such as, but not limited to: antiques, appliances, auto parts, books, building materials, cards, carpeting, cassettes and compact discs, clothing, confections, drugs, dry goods, electronic equipment, flowers, food, furniture, hardware, jewelry, liquor, newspapers, notions, office equipment and supplies, personal and household supplies, photographic equipment and supplies, sporting goods, stationery, toys,

and tobacco. Does not include an Adult Book Store.

**Personal & Household Service Establishment** - Provides people with services related to their homes or personal appearance; such as, but not limited to: barber shops, beauty shops, laundromats, laundry and dry cleaning shops, tailor and seamstress shops, medical equipment rental shops; and shops renting and/or repairing household goods, shoes, jewelry and appliances.

**Skilled Tradesman** - Worker skilled in a particular craft or trade; such as, but not limited to: carpenter, electrician, metal worker, wood worker, cabinet maker, upholsterer, plumber, mason, painter, home builder, or heating contractor.

**Workshop** - Establishment where manual or light industrial work is done, generally by a skilled tradesman

(b) Section 520, titled "C-10 MIXED COMMERCIAL/LIGHT INDUSTRIAL DISTRICT," shall be amended to read as follows:

**Section 521. C-10 SPECIFIC INTENT**

It is the purpose of this district to provide for Commercial uses and those Light Industrial uses which do not create noise, smoke, gas, odor, dust, vibration of earth, soot or lighting to a degree that is offensive when measured at the property line. Additionally, a use that will not adversely affect the public health, safety and general welfare of the residents and inhabitants of the Borough..

**Section 522. C-10 USES PERMITTED BY RIGHT**

Land and buildings in a C-10 District shall be used for the following purposes and no others unless a Conditional Use approval as provided for herein has been granted.

1. Retail business establishment for the sale of goods within a building.
2. Personal and household service establishment conducted within a building.
3. Standard or fast food restaurant without drive thru

service

4. Financial institution without drive thru service.
5. Professional, business or government offices.
6. Municipal use.
7. Forestry, subject to Section 626 of this Ordinance
8. Commercial school for the teaching of trades, arts, or skills.
9. Studio.
10. Library, post office or similar establishment specializing in commercial shipment of letters and packages.
11. Workshop of a skilled tradesman, when conducted wholly within a building.
12. Kennels
13. Catering
14. Printing and Publishing
15. Bakery – Retail or Wholesale
16. Accessory uses and structures to the above uses when on the same lot as and customarily incidental to the permitted use.

#### Section 523. C-10 USES PERMITTED BY CONDITION

The following uses are permitted when approved as a Conditional Use by the Borough Council pursuant to the provisions of Section 811 of this Ordinance.

1. Church, provided that the minimum lot size is three (3) acres, provided that it can be conducted with a safe and orderly traffic pattern with sufficient waiting areas for vehicles waiting to

conduct business, as demonstrated by traffic plans and studies submitted by the Applicant and subject to approval by the Borough.

2. Outdoor maintenance service provider.
3. State Licensed Adult or Child Day Care Center, subject to:
  - a. All State licensing requirements shall be met
  - b. Provisions shall be made for safe access to exterior play areas
  - c. Provision shall be made for safe pickup and delivery, including signage and rules and regulations of the day care center such that any children or adults with disabilities do not have to cross traffic areas or parking areas unattended to reach the car waiting to pick them up.
4. Standard or fast food restaurant with drive thru service, provided that it can be conducted with a safe and orderly traffic pattern with sufficient waiting areas for vehicles waiting to conduct business, as demonstrated by traffic plans and studies prepared by a traffic engineer or person of similar credentials, submitted by the Applicant and subject to approval by the Borough.
5. Funeral Home, provided that the use can be conducted with a safe and orderly traffic and pedestrian pattern, as demonstrated by traffic plans and studies prepared by a traffic engineer or person of similar credentials, submitted by the Applicant and subject to approval by the Borough.
6. Car wash, subject to:
  - a. A paved approach drive to accommodate a minimum of three (3) cars per bay shall be constructed for the purpose of avoiding an accumulation of cars backing upon a public

thoroughfare, except in the case of a facility where only one bay is provided. In such case, the approach drive or parking area shall be constructed to accommodate a minimum of four (4) cars.

b. A traffic study prepared by a traffic engineer or person of similar credentials, shall be submitted which indicates whether there is sufficient on-site space for stacking of vehicles, vehicle maneuver, pedestrian movement and parking.

