

ORDINANCE NO. 191

TOWNSHIP OF EAST NORRITON  
MONTGOMERY COUNTY, PA.

AN ORDINANCE AMENDING THE TOWNSHIP OF EAST NORRITON ZONING ORDINANCE OF 1963 (ORDINANCE NO. 96) BY CREATING A NEW ZONING DISTRICT WHICH WILL BE CLASSIFIED AS LIMITED INDUSTRIAL

The Board of Supervisors of the Township of East Norriton, Montgomery County, Pennsylvania, under and by virtue of the authority granted by the Second Class Township Code, do hereby enact and ordain:

ARTICLE XIV-A: L.I. LIMITED INDUSTRIAL DISTRICT (NEW)

Section 1400 A Declaration of Legislative Intent

The following is an expansion of the Statement of Community Development objectives contained in Article I, Section 102 of this Ordinance: It is the intent of this article to provide for non-polluting light industry, office and certain light manufacturing operations, in districts of at least twenty (20) acres. Furthermore, it is the intent of this article to:

1. Establish standards and certain limitations which encourage orderly and planned development of industrial parks, including an internal road network, while prohibiting polluting or noxious uses.
2. Provide employment centers in close proximity to existing and future residential development to reduce commuting distance for the work force as well as to enhance the community tax base.
3. Ensure that residential and institutional development will be buffered against Limited Industrial Districts and prevent encroachment upon existing highways by the use of setbacks and installation of new landscape material and/or require the preservation of existing natural features to accomplish the same effect.
4. Provide to the Board of Supervisors, in order to assist in the evaluation of a proposed master plan, the option of requiring a traffic impact study to be prepared by the applicant and subject to the review and evaluation of the Township.

May 4, 1983

Rev. January 21, 1983

## PROPOSED AMENDMENT TO EAST NORRITON ZONING ORDINANCE

ARTICLE XIV-A: L.I. LIMITED INDUSTRIAL DISTRICT (NEW)Section 1401 A Use Regulations

A building or group of buildings may be erected, altered or used, and a lot may be used or occupied for any of the following purposes, and no other:

1. Any use permitted in the BP-Business Professional Zoning District.
2. General service, including plumbing or other building supplies, provided such storage of product or merchandise shall be within a fully enclosed building; And further excluding interior or exterior storage and sale of coal, petroleum distillates or highly flammable materials of any kind.
3. Offices for administration, executive, professional, sales, and other similar uses.
4. Laboratory for scientific, agricultural or light industrial research and development, training or product development.
5. Printing, publishing, lithographing and similar processes.
6. Wholesaling, warehousing and distributing; provided that the handling or exchange of highly flammable or explosive materials shall be prohibited; And further provided that satisfactory provisions are made to prevent traffic congestion and hazard.
7. Light manufacturing, fabricating, assembling and/or processing of: scientific and precision instruments and controls; computer products and components, electronics and parts assembly; pharmaceutical and optical goods; medical and dental equipment; photographic reproduction and films; musical instruments, toys, cosmetics and tobacco products; jewelry and time pieces; hardware, tools and appliances; ceramics, clothing and textile products; products from previously prepared paper, rubber and plastics (see exceptions); beverages, confections, cream and all food products (exclusive of meat and fish).

8. The manufacture and assemblage of products from the following previously prepared materials: wood, glass, textiles, cork, leather, bone, shell, fur, feathers, hair, sheet rubber, paper.
9. Repair and maintenance of office equipment, computers, electronic products, and household items.
10. Accessory use on the same lot and incidental to any permitted use, and shall include:
  - a. Cafeteria facilities for employees.
  - b. Recreational facilities for employees and occupants, provided however, there shall be no exterior lighting for such facilities.
  - c. Storage within a completely screened area but not within the minimum required front yard, or within 100 feet of any other Zoning District, in conjunction with a permitted use.
  - d. Incidental retail sales of: products assembled or manufactured on the premises; or repair and replacement items; or items distributed or used by the occupant. Special sales events are permitted and subject to the following specific limitations: special sales shall be limited to a period of ten (10) calendar days per year, not more than four (4) events per year, and allowed only after a special permit is first obtained from the Township Zoning Officer."
  - e. Repair and maintenance of vehicles for only those such vehicles used on the same property and/or in connection with a foregoing permitted use.
  - f. Electrical substations, provided the use shall be permanently screened to a height of ten feet from any existing dwelling adjacent thereto.
  - g. Educational, trade, technical, and professional school or institute, not incompatible with this district.
  - h. Metal working, extrusion of small metals, welding, plating, laundrying, cleaning and dyeing, excluding bleaching, in connection with a foregoing permitted use.

