

ORDINANCE NO. 34
OF THE
BOARD OF SUPERVISORS OF
THE TOWNSHIP OF EAST NORRITON
Montgomery County, Pa.

AMENDING AND SUPPLEMENTING EAST NORRITON TOWNSHIP ZONING ORDINANCE OF 1955, SO AS TO CREATE AN ADDITIONAL CLASSIFICATION OF THE USES PERMITTED IN C-COMMERCIAL DISTRICT AND PROVIDING STANDARDS AND REGULATIONS APPLICABLE THERETO.

The Board of Supervisors of East Norriton Township do hereby ORDAIN and ENACT as follows:

A new classification of use shall be added to Article IX (C-Commercial District) which shall read as follows:

Section 903. High rise apartment buildings or apartment hotels shall be permitted subject to compliance with the following standards or regulations:

1. Definition -

A high rise apartment building or apartment hotel is a building consisting of residential units with five stories or more, not including the basement.

2. Area Restrictions -

Apartment buildings or apartment hotels shall not occupy in excess of fifty percent of the lot area.

3. Use Regulations -

All commercial uses permitted under C-Commercial District, including garages for the use of the tenants shall be permitted in connection with high rise apartment buildings or apartment hotels.

4. Height Regulations -

The height limit of apartment buildings or apartment hotels shall not exceed two hundred feet above the mean ground level. The basement shall not be considered as a portion of the height.

5. Safety Construction -

Building construction plans shall meet with the standards as provided and designated in the BOCA

Basic Building Code as published by the Building Officials Conference of America, Inc. and it's latest accumulative supplement.

6. Buffer Area -

Where a lot to be occupied by a high rise apartment building or apartment hotel is contiguous to a residential zone, there shall be a building set back from such zone of one hundred feet.

7. Sewage -

No apartment building or apartment hotel shall be permitted if such buildings are not accessible to and served by adequate sanitary sewers.

8. Parking -

Adequate parking area shall be provided before occupancy and surfaced in accordance with township regulations. There shall be at least one and one-half parking units for each dwelling unit.

9. Green Area -

No less than eight percent of the lot area shall be free of improvements and shall be planted with lawn, trees and shrubbery.

10. Driveways -

Adequate private driveways and curbs, if deemed necessary, shall be provided to insure the safety and welfare of members of the public with unobstructed access at all times for fire equipment and ambulances, as required and approved by the township. The driveways shall be surfaced in accordance with township specifications.

11. Drainage -

Adequate run-off and storm sewer drainage shall be provided as required by the Township.

12. Street Set-back -

Every apartment building and apartment hotel shall have a building set back of seventy-five feet from the legal side line of all streets.

13. Traffic lights -

The applicant for a permit shall bear the expense of traffic signals when required by either the Township or the State Highway Department, to insure the safety of the public.

14. Other provisions -

All other provisions of this ordinance, not inconsistent herewith, shall be applicable.

DULY ENACTED AND ORDAINED this 14th day of December, 1960.


Chairman - Board of Supervisors

(TOWNSHIP SEAL)

ATTEST:


Secretary