

ORDINANCE NO. 340

EAST NORRITON TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

AN ORDINANCE AMENDING THE CODE OF EAST NORRITON TOWNSHIP, SPECIFICALLY CHAPTER 205, KNOWN AS THE EAST NORRITON TOWNSHIP ZONING ORDINANCE, BY AMENDING ARTICLE III, SECTION 205-6, ADDING A NEW ZONING DISTRICT ENTITLED THE MR-MEDIUM DENSITY RESIDENTIAL DISTRICT, ADDING ARTICLE VI.A PROVIDING FOR THE MR-MEDIUM DENSITY RESIDENTIAL DISTRICT, AMENDING ARTICLE XVIII, PARKING AND LOADING, BY ADDING SECTION 205-102.A AND ARTICLE XIX, SIGNS, SECTION 205-110.

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

SECTION 1. CHAPTER 205, ZONING is amended as follows:

ARTICLE III, Section 205-6. Districts enumerated is amended by adding a new district as follows:

MR - Medium Density Residential District.

Add a new ARTICLE VI.A to add the MR-Medium Density Residential District as follows:

Section 205-30.1 Declaration of legislative intent.

In expansion of the statement of community development objectives contained in Article I, Section 205-3, of this Chapter, it is hereby declared to be the intent of this Article with respect to the MR - Medium Density Residential District to establish reasonable standards of performance for a selection of permitted uses therein and to maintain and protect the desirable benefits which medium density development of single-family homes, twin homes, and duplex homes will have when provided for in selected locations within the Township. It is further the intent of this Article to:

- A. Permit a variety of housing types available to present and future residents of the Township.
- B. Assure the suitable design of medium density dwellings which will allow the creation of desirable neighborhoods and at the same time provide adequate protection to existing, established neighborhoods nearby.

- C. Implement the general recommendation contained in the Township's Comprehensive Plan to provide areas for medium density residential development.
- D. Ensure that the traffic and other impacts of development in accordance with this District are no greater than can be accommodated by the infrastructure of the Township.

Section 205-30.2 Permitted Uses.

- A. In a MR - Medium Density Residential District a building may be erected, altered or used and a lot or premises may be used or occupied for any one of the following purposes and no other, provided, however, that all other requirements of this Article are met:
 - (1) Single-family detached dwelling in accordance with the requirements of Section 205-30 (the BR-Residential District).
 - (2) Twin houses.
 - (3) Duplexes.
 - (4) Playgrounds, parks, tot lots, and open spaces.
 - (5) Accessory uses in accordance with Section 205-16.

Section 205-30.3 Height.

No principal building shall exceed the height of thirty-five (35) feet measured from the lowest outside finished grade around the building, nor shall any building exceed two (2) stories, exclusive of basements. The maximum height of an accessory building or structure shall not exceed fourteen (14) feet.

Section 205-30.4 Development requirements.

- A. Area of district. A tract area of no less than five (5) developable acres shall be provided for every area to be used in whole or part as a MR - Medium Density Residential District.
- B. Utilities. All dwelling units within the MR-Medium Density Residential District shall be served by a public sanitary sewage disposal system and by public water supply. All utility lines (electric, telephone, etc.) serving the MR - Medium Density Residential District developed subsequent to the enactment of this chapter shall be placed underground.
- C. Density. The total number of dwelling units shall not exceed five (5) dwelling units per gross acre.

- D. Lot area. A minimum lot area of four thousand (4,000) square feet shall be provided for each dwelling unit, with an average lot area of five thousand five hundred (5,500) square feet for each dwelling unit.
- E. Lot width. A minimum lot width of thirty seven and one-half (37-1/2) feet at the building line shall be provided, with an average lot width of forty-five (45) feet.
- F. Street frontage. Each lot shall be provided with a minimum of twenty-five (25) feet of street frontage measured along the right-of-way line of a public or private street, provided, however, that a maximum reduction of five (5) feet to the required street frontage may be permitted for lots which front onto the bulb of a cul-de-sac.
- G. Yard requirements. The minimum yard requirements shall be as follows:
- (1) Front Yard: The average front yard for all dwelling units in a land development shall be not less than twenty-five (25) feet provided, however, that fifty (50%) percent of the front facade of any individual dwelling within the land development may be set back a distance of not less than twenty (20) feet from the ultimate right-of-way of adjoining streets.
 - (2) Rear Yard: Thirty (30) feet.
 - (3) Side Yard: Ten (10) feet (one side only required for twin houses).
 - (4) Setbacks for accessory buildings: No accessory building or use shall extend within a required yard nor be less than five (5) feet from a common lot line of an adjoining dwelling.
- H. Parking. A minimum of two (2) off-street parking spaces shall be provided for each dwelling unit.
- I. Building Coverage. The maximum building coverage shall not exceed thirty-five (35%) percent of total lot area.
- J. Perimeter setback. There shall be a setback of not less than thirty-five (35) feet for all buildings and parking spaces that are located adjacent to a zoning district other than the MR - Medium Density Residential District. This setback area shall contain a buffer area as defined in this Ordinance to shield the proposed development from the uses located in neighboring zoning districts.
- K. No building addition to the front or rear facade of a twin house dwelling shall exceed the height of one (1) story or fourteen (14) feet, whichever is less.

L. Landscaping, including conservation of existing trees and woodlands, street trees, storm water basin landscaping, and site element screens, shall be provided in accordance with the provisions of the East Norriton Township Subdivision and Land Development Ordinance.

Amend ARTICLE XVIII, Section 205-102.A Required off-street parking facilities shall be amended to add a new subsection (1) to read as follows:

(1) A garage shall not be counted as a parking space.

Amend ARTICLE XIX, Section 205-110. Signs permitted in residential districts shall be amended to include "MR Medium Density Residential" after BR Residential.

SECTION 2. Severability.

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be separate, distinct, and independent and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 3. Ratification.

This Ordinance shall in no other way affect, amend or modify the said Zoning Ordinance contained in Chapter 205 of the Code of East Norriton Township.

ENACTED AND ORDAINED by the Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, this *25th* day of *July*, 1994.

BOARD OF SUPERVISORS
EAST NORRITON TOWNSHIP

BY:

John B. Sawley
Chairman

ATTEST:

Anthony J. C. ...
Secretary