

**ORDINANCE 478**

**EAST NORRITON TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA**

**AN ORDINANCE OF THE TOWNSHIP OF EAST NORRITON AMENDING THE TOWNSHIP OF EAST NORRITON ZONING ORDINANCE OF 1989 (THE “CODE”), BY AMENDING ARTICLE II, § 205-5, DEFINITIONS, TO PROVIDE A DEFINITION FOR “BUILDING LINE”, ARTICLE IV, ACCESSORY USE § 205-16B(2), AMEND LOCATION OF TEMPORARY STRUCTURES, ARTICLE IV, § 205-20A, REQUIREMENTS FOR SPECIAL OUTDOOR EVENTS, ARTICLE V, § 205-24, FENCE REQUIREMENTS, ARTICLE V, § 204-25C(3) YARD REQUIREMENTS, ARTICLE VI, § 205-30D(1) AND § 205-30.3 LOT AREA AND BUILDING REQUIREMENTS, ARTICLE IX, § 205-44, HR-HIGH RISE RESIDENTIAL DEVELOPMENT FENCING REQUIREMENTS, ARTICLE XI, § 205.56 I, IN-INSTITUTIONAL ZONING PERMITTED USES, ARTICLE XII, § 205-63.8A(11), EXECUTIVE CAMPUS II, AMEND PERMITTED USES TO PROVIDE FOR ASSISTED LIVING FACILITY, PERSONAL CARE FACILITY, INDEPENDENT CARE RESIDENTIAL RETIREMENT UNITS WITH ANCILLARY USES LIMITING THE NUMBER OF UNITS/RESIDENTS ALLOWED IN A SINGLE STRUCTURE, ARTICLE XVI, § 205-87D, LI-LIMITED INDUSTRIAL DISTRICT, PERMITTED USES TO PROVIDE FOR MEDICAL MANUFACTURING, ARTICLE XVIII, § 205-102B, PARKING AND LOADING, BY ADDING BR-1 RESIDENTIAL, ARTICLE XIX, § 205-107B, SIGN AREA, TO LIMIT SIZE OF BACKGROUND AREA FOR FREE STANDING SIGNS, ARTICLE XIX, § 205-114A, BUSINESS SIGNS TO INCREASE SIZE BUSINESS SIGNS HAVING UNDER 30 LINEAL FEET OF BUILDING FRONTAGE, ARTICLE XIX, § 205-114D, SIGNS TO PROVIDE FOR SEASONAL BUSINESS SIGNS FOR RECREATIONAL FUND RAISING ACTIVITIES, ARTICLE XIX, § 205-117C, INCREASING THE SIZE OF SECOND ENTRANCE SIGN, ARTICLE XIX, § 205-118, TEMPORARY POLITICAL SIGNS TO PROVIDE LOCATION SIGNS ALLOWED AND DEPOSIT REQUIREMENTS AND REPEALING AN INCONSISTENT PROVISIONS THEREWITH.**

**WHEREAS**, the Board of Supervisors for the Township of East Norriton deems it be in the best interest and general welfare of the citizens and residents of the Township to provide for the use and regulation of front yard requirements, Accessory structures, continuation of a Relative Quarters and the addition of a definition for “Person”; and,

**WHEREAS**, §1506 of the Second Class Township Code, *as amended*, and found at 53 P.S. 66506, entitled “General powers”, authorizes the Board of Supervisors to make and adopt ordinances, bylaws, rules and regulations, not inconsistent with or constrained by the Constitution and laws of the Commonwealth necessary for the proper management, care, and control of the Township and the maintenance of peace, good government, health and welfare of the Township and its citizens; and,

**WHEREAS**, §1516 of the Second Class Code, *as amended*, and found at 53 P.S. § 66516, entitled “Land use regulations”, authorizes the Township Board of Supervisors to plan for the development of the township through zoning, subdivision and land development regulations; and,

**WHEREAS**, the Board of Supervisors of the Township of East Norriton has met the procedural requirements of 53 P.S. §10101, *et. seq.* of the Pennsylvania Municipalities Planning Code, for the adoption of the proposed ordinance, including holding a public hearing; and,

**WHEREAS**, the Board of Supervisors of the Township of East Norriton, after due consideration of the proposed ordinance at a duly advertised public hearing, has determined that the health, safety, and general welfare of the residents of East Norriton will be served by providing for the following amendments and enacting provisions related thereto.