7. Financial Institution with drive thru service, provided that it can be conducted with a safe and orderly traffic pattern with sufficient waiting areas for vehicles waiting to conduct business, as demonstrated by traffic plans and studies prepared by a traffic engineer or person of similar credentials, submitted by the Applicant and subject to approval by the Borough.

8. Wholesale and warehouse uses.

9. Mechanized equipment storage and sales

10. Light manufacturing and assembly

11. More than one principal use may be permitted on a single lot in existence as of the date of this amendatory Ordinance, provided that:

a. All requirements of the Zoning Ordinance then in effect are met for each use and each structure as though it were on an individual lot, unless it is currently an existing non-conforming lot and/or any structure(s) on the lot is/are non-conforming structure(s). If the use and/or the structure(s) are existing non-conforming, then the non-conformity must at a minimum meet the requirements of Article VII;

b. The requirements of all other applicable laws, regulations, and ordinances, are met for each use and each structure including but not limited to parking, lighting, performance standards, and any

other conditions that may be rendered by the Borough as part of the Conditional Use approval;

c. A plan has been recorded in compliance with the Subdivision and Land Development Ordinance; if the proposed modifications to the use and/or the structures require a plan; and if not a plan must be prepared and submitted by the applicant as part of the Conditional Use Application which satisfies the applicable requirements of Article VI and Section 811 of the Zoning Ordinance;

d. A Conditional Use application and subsequent hearing in accordance with Section 811 of the Zoning Ordinance are required for the proposed modifications of the use and/or the structure(s).

e. All required agency approvals have been procured for each use and structure on the lot.

f. No principal use shall be located in an accessory building or structure.

#### Section 524. C-10 AREA, HEIGHT AND YARD REGULATIONS

The following regulations shall be observed unless otherwise required by this Ordinance.

##### Maximum Permitted

Building Height	30 feet
Floor Area Ratio	0.8
Lot Coverage	50 percent
Paved Area	30 percent

##### Minimum Requirements

Highway Frontage	40 feet
Lot Size	

	per construction site	10,000 square feet
	per unit of use	2,500 square feet
Open Area		20 percent
Setback		
	for building setback line	20 feet
	for improvement setback line	10 feet
Yard Requirements		
	side yard per side	10 feet
	rear yard	6 feet

#### Section 525. C-10 PERFORMANCE STANDARDS

The following regulations shall be observed for each use. The Borough Council may require safeguards to assure compliance with these regulations. Upon request of the Borough the owner shall furnish or obtain proof at his own expense that he is in compliance with the following standards:

1. Visual and Heat
  - a. No lighting shall be utilized in a manner which produces glare perception at or beyond the lot lines.
  - b. Any operation producing heat shall be conducted in such a manner as to prevent any effect from the heat beyond the lot lines of the lot on which the operation is located.
2. All uses shall be conducted within a building.
3. Noise and Vibration
  - a. Sound level limits at the property boundary shall be as follows, unless a more restrictive standard is applied elsewhere in this Ordinance.

Sound Levels by Receiving Land Use

<u>Zoning of Adjoining Lot</u>	<u>Time</u>	<u>Sound Level Limit</u>
Residential	7:00 a.m. - 10:00 p.m.	60 dBA
	10:00 p.m. - 7:00 a.m. Plus Sundays and legal holidays	40 dBA
Commercial	7:00 a.m. - 10:00 p.m.	60 dBA
	10:00 p.m. - 7:00 a.m. Plus Sundays and legal holidays	55 dBA
Industrial	At all times	70 dBA

b. The maximum permissible sound levels listed in the previous table shall not apply to any of the following noise sources:

1. The emission of sound for the purpose of alerting persons to the existence of an emergency.

2. Emergency work to provide electricity, water, or other public utilities when public health or safety are involved.

3. Construction operations

4. Lawn maintenance equipment.

5. Motor vehicle operations.

c. No physical vibration shall be perceptible without use of instrument at or beyond the lot lines.

4. No storage of waste material on the lot shall be permitted. All waste materials awaiting transport shall be concealed from view from all adjacent properties and streets, kept in enclosed containers suitable for the type of waste in question to prevent escape of liquid or gaseous waste, and be enclosed by a fence or other suitable means to adequately prevent access to the material from all adjacent properties.

5. Wastewater Management

a. Effluent must meet any standards established



by the Borough or applicable laws or regulations.

b. In no case shall untreated potentially dangerous or contaminating effluent or waste from the plant operations be discharged into the ground, water, or air.