11. The following uses when permitted by Special Exception:
  - a. Metalworking, extrusion of small metals, welding, plating, laundrying, cleaning and dyeing, excluding bleaching, when proposed as a principal use in a building or on a lot."
  - b. The following indoor recreational uses: gymnastics, handball, racketball, squash and tennis, ice skating rink.
  - c. Any use of the same general character as any permitted use.
12. The following uses or activities are specifically prohibited:
  - a. Truck terminal or freight station; express, carting or hauling station.
  - b. Tire and rubber tube products; rubber, synthetic and wood processing.
  - c. General vehicle engine or body repair.
  - d. Cinema, radio and television station or towers.
  - e. Uses enumerated in Section 1401, Subsection 3, except for uses authorized herein.

Section 1402 A Performance Standards

1. The regulations of Section 1402 through 1412, inclusive, shall apply to the L.I. Limited Industrial District.
2. Utilities. All utilities lines (electrical, telephone, etc.) shall be placed underground. Provided, however, that high voltage electrical lines not normally buried by the utility company need not be placed underground.
3. Off-street Parking Adjacent to Residential Districts. The perimeter of all parking facilities within two hundred (200) feet of a residential zoning district shall be landscaped with one or any combination of the following buffers; or the planting options outlined in Section 13.
  - a. One (1) 24"-30" tall evergreen shrub per each three feet of buffer;

- b. One (1) 3-3½ foot high berm;
- c. One (1) 6-8 foot tall flowering tree per each fifteen feet of buffer, informally arranged.

4. Parking and Driveway Setbacks

- a. From a building: 20 feet.
- b. From the ultimate right-of-way line of a new internal road: 25 feet.
- c. From the ultimate right-of-way line of an existing peripheral road: 50 feet when opposite a Residential District; otherwise 35 feet.
- d. From lot lines within the proposed subdivision: 10 feet, unless common or shared parking is utilized as provided in Section 1601.
- e. From a Residential District line not adjacent to a street: 100 feet.
- f. Parking shall not be permitted along public access and peripheral public roads.

5. Storage and Loading Setbacks:

- a. From the ultimate right-of-way line of a new internal public road: 25 feet.
- b. When closer than 200 feet of an existing peripheral road which abuts a residential zoning district: no loading, loading docks, outdoor storage, trucks or trucking shall be permitted on that portion of a lot between the closest point of a building and the ultimate right-of-way line of the road or along the building wall facing the road but in no event less than 100 feet from the ultimate right-of-way line."
- c. From lot lines within the proposed subdivision: 10 feet.
- d. From a residential district line not adjacent to a street: 100 feet.

6. Access. An interior street system shall be created to serve any L.I. Subdivision and all lots shall have access onto the interior streets only. Intersections shall be limited to not more than one per highway having at least 600 feet of frontage to the L.I. site, unless specifically waived by the Board.

A driveway and/or street system for access to buildings within the industrial park may be located not less than 35 feet from the ultimate R.O.W. of an existing peripheral road.

Section 1403 A Minimum Lot Area, Width and Yard Requirements.

1. Area of Zoning District. Not less than twenty (20) acres shall be provided for every zoning district to be used in whole or in part as a limited Industrial District.
2. Lot Area. Each individual lot created herein shall be a minimum lot area of 80,000 square feet and lot width of not less than 100 feet at the building line shall be provided for every building or other structure erected or used for any use permitted in this district.
3. Building Area. No more than 40 percent of the lot area shall be occupied by buildings.
4. Front Yard. Minimum required depth of the front yard shall be 50 feet measured from the ultimate right-of-way line.
5. Side Yards. There shall be two side yards each of which shall not be less than 30 feet in width.
6. Rear Yard. The required minimum depth of the rear yard shall not be less than 50 feet.
7. Buffer Yards from Residential Zoning Districts. In no case shall any building or structure erected or used in an L.I. Industrial District be located closer than 100 feet to any residential zoning district nor closer than 100 feet from the ultimate right-of-way line of an existing peripheral road.
8. Height Regulation. Maximum height of any building or structure shall be thirty-five (35) feet.
9. Parking. All off-street parking and loading areas shall be provided for in accordance with Article XVI of this Ordinance.
10. Lighting. Lighting facilities shall be arranged in a manner which will protect the highway and neighboring properties whether contiguous or not from any direct glare or hazardous interference of any kind.
11. Signs. Signs shall be permitted only in accordance with the provisions of Article XVII of this Ordinance.
12. Maximum Impervious Surfaces. Not greater than seventy (70%) percent of each lot.
13. Landscaping for Buffer Yards along Residential Zoning Districts. Along exterior property lines adjacent to residential zoning districts or adjacent to existing peripheral roads, screening buffers shall be required in accordance with the following regulations:

