

ORDINANCE NO. 253

East Norriton Township
Montgomery County, Pennsylvania

AN ORDINANCE AMENDING THE EAST NORRITON TOWNSHIP ZONING ORDINANCE OF 1963 (ORDINANCE NO. 40, AS AMENDED AND REVISED) AND THE ZONING MAP ATTACHED THERETO, BY CREATING A NEW CLASSIFICATION ENTITLED RP-RESIDENTIAL AND PROFESSIONAL DISTRICT AND BY CHANGING THE ZONING CLASSIFICATION OF CERTAIN PARCELS OF LAND SITUATE ALONG GERMANTOWN PIKE AND ALONG DEKALB PIKE IN EAST NORRITON TOWNSHIP TO RP-RESIDENTIAL AND PROFESSIONAL DISTRICT

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

Section 1.

The East Norriton Township Zoning Ordinance of 1963 (Ordinance No. 40, as amended and revised) is hereby amended to add a new Article XXIV to read as follows:

ARTICLE XXIV

Residential and Professional District

Section 2400. Declaration of Legislative Intent: In expansion of the Statement of Community Development Objectives contained in Article I, Section 102 of this Ordinance, it is hereby declared to be the intent of this Article with respect to the RP-Residential and Professional District to allow for restricted professional and business offices, adjacent to and within residential areas, which would be compatible with such residential uses. Specifically, it is the intent of this Article to:

1. Encourage small-scale professional and/or business offices in existing residential structures, especially occupant-operated offices;
2. Encourage the use of existing structures, now or lately used as residences, and discourage the demolition of such structures;
3. Discourage significant exterior alterations for existing structures;
4. Encourage the preservation of the residential character of the district; and

5. Provide for services generally useful to and in harmony with residential neighborhoods.

Section 2401. Use Regulations: The following uses are permitted in the RP-Residential and Professional District and no other:

1. Single-family detached dwelling;
2. Professional offices for doctors, dentists, chiropractors or any other practitioner of the healing arts for humans; lawyers, engineers, architects, land planners, accountants, economic consultants, barber shop or beauty parlor;
3. Real estate sales, employment counselling, insurance sales, advertising, mailing, telephone answering services or stenographic services.

Section 2402. Conditional Uses: The following uses are permitted in the RP-Residential and Professional District, when authorized as a conditional use by the Board of Supervisors.

1. Office uses which are similar to those of Section 3 and 4 above.

Section 2403. Conditional Use Criteria: In addition to all regulations pertaining to permitted uses, conditional use uses shall meet the following provisions:

1. The proposed uses will not attract larger volumes of traffic that the permitted uses would; and
2. Anticipated noise and congestion created by the use will be comparable to the levels created by the permitted uses.
3. Proposed uses shall comply with Section 410 of this Ordinance.

Section 2402. Dimensional Standards:

1. Minimum Lot Area:
 - a. Not served by sanitary sewer: 15,000 square feet.
 - b. Served by sanitary sewer: 10,000 square feet.
2. Minimum Lot Width at the Building Line: 80 feet.
3. Front Yard: 30 feet.

4. Side Yard: 10 feet minimum per side; 30 feet minimum aggregate.
5. Rear Yard: 25 feet.
6. Maximum Height: 35 feet - principal building; 20 feet - accessory building.

Section 2405. Development and Performance Standards:

1. A use shall utilize an existing building for its purposes, or it will be of a similar architectural scale to nearby existing development.
2. The maximum building coverage shall be twenty (20) percent of the lot area.
3. The maximum total impervious coverage shall be seventy (70) percent of the lot area, including building coverage.
4. Where a use, other than residential, in this district abuts a single family residential use or district, the applicant shall install a landscaped planting strip a minimum of ten (10) feet in width.

Section 2406. Lighting Standards: Shall comply with Section 1202(8).

Section 2407. Signs: Signs in the RP-Residential and Professional District shall comply with the provisions of Article XVII. Where the RP District is not specifically mentioned, the provisions regulating residential districts shall apply to it.

Section 2408. Parking and Access Driveways: Parking and access driveways will meet the following minimum standards:

1. Parking Setback. Parking spaces, areas and driveways serving the spaces shall be set back a minimum of five (5) feet from rear and side property lines unless common parking is shared with one or more abutting lots, in which case parking may abut or cross the property lines shared by the common users.
2. When an access driveway is shared by two or more lots, the following standards shall apply:
 - a. The driveway may be located along or straddling the common boundary of the lots.