6. No operations shall be permitted which constitute a danger to the community.

7. No unpacked goods shall be sold for consumption on premises outside a building.

8. No smoke from operations shall be permitted.

9. Air Management

a. The current regulations of the Pennsylvania Department of Environmental Protection and the U.S. Environmental Protection Agency shall be complied with for all air emissions including but not limited to Fugitive Emissions, Particulate Matter Emissions, Sulfur Compound Emissions, Standards for Sources, Sources of Volatile Organic Compounds, Emission of Hazardous Air Pollutants, and Ambient Air Quality sources, unless a more restrictive standard is established by this Ordinance and in which case the more restrictive standard shall apply.

b. No person shall permit the emission into the outdoor atmosphere of visible air contaminants.

c. No dust or dirt shall be discharged beyond the lot lines of the lot on which it originates.

10. All storage shall be completely screened from view from any public right-of-way and any residential use.

11. No sign fencing shall be readable from the rear of the property.

12. Electromagnetic and Radioactive Radiation - All electromagnetic radiation shall comply with the regulations of the Federal Communication Commission, provided that no

electromagnetic radiation shall be produced which interferes with radio or television reception or the operation of other equipment beyond the lot lines. No injurious electromagnetic radiation or radioactive emission shall be produced, and all radioactive emissions shall meet Federal and State standards.

13. A landscaping plan for the site prepared by a registered landscape architect shall be submitted to the Borough, and is subject to approval by the Borough. Provisions for the landscaping of the perimeter and interior of all common parking areas shall be included in such plan.

14. A landscape screen shall be required along any lot line adjacent to any zoning district which permits a residential use. The plan for the screen shall be prepared by a registered landscape architect and is subject to approval by the Borough.

15. Carcinogenic Substances - No carcinogenic substances shall be released into the air, ground, or water.

16. Environmental Regulations- All environmental regulations, including but not limited to those of the Pennsylvania Department of Environmental Protection and the U.S. Environmental Protection Agency shall be complied with. In all cases, the most stringent regulation shall be considered to be the applicable regulation.

17. New and /or expanded businesses and conversions must apply for a permit per the requirements of Section 801.

#### Section 526. GENERAL REGULATIONS APPLICABLE

In addition to the above regulations listed for this District, the General Regulations of Article VI of this Ordinance shall apply unless specifically noted as not being applicable.

(c) Section 530, titled "I-1 GENERAL INDUSTRIAL DISTRICT" shall be amended to read as follows:

#### Section 531. I-1 SPECIFIC INTENT

It is the purpose of this District to allow the continuation of existing industrial activities in an area of the Borough where those

activities are presently being conducted.

#### Section 532. I-1 USES PERMITTED BY RIGHT

Land and buildings in an I-1 District shall be used for the following purposes and no other;

1. Any of the uses allowed by Right in C-10.
2. Any of the uses allowed by Right in I-2.
3. Printing and publishing activities.
4. Lumber and building materials sales and/or storage, provided that all items for sale shall be enclosed within buildings.
5. Scientific or industrial research, testing or experimental laboratory or similar establishment for research or product development, provided that all such activities shall be carried on within a building.
6. Industrial operations involving the production, packaging, fabrication, processing, assembly and manufacture of goods and materials, provided that all such activities shall be carried on within a building and there shall be no outdoor storage of materials used in activities conducted on the site.
7. Ice and Cold Storage
8. Workshop of a Skilled Tradesman, when conducted wholly within a building
9. Outdoor Maintenance Service Provider
10. Forestry, subject to Section 626 of this Ordinance
11. Wholesale and warehouse uses
12. Accessory structures and uses to the above

uses when on the same lot as the permitted use and not detrimental to the neighborhood.

### Section 533. I-1 AREA, HEIGHT AND YARD REGULATIONS

The following regulations shall be observed unless otherwise required by this Ordinance.

#### Maximum Permitted

Building Height	35 feet
Floor Area Ratio	1.0
Lot Coverage	50 percent
Paved Area	50 percent

#### Minimum Requirements

Distance Between Buildings	40 feet
Distance Between Highway Access Points	75 feet
Highway Frontage	100 feet
Lot Size per construction site per unit of use	One Acre One Acre
Open Area	20 percent
Setback Building Setback Line	25 feet
Improvement Setback Line	10 feet
Yard Requirements side yard per side rear yard	20 feet 25 feet

### Section 534. I-1 PERFORMANCE STANDARDS

The following regulations shall be observed for each use. The Borough Council may require safeguards to assure compliance with these regulations. Upon request of the Borough the owner shall furnish or obtain proof at his own expense that he is in compliance with the following standards:

1. No loading shall be permitted in the area between the building setback line and the street line.
2. Visual and Heat
  - a. No lighting shall be utilized in a manner which produces glare perception at or beyond the lot lines.

b. Any operation producing heat shall be conducted in such a manner as to prevent any effect from the heat beyond the lot lines of the lot on which the operation is located.