- a. A screening buffer shall be provided by the applicant, or existing natural features shall be preserved, having a minimum of twenty-five (25) feet in width. As a minimum it shall consist of evergreen trees, planted in conformance with the additional requirements of (b) and (c) below, to produce a total visual screening effect, consistent with the topography, existing vegetation, and use of adjacent land.
- b. The primary component of a screening buffer shall be a double row of evergreen trees spaced ten (10) feet apart on center, with the trees in one row offset five (5) feet from the trees in the other row, and the rows at least five (5) feet apart. These trees shall be not less than six (6) feet in height at the time of planting and shall be of such species that expected height at maturity shall not be less than twenty (20) feet.
- c. The secondary component of a screening buffer shall be either earthen mounding or the use of additional plant materials to supplement the minimum required, double-row of evergreen trees.
  1. Variations in the sizes and shapes of earthen mounds, which resemble natural, rounded forms, are strongly encouraged. The unnaturally-graded appearance of uniform, linear mounding shall be avoided. Slopes greater than 3 to 1 should be avoided. An average elevation of three (3) feet above surrounding grades should be used as a guide.
  2. If earthen mounds are not used, additional tree planting shall be required. The number of additional trees shall be equal to fifty (50%) percent of the number of evergreen trees required by (b) above. These additional trees may be evergreen, flowering, shade, or otherwise ornamental species, and shall be planted in accordance with a planting plan designed to soften the linear appearance of the double-row of evergreen trees. Minimum size of trees when planted shall be between five (5) to eight (8) feet in height, and one to two inch caliper for deciduous material, depending on the type of tree, and six (6) feet in height for evergreens, as required in (b) above.
- d. As an alternative to the possibly linear appearance of the minimum requirements, above, applicants are encouraged to provide innovative, free-form, screening buffers which need not be located entirely within the minimum required twenty-five (25) foot width, but shall be subject to the specific approval of the Township Board of Supervisors.

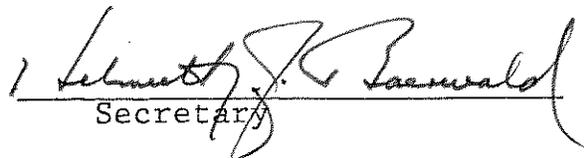
- e. As an alternative to planting only in strict alignment in the twenty-five (25) foot buffer and in lieu of creating a visual screen, the Board of Supervisors may approve an alternative planting option using flowering and/or shade trees which shall have the quantity of plant material equal to or greater than any of the available options otherwise applicable. This option shall only be considered when the proposal consists of a building with good architectural appearance, using exterior materials and having a fenestration deemed desirable in the opinion of the Board of Supervisors.
- f. A Landscape Plan shall require, in support of this section, to indicate the location, species and size of trees and shrubs proposed for planting or individual or groves of trees, or natural vegetation to be preserved. The quantity, spacing, and guying details should be included on the plan and considered a part of the preliminary and final plan set required in the Subdivision and Land Development Ordinance.
- g. The quantity, location, species and size of the trees and shrubs specified on the Landscape Plan and approved by the Board of Supervisors shall be maintained in good condition by the property owner, who shall have the additional responsibility to promptly replace all plant material not showing healthy growth with a size equal to or greater than that originally specified on the plans."

ENACTED AND ORDAINED by the Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, this 15th day of August, 1983.

BOARD OF SUPERVISORS OF EAST NORRITON TOWNSHIP

By:  Chairman

Attest:

  
Secretary