

ORDINANCE NO. 110

AN ORDINANCE OF THE TOWNSHIP OF EAST NORRITON, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE EAST NORRITON TOWNSHIP ZONING ORDINANCE OF 1963 BY ADDING A NEW SECTION 504 TO PROVIDE FOR CLUSTER DEVELOPMENT AND OPEN SPACE ACQUISITION IN EAST NORRITON TOWNSHIP.

IT HEREBY IS ENACTED AND ORDAINED by the Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, that the East Norriton Township Zoning Ordinance of 1963 is hereby amended by adding a new Section 504 to read as follows:

Section 504. Declaration of Legislative Intent. In order to encourage a creative approach to the use of land, a desirable visual character in residential areas, creation of open space corridors throughout the township, and more efficient development in terms of streets and utilities, this Section is intended to provide for a variation in lot sizes in large-scale single family residential developments so that the present permitted density of dwelling units contemplated by the minimum lot size requirement set forth in the A-Residential District is maintained on an overall basis and desirable open space, tree cover, historic sites, recreation areas, scenic vistas, stream valleys, or other lands for public purposes are preserved within these developments.

Section 504 (a). Procedure and Qualifications. The standards of this Section may be applied to a proposed subdivision located in an A-Residential District, which must be submitted in

accordance with procedures established by the East Norriton Township Subdivision and Land Development Ordinance, provided the following conditions are met:

1. The proposed subdivision must contain at least eighty acres (80) acres in area all of which must be in East Norriton Township and all of which must be contiguous and not separated by any existing roads. Any road shown on a proposed development plan which is to be vacated shall not be deemed to affect contiguity.

2. The tract of land to be developed must be in one ownership.

3. The land area of the tract to be developed must contain any one, or combination of, the following:

(a) Floodplain, as defined in Section 1501 of this Ordinance.

(b) Slopes in excess of fifteen per cent (15%) as defined by the Soil Survey, Montgomery County, Pennsylvania; U. S. Department of Agriculture, Soil Conservation Service, 1967.

(c) Mature permanent vegetation considered by the Board of Supervisors to be a natural amenity worthy of preservation.

(d) Other natural features of irreplaceable value, subject to the concurrence of the Board of Supervisors.

(e) Historic Sites as identified by the Montgomery County Resource Protection Plan, or other sites supported by appropriate documentation or endorsement of local historic societies.

(f) Land suitable for active recreational use, subject to the concurrence of the Board of Supervisors provided that it be located adjacent to, and as an integral part of, the features of the site detailed in (a) through (e) of this subsection.

4. Open Space Requirements.

(a) The land to be set aside or reserved for park, woodlands, conservation, playground, active recreational use or other open space purposes, such as the preservation of natural features, shall be offered for dedication to, and at the option of the Township, may be accepted by East Norriton Township. This land must comprise at least eighteen per cent (18%) of the gross area of the development and shall be contiguous. Public roads created by the development crossing the land to be dedicated shall not be deemed to affect contiguity of the open space ground.

(b) The land area to be set aside for permanent preservation as open space shall be so located and so shaped as to be suitable for the purposes intended. Consideration shall be given to contiguous portions of existing and potential open space lands in adjacent tracts.

(c) The common land to be set aside shall be designed to promote the preservation of those feature(s) a tract is required to contain, pursuant to Section 504 (a)3, in order to qualify for development under this Section.

(d) The total land area to be dedicated shall be delineated on the subdivision plan with a note stipulating that the legal means of conveyance shall be by dedication.

(e) Adequate pedestrian and vehicular access to the land to be dedicated to East Norriton Township shall be provided.

5. All development, pursuant to this Section, must be served with public water and sewer facilities.

6. The Board of Supervisors shall have the power to deny the application of the provisions of this Section to any tract of land to be subdivided, if in their opinion, the intent of this Section is not adhered to.

Section 504 (b), Area Regulations.

1. The minimum lot sizes permitted by Sections 503 A 2 may be reduced a maximum of twenty-five per cent (25%) provided that in no case shall any lot contain less than 15,000 square feet.

2. Other Requirements.

- (a) Minimum width at building line 75 feet;
- (b) Front yard 40 feet;
- (c) Side yard each 15 feet;
- (d) Rear yard 45 feet;
- (e) Building coverage twenty per cent (20%)

of total lot area.

3. The number of dwelling units permitted by utilizing the provisions of this Section shall not exceed the number which would be permitted by applying the provisions of the zoning district within which a given tract lies. The number shall be calculated by deducting twenty per cent (20%) of the gross area of the tract for street rights-of-way and dividing the remaining land area by the minimum lot size defined by Section 503 A 2.

Section 504 (c).

No structure of any kind may be built within the Floodplain as finally determined by the East Norriton Township Engineer in accordance with Article XV--Floodplain Conservation District. The minimum elevation of the cellar or first floor of any structure must be above the elevation of the Floodplain as determined in accordance with Article XV--Floodplain Conservation District.

All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed.

Approved by the Board of Supervisors of East Norriton
Township and ENACTED and ORDAINED into an Ordinance this 13th
day of August , 1974.

EAST NORRITON TOWNSHIP

By: William L. M. Lornan
Chairman

Attest: William J. Richardson
Secretary