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED** by the Board of Supervisors of the Township of East Norriton and it is hereby ordained and enacted by the authority of the same, to wit:

**§1. CODE AMENDMENTS**

**Article II, Word Usage; Definitions, § 205-5, Definitions, shall be amended by adding the following:** add “BUILDING LINE - shall have the same meaning as Building Setback Line

**Article IV, Accessory Uses, Section 205-16.B(2) shall be amended by add the following:** after the word “only” “ provided that it is located in the rear yard unless it is a corner property

**Article IV, General Provisions, § 205-20A, Requirements for special outdoor events shall be amended by add the following:** add after the word Zoning Officer “to existing lawful tenants.”

**Article V, AR-Residential District, § 205-24, Fence requirements, shall be amended as follows:** delete and replace with No fence will be allowed which exceeds six (6) feet in height, and such fence shall not extend forward of the front door of the adjacent property in order for every property owner to exit their dwelling and look either direction unobstructed. An open fence may enclose the property but may not exceed a height of forty-eight (48) inches and may not be placed within the right-of-way. The use of barbed wire/razor wire is prohibited.

**Article V, AR-Residential District, § 205-25C(3) , Yard requirements shall be amended as follows:** change sixteen (16) feet to twenty (20) feet.

**Article VI, BR-Residential, § 205-30.D(1) and BR-1 Residential § 205-30.3, Lot area and building requirements shall be amended as follows:** change thirty-five (35) feet to thirty (30) feet

**Article IX, HR-High Rise Residential District, § 205-44.N, Fencing requirements shall be amended as follows:** in addition to the requirements in § 205-24 a fence height up to 8 feet provided the material is maintenance free such as PVC material along residential property lines – allows increase in height

**Article XI, IN-Institutional District, § 205-56.I shall be amended as follows:** add “For-Profit.”

**Article XII B, Executive Campus II, § 205-63.8.A(11) shall be amended as follows:** to permit for profit Assisted Living Facility, Personal Care Facility, Independent Residential Retirement Units or a combination thereof in a single structure, together with Ancillary Uses for the residents, provided that the total number of units, beds or residents for all uses does not exceed Two-Hundred (200) and for the purposes of Assisted Living or Personal Care, two (2) beds per room (unit) shall be permitted

**Article XVI, LI-Limited Industrial District – § 205-87.D shall be amended as follows:** add after scientific “medical” and after the second development add “and manufacturing after review and approval from the Board of Supervisors”

**Article XVIII, Parking and Loading, § 205-102.B shall be amended as follows:** add “BR-1 Residential” and Section 205-102.B(2)(o) after the word developed add “as part of a project”

**Article XIX, Signs, § 205-107.B – SIGN AREA shall be amended as follows:** (3) shall be amended by adding “The background area of a free standing sign cannot exceed 25% of the allowable total sign area”

**Article XIX, Signs, Business Signs, § 205-114.A shall be amended as follows:** add “Except in the case of individual businesses having less than 30 lineal feet of building frontage shall be allowed 25% more total sign area.”

**Article XIX, Signs, Additional signs permitted in SC-Shopping Center District, § 205-117.C shall be amended as follows:** delete 50 square feet and add 75 square feet for second entrance only.

**§2. REPEALER**

All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed, it being understood and intended that all ordinances and the Code of the Township of East Norriton Pennsylvania, such as are not otherwise specifically in conflict or inconsistent with this ordinance, shall remain in full force and effect, the same being reaffirmed hereby.

**§3. REVISIONS**

The Township Board of Supervisors does hereby reserve the right, from time to time, to adopt modifications of, supplements to, or amendments of its ordinance, including this provision.

**§4. SEVERABILITY**

If any sentence, clause, section, term, phrase or part of this ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, terms, provisions, or parts of this ordinance. It is hereby declared the intent of the Board of Supervisors of the Township of East Norriton that this ordinance would have been adopted had such an unconstitutional, illegal, or invalid sentence, clause, section, or part thereof not been included herein.

**ORDAINED AND ENACTED** by the Board of Supervisors of the Township of East Norriton, this 26<sup>th</sup> day of July, A.D., 2005.



**TOWNSHIP OF EAST NORRITON**

By: **Francis E. Denner**  
**Chairman**

ATTEST.

By: **Helmuth J.H. Baerwald,**  
**Township Manager/Secretary**