3. All uses and related activities shall be conducted within a building.

4. Noise and Vibration

a. Sound level limits at the property boundary shall be as follows, unless a more restrictive standard is applied elsewhere in this Ordinance:

Sound Levels by Receiving Land Use

<u>Zoning of Adjoining Lot</u>	<u>Time</u>	<u>Sound Level Limit</u>
Residential	7:00 a.m. - 10:00 p.m.	60 dBA
	10:00 p.m. - 7:00 a.m. Plus Sundays and legal holidays	40 dBA
Commercial	7:00 a.m. - 10:00 p.m.	60 dBA
	10:00 p.m. - 7:00 a.m. Plus Sundays and legal holidays	55 dBA
Industrial	At all times	70 dBA

b. The maximum permissible sound levels listed in the previous table shall not apply to any of the following noise sources:

1. The emission of sound for the purpose of alerting persons to the existence of an emergency.
2. Emergency work to provide electricity, water, or other public utilities when public health or safety are involved.
3. Construction operations
4. Lawn maintenance equipment
5. Motor vehicle operations.

c. No physical vibration shall be perceptible without use of instrument at or beyond the lot lines.

5. No storage of waste material on the lot shall be permitted. All waste materials awaiting transport shall be concealed from view from all adjacent properties and streets, kept in enclosed containers suitable for the type of waste in question to prevent escape of liquid or gaseous waste, and be enclosed by a fence or other suitable means to adequately prevent access to the material from all adjacent properties.

6. Wastewater Management

a. Effluent must meet any standards established by the Borough or applicable Authority.

b. In no case shall untreated potentially dangerous or contaminating effluent or waste from the plant operations be discharged.

7. No operations shall be permitted which constitute a danger to the community.

8. No unpacked goods shall be sold for consumption on premises outside a building.

9. No smoke from operations shall be permitted.

10. Air Management

a. The current regulations of the Pennsylvania Department of Environmental Protection and the U.S. Environmental Protection Agency shall be complied with for all air emissions including but not limited to Fugitive Emissions, Particulate Matter Emissions, Sulfur Compound Emissions, Standards for Sources, Sources of Volatile Organic Compounds, Emission of Hazardous Air Pollutants, and Ambient Air Quality sources, unless a more restrictive standard is established by this Ordinance and in which case the more restrictive standard shall apply.

b. No person shall permit the emission into the outdoor atmosphere of visible air contaminants.

c. No dust or dirt shall be discharged beyond the lot lines of the lot on which it originates.

11. All storage shall be completely screened from view from any public right-of-way and any residential use.

12. No sign fencing shall be readable from the rear of the property.

13. Electromagnetic and Radioactive Radiation - All electromagnetic radiation shall comply with the regulations of the Federal Communication Commission, provided that no electromagnetic radiation shall be produced which interferes with radio or television reception or the operation of other equipment beyond the lot lines. No injurious electromagnetic radiation or radioactive emission shall be produced, and all radioactive emissions shall meet Federal and State standards.

14. A landscaping plan for the site prepared by a registered landscape architect shall be submitted to the Borough, and is subject to approval by the Borough. Provisions for the landscaping of the perimeter and interior of all common parking areas shall be included in such plan.

15. A landscape screen shall be required along any lot line adjacent to any zoning district which permits a residential use. The plan for the screen shall be prepared by a registered landscape architect and is subject to approval by the Borough.

16. Carcinogenic Substances - No carcinogenic substances shall be released into the air, ground, or water.

17. Environmental Regulations- All environmental regulations, including but not limited to those of the Pennsylvania Department of Environmental Protection and the U.S. Environmental Protection Agency shall be complied with. In all cases, the most stringent regulation shall be considered to be the applicable regulation.

18. New and /or expanded businesses and conversions must apply for a permit per the requirements of Section 801.

#### Section 535. GENERAL REGULATIONS APPLICABLE

In addition to the above regulations listed for this District, the General Regulations of Article VI of this Ordinance shall apply unless specifically noted as not being applicable.