- b. The driveway shall be a minimum width of twenty-four (24) feet, and shall have a minimum three (3) foot planting strip along both sides.
- c. When a shared driveway is used:
 1. Access easements and maintenance agreements, or other suitable legal mechanisms shall be provided, acceptable to the Township Solicitor.
 2. Liability safeguards for all property owners and lessees served by the shared access shall be guaranteed to the satisfaction of the Township Solicitor.
 3. Parking will be provided in accordance with Article XVI.
 4. Each lot will be permitted no more than one curb cut for vehicular access with the balance of the frontage to a depth of five (5) feet from the ultimate right-of-way line being maintained as a planting strip. However, such planting strip shall not interfere with vehicular sight distance.

Section 2409. Planting Strip Requirements: All planting strips required in this Article shall meet the following requirements:

1. Planting strips shall contain hedge, evergreen, shrubbery or other suitable vegetation of sufficient density to produce a year-round visual opacity of at least 75 percent from a height of 3 to 6 feet above the ground. A wood, brick, or stone fence or wall may be used to meet this opacity requirement, but in no case shall such a fence or wall exceed a height of six (6) feet.
2. All plant material shall be guaranteed for two (2) years. All plant material which dies within that time shall be replaced by the applicant at his cost.
3. All evergreen vegetation to be installed shall not be less than five (5) feet in height at the time of planting and shall be of such species that expected height at maturity shall not be less than fifteen (15) feet.

4. All deciduous material to be installed shall not be less than eight (8) feet in height and two (2") inch caliper.

Section 2410. Ingress and Egress:

1. All left turn movements to and from a property in this District shall be prohibited for any use permitted by Section 2401 (2 & 3). No Left Turn signs to be installed by property owner.

Section 2.

The East Norriton Township Zoning Map is hereby amended by changing the zoning classification of the areas described below to RP-Residential and Professional District.

Section 3.

The areas of the zoning map changed by this Ordinance shall be as follows:

A. Area 1

ALL THOSE CERTAIN LOTS OR PARCELS OF LAND SITUATE IN EAST NORRITON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA DESIGNATED AS UNITS 57, 63, 64, 69 AND 70 BLOCK 6-B IN THE TAX PLATS OF EAST NORRITON TOWNSHIP.

BEGINNING at a point where the northerly side line of Germantown Pike intersects the southerly side line of Stony Creek Road. Thence extending from said point of beginning along the southerly side line of Stony Creek Road in a northeasterly direction 90 feet more or less to a point. Thence extending in a southeasterly direction 140 feet more or less to a point on the side line of Unit 63. Thence along the same in a northeasterly direction 54.76 feet more or less to a point, a corner of Unit 63. Thence along the rear line of Unit 63 in a southeasterly direction 76.21 feet more or less to a point, a corner of Unit 64. Thence along the rear line of Unit 64 in a southeasterly direction 96.76 feet more or less to a point, a corner of Unit 69. Thence along the side line of Unit 69 in a northeasterly direction 110.71 feet more or less to a point on the southerly side line of Bryans Road. Thence along the same in a southeasterly direction 159.48 feet more or less to a point, a corner of Unit 70. Thence along the side line of Unit 70 in a southwesterly direction 120 feet more or less to a point on the northerly side line of Germantown Pike. Thence along the same in a northwesterly direction 522.82 feet more or less to the point of beginning.

B. Area 2

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN EAST NORRITON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA DESIGNATED AS UNIT 43 BLOCK 6-E IN THE TAX PLATS OF EAST NORRITON TOWNSHIP.

BEGINNING at a point where the northerly side line of Germantown Pike intersects the easterly side of Scenic Road. Thence extending from said point of beginning along the easterly side line of Scenic Road 147.68 feet more or less to a point. Thence extending in a southeasterly direction 127.75 feet more or less to a point. Thence extending in a southwesterly direction 127.84 feet more or less to a point on the northerly side line of Germantown Pike. Thence along the same in a northwesterly direction 82.41 feet more or less to the point of beginning.

C. Area 3

ALL THOSE CERTAIN LOTS OR PARCELS OF LAND SITUATE IN EAST NORRITON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA DESIGNATED AS UNITS 42, 2, 3, 4, 5, 6, 7, 8, AND 9 BLOCK 6-E AS SHOWN IN THE TAX PLATS OF EAST NORRITON TOWNSHIP.

BEGINNING at a point where the northerly side of Germantown Pike intersects the easterly side of North Wales Road. Thence extending along the easterly side of North Wales Road in a northeasterly direction 126.94 feet more or less to a point. Thence along the rear lines of Units 42, 2, 3, 4, 5, 6, 7, 8 and 9 in a southeasterly direction 712.83 feet more or less to a point on the westerly side of Scenic Road. Thence along the same the following two courses:

1. Along the arc of a circle curving to the left having a radius of 431.26 feet, the arc distance of 79.53 feet more or less to the end of said curve.
2. Southwesterly 38.74 feet more or less to a point on the northerly side of Germantown Pike.