(d) Section 540, titled "I-2 LIGHT INDUSTRIAL DISTRICT" shall be amended to read as follows:

#### Section 541. I-2 SPECIFIC INTENT

It is the purpose of this District to provide an area for light industrial and specified business uses which will not adversely affect the public health, safety, and general welfare of the residents and inhabitants of the Borough.

## Section 542. I-2 USES BY RIGHT REGULATIONS

Land, buildings and premises in an I-2 District shall be used for one or more of the following purposes and no others, unless a Conditional Use Approval as provided herein is granted:

1. Any of the Uses allowed by Right in C-10
2. Scientific or industrial research, testing or experimental laboratory or similar establishment for research or product development, provided that all such activities shall be carried on within a building.
3. Printing and publishing activities.
4. Industrial operations involving the production, packaging, fabrication, processing, assembly and manufacture of goods and materials, provided that all such activities shall be carried on within a building and there shall be no outdoor storage of materials used in activities conducted on the site.
5. Financial institution.
6. Workshop of a Skilled Tradesmen
7. Wholesale and Warehouse uses
8. Accessory structures and uses to the above uses when on the same lot as the permitted use and not detrimental to the neighborhood.
9. Forestry, subject to Section 626 of this Ordinance

## Section 543. USES BY CONDITIONAL USE

The following uses are permitted when Conditional Use Approval is granted by the Borough Council in accordance with Section 811 of this Ordinance.

1. State licensed Day Care Center subject to:
  - a. All State licensing requirements shall be met.
  - b. Provision shall be made for safe pickup and delivery of



children, such that children do not have to cross traffic areas or parking areas unattended to reach the car waiting to pick them up.

2. Restaurant (take-out, sit-down, with or without drive-thru)
3. Fire Company, excluding social quarters maintained and operated by the fire company and/or its affiliated organizations.
4. More than one principal use may be permitted on a single lot in existence as of the date of this amendatory Ordinance, provided that:
  - a. All requirements of the Zoning Ordinance then in effect are met for each use and each structure as though it were on an individual lot, unless it is currently an existing non-conforming lot and/or any structure(s) on the lot is/are non-conforming structure(s). If the use and/or the structure(s) are existing non-conforming, then the non-conformity must at a minimum meet the requirements of Article VII;
  - b. The requirements of all other applicable laws, regulations, and ordinances, are met for each use and each structure including but not limited to parking, lighting, performance standards, and any other conditions that may be rendered by the Borough as part of the Conditional Use approval;
  - c. A plan has been recorded in compliance with the Subdivision and Land Development Ordinance; if the proposed modifications to the use and/or the structures require a plan; and if not a plan must be prepared and submitted by the applicant as part of the Conditional Use Application which satisfies the applicable requirements of Article VI and Section 811 of the Zoning Ordinance;
  - d. A Conditional Use application and subsequent hearing in accordance with Section 811 of the Zoning Ordinance are required for the proposed modifications of the use and/or the structure(s);
  - e. All required agency approvals have been procured for each use and structure on the lot;
  - f. No principal use shall be located in an accessory building or structure.

## Section 544. AREA, HEIGHT AND YARD REGULATIONS

The following regulations shall be observed for each lot:

### Maximum Regulations

Building Height	30 feet
Floor Area Ratio	.7
Lot Coverage	40 percent
Paved Area	50 percent

### Minimum Regulations

Distance Between Buildings	50 feet
Distance Between Highway Access Points	150 feet
Highway Frontage	300 feet
Lot Size	
per construction site	2 acres
per unit of use	15,000 square feet
Open Area	30 percent
Setback	
Building setback line	50 feet
Improvement setback line	10 feet
Yard Requirements	
Side yard per side	50 feet
Rear yard	50 feet

## Section 545. PERFORMANCE STANDARDS

The following regulations shall be observed for each use. The Borough Council may require safeguards to assure compliance with these regulations. Upon request of the Borough the owner shall furnish or obtain proof at his own expense that he is in compliance with the following standards:

1. A landscaping plan for the site prepared by a registered landscape architect shall be submitted to the Borough, and is subject to approval by the Borough. Provisions for the landscaping of the perimeter and interior of all common parking areas shall be included in such plan.
2. A landscape screen shall be required along any lot line adjacent to any zoning district which permits a residential use. The plan for

the screen shall be prepared by a registered landscape architect and is subject to approval by the Borough.