Thence along the northerly side of Germantown Pike in a northwesterly direction 708.98 feet more or less to the point of beginning.

D. Area 4

ALL THOSE CERTAIN LOTS OR PARCELS OF LAND SITUATE IN EAST NORRITON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA DESIGNATED AS UNITS 18 AND 5 BLOCK 18 AS SHOWN IN THE TAX PLATS OF EAST NORRITON TOWNSHIP.

BEGINNING at a point on the northerly side of DeKalb Pike, said point being in a northeasterly direction 289.55 feet more or less from the intersection of the northerly side of DeKalb Pike and the easterly side of Colonial Drive. Thence extending from said point of beginning in a northwesterly direction 641.8 feet more or less to a point. Thence extending in a northeasterly direction 100 feet more or less to a point. Thence extending in a southeasterly direction 644.8 feet more or less to a point on the northerly side of DeKalb Pike. Thence along the same in a southwesterly direction 80 feet more or less to the point of beginning.

E. Area 5

ALL THOSE CERTAIN LOTS OR PARCELS OF LAND SITUATE IN THE TOWNSHIP OF EAST NORRITON, MONTGOMERY COUNTY, PENNSYLVANIA DESIGNATED AS UNITS 1, 9, 10 AND 11 BLOCK 3-E ON THE TAX PLATS OF EAST NORRITON TOWNSHIP.

BEGINNING at a point formed by the intersection of the northerly legal right-of-way line of Sunset Avenue and the northerly legal right-of-way line of Germantown Pike. Thence extending from said point of beginning along the northerly legal right-of-way line of Germantown Pike in a northwesterly direction 790.88 feet more or less to a corner of Unit 11. Thence along the same in a northeasterly direction 458.7 feet more or less to a point. Thence extending along the northerly sides of Units 11 and 10 462.37 feet more or less to a point. Thence along the southeasterly side of Unit 10 in a southwesterly direction 67.79 feet more or less to a point. Thence along the northerly side of Unit 9 in a southeasterly direction 35.09 feet to a corner of Unit 9. Thence along the southeasterly side of Unit 9 in a southwesterly direction 42.55 feet to a corner of Unit 1. Thence along the same in a southeasterly direction 245.92 feet more or less to a point on the northerly legal right-of-way line of Sunset Avenue. Thence along the same in a southwesterly direction 100.00 feet more or less to the point of beginning.

F. Area 6

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN EAST NORRITON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA DESIGNATED AS UNIT 46 BLOCK 4 IN THE TAX PLATS OF EAST NORRITON TOWNSHIP.

BEGINNING at a point where the southerly side of Reiner Road intersects the northerly side of Germantown Pike, said point being in a northwesterly direction 497.4 feet from the intersection of the northerly side of Germantown Pike and the northerly side of Whitehall Road. Thence extending from said point of beginning along the southerly side of Reiner Road in a northeasterly direction 335.63 feet more or less to a point. Thence in a southeasterly direction 200 feet more or less to a point. Thence in a southwesterly direction 269.33 feet to a point on the northerly side of Germantown Pike. Thence along the same in a northwesterly direction 210.3 feet more or less to the point of beginning.

G. Area 7

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN EAST NORRITON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA DESIGNATED AS UNIT 102 BLOCK 18-A IN THE TAX PLATS OF EAST NORRITON TOWNSHIP.

BEGINNING at a point where the northerly side line of DeKalb Pike intersects the southerly side line of Lawnton Road. Thence extending from said point of beginning along the northerly side line of DeKalb Pike in a southwesterly direction 125.65 feet more or less to a point. Thence extending in a northwesterly direction 105 feet more or less to a point. Thence extending in a northeasterly direction 125 feet more or less to a point on the southerly side line of Lawnton Road. Thence along the same in a southeasterly direction 102.52 feet more or less to the point of beginning.

H. Area 8

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN EAST NORRITON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA DESIGNATED AS UNIT 101 BLOCK 18-A IN THE TAX PLATS OF EAST NORRITON TOWNSHIP.

BEGINNING at a point where the northerly side line of DeKalb Pike intersects the northerly side line of Lawnton Road.

Thence extending from said point of beginning along the northerly side line of Lawnton Road in a northwesterly direction 109.37 feet more or less to a point. Thence extending in a northeasterly direction 124.99 feet more or less to a point. Thence extending in a southeasterly direction 100.91 feet more or less to a point on the northerly side line of DeKalb Pike. Thence along the same in a southwesterly direction 124.4 feet more or less to the point of beginning.

I. Area 9

ALL THOSE CERTAIN LOTS OR PARCELS OF LAND SITUATE IN EAST NORRITON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA DESIGNATED AS UNITS 20 AND 21 BLOCK 18-A IN THE TAX PLATS OF EAST NORRITON TOWNSHIP.

BEGINNING at a point where the northerly side line of DeKalb Pike intersects the southerly side line of Colonial Drive. Thence extending from said point of beginning along the northerly side line of DeKalb Pike in a southwesterly direction 170.22 feet more or less to a point. Thence extending in a northwesterly direction 137.46 feet more or less to a point. Thence along the rear lines of Units 21 and 20 in a northeasterly direction 170.72 feet more or less to a point on the southerly side line of Colonial Drive. Thence along the same in a southeasterly direction 134.42 feet more or less to the point of beginning.

J. Area 10

ALL THOSE CERTAIN LOTS OR PARCELS OF LAND SITUATE IN EAST NORRITON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA DESIGNATED AS UNITS 16, 17, 18 AND 19 BLOCK 18-A AS SHOWN IN THE TAX PLATS OF EAST NORRITON TOWNSHIP.

BEGINNING at a point where the northerly side line of DeKalb Pike intersects the northerly side line of Colonial Drive. Thence extending from said point of beginning along the northerly side line of Colonial Drive in a northwesterly direction 139.50 feet more or less to a point. Thence along the rear lines of Units 19, 18, 17 and 16 in a northeasterly direction 290 feet more or less to a point. Thence extending in a southeasterly direction 134.26 feet to a point on the northerly side of DeKalb Pike. Thence along the same in a southwesterly direction 289.55 feet more or less to the point of beginning.

K. Area 11

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN EAST NORRITON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA DESIGNATED AS UNIT 79 BLOCK 6-B IN THE TAX PLATS OF EAST NORRITON TOWNSHIP.

BEGINNING at a point on the northerly side line of Germantown Pike, said point being in a northwesterly direction 638 feet more or less from the intersection of the northerly side line of Germantown Pike with the northerly side line of Penn Square Road. Thence extending from said point of beginning along the northerly side line of Germantown Pike in a northwesterly direction 79.4 feet to a point. Thence extending in a northeasterly direction 188.42 feet more or less to a point on the southerly side line of Bryans Road. Thence along the same in a southeasterly direction 71 feet more or less to a point. Thence extending in a southerly direction 136 feet more or less to a point, an angle. Thence continuing along the same in a southwesterly direction 78.93 feet more or less to the point of beginning.

L. Area 12

ALL THOSE CERTAIN LOTS OR PARCELS OF LAND SITUATE IN EAST NORRITON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA DESIGNATED AS UNITS 18, 19, 20, 21, 22, 23, 24 AND 25 BLOCK 27-C IN THE TAX PLATS OF EAST NORRITON TOWNSHIP.

BEGINNING at a point where the southerly side line of Germantown Pike intersects the westerly side line of New Hope Street. Thence extending along the westerly side line of New Hope Street in a southwesterly direction 302.4 feet more or less to a point. Thence extending along the rear lines of Units 18, 19, 20, 21, 22, 23, 24 and 25 in a northwesterly direction 1,397.28 feet more or less to a point. Thence extending along the northerly side line of Unit 25 in a northeasterly direction 274 feet more or less to a point on the southerly side line of Germantown Pike. Thence along the same in a southeasterly direction 1,091.31 feet more or less to a point, an angle, thence continuing along the same in a southeasterly direction 372.95 feet to the point of beginning.

M. Area 13

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN EAST NORRITON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA DESIGNATED AS UNIT 56 BLOCK 6-B IN THE TAX PLATS OF EAST NORRITON TOWNSHIP.

BEGINNING at a point where the northerly side line of Germantown Pike intersects the northerly side line of Stony Creek Road. Thence extending from said point of beginning along the northerly side line of Germantown Pike in a northwesterly direction 220 feet more or less to a point. Thence extending in a northeasterly direction 97.54 feet more or less to a point. Thence extending in a southeasterly direction 182.4 feet more or less to a point on the northerly side line of Stony Creek Road. Thence along the same in a southwesterly direction 90 feet more or less to the point of beginning.

ENACTED AND ORDAINED by the Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, this 18th day of August, 1987, A.D.

BOARD OF SUPERVISORS
EAST NORRITON TOWNSHIP

By: _____

John B. Lander
Chairman

Attest: _____

Helmut K. Lenzwald
Secretary