3. No operations shall be permitted which constitute a danger to the community.
4. No loading shall be permitted in the area between the building setback line and the street line.
5. No sign facing shall be readable from the rear of the property.
6. No smoke from operations shall be permitted.
7. Air Management

- a. The current regulations of the Pennsylvania Department of Environmental Protection and the U.S. Environmental Protection Agency shall be complied with for all air emissions including but not limited to Fugitive Emissions, Particulate Matter Emissions, Sulfur Compound Emissions, Standards for Sources, Sources of Volatile Organic Compounds, Emission of Hazardous Air Pollutants, and Ambient Air Quality sources, unless a more restrictive standard is established by this Ordinance and in which case the more restrictive standard shall apply.

- b. No person shall permit the emission into the outdoor atmosphere of visible air contaminants.

- c. No dust or dirt shall be discharged beyond the lot lines of the lot on which it originates.

8. Wastewater Management

- a. Effluent must meet any standards established by the Borough or applicable Authority.

- b. In no case shall untreated potentially dangerous or contaminating effluent or waste from the plant operations be discharged.

9. Solids Waste Management

- a. No storage of waste material on the lot shall be

**Adult Book Store** - A use that has over 10% of the total floor area occupied by items for sale or rent that are books, films, magazines, video tapes, coin- or token-operated films or video tapes, paraphernalia, novelties or other periodicals which are distinguished or characterized by a clear emphasis on matter depicting, displaying, describing or relating to uncovered male or female genitals or sexual activities. This shall include but not be limited to materials that would be illegal to sell to persons under age 18 under State law. If such items are within a separate room, then the 10 percent standard shall apply to the floor area of such room.

## SECTION 2. Severability.

If any article, section, subsection, provision, regulations, limitation, restriction, sentence, clause, phrase or word in this Ordinance is declared for any reason to be illegal, unconstitutional, or invalid by any court of competent jurisdiction, such decision shall not affect or impair the validity of the Zoning Ordinance as a whole, or any other article, section, subsection, provision, regulation, limitation, restriction, sentence, clause, phrase word, or remaining portion of the Zoning Ordinance. The Borough Council of St. Lawrence Borough, Berks County, Pennsylvania, hereby declares that it would have adopted the Zoning Ordinance and each article, section, subsection, provision, regulation, limitation, restriction, sentence, clause, phrase and word thereof irrespective of the fact that any one or more of the articles, sections, subsections, provisions, regulations, limitations, restrictions, sentences, clauses, phrases or words may be declared illegal, unconstitutional or invalid.

## SECTION 3. Repeal of conflicting ordinances.

(a) All ordinances or parts of ordinances, together with the amendments and supplements thereto, are hereby repealed to the extent that the same conflict with the provisions of this Zoning Ordinance, provided however, that the provisions of this Zoning Ordinance shall not affect any suit or, prosecution pending or to be instituted to enforce any provision of such repealed ordinance or to punish any offense against any such repealed ordinance committed prior to the effective date of this Zoning Ordinance.

(b) The remaining portions of the Zoning Ordinance shall remain in full force and effect.

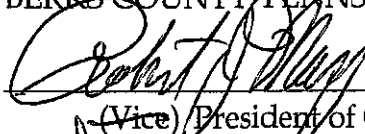
SECTION 4. Effective date.

This Ordinance shall become effective immediately upon enactment.

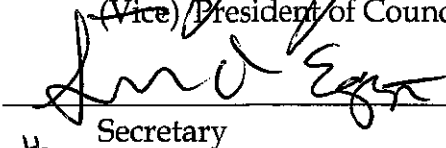
DULY ENACTED AND ORDAINED this 11th day of December, 2014.

BOROUGH OF ST. LAWRENCE  
BERKS COUNTY, PENNSYLVANIA

By:

  
\_\_\_\_\_  
(Vice) President of Council

Attest:

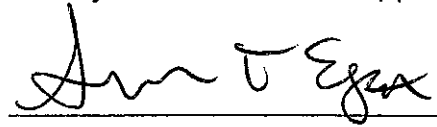
  
\_\_\_\_\_  
Secretary

Approved as an Ordinance this 11<sup>th</sup> day of Dec, 2014:

By:

  
\_\_\_\_\_  
, Mayor

I certify that this is a true and correct copy of an Ordinance adopted by the  
Borough of St. Lawrence, Berks County, Pennsylvania on Dec 11, 2014.

  
\_\_\_\_\_  
Secretary