

ORDINANCE NO. 484

**EAST NORRITON TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

**AN ORDINANCE READOPTING THE EAST NORRITON TOWNSHIP
ZONING ORDINANCE, CHAPTER 205, PUBLISHED JULY 2005 BY
GENERAL CODE PUBLISHERS AND ALL SUBSEQUENT ORDINANCES**

WHEREAS, the Board of Supervisors for the Township of East Norriton deems it to be in the best interest and the general welfare of the citizens and residents of the Township to readopt the East Norriton Township Zoning Ordinance, Chapter 205, published July 2005 by General Code Publishers and all subsequent ordinances; and,

WHEREAS, the Board of Supervisors has met the procedural requirements of 53 P.S. §10101, *et. seq.* of the Pennsylvania Municipalities Planning Code and specifically 53 P.S. § 10609 for the adoption of the proposed amended ordinance, including holding a public hearing; and,

WHEREAS, the Second Class Township Code authorizes the Board of Supervisors to make and adopt ordinances that are consistent with the constitution and the laws of the Commonwealth that it deems 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,

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. READOPT ZONING ORDINANCE

A. The Board of Supervisors hereby readopts the Zoning Ordinance, Chapter 205, published July 2005 by General Code Publishers attached hereto and incorporated herein as Exhibit "A".

B. The Board of Supervisors hereby readopts Ordinance No. 454 titled "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 AND REGULATIONS FOR NO-IMPACT HOME-BASED BUSINESS AND OTHER DEFINITIONS; BY AMENDING ARTICLE III, § 205-6, BY ADDING DISTRICT BOUNDARIES, ARTICLE V, § 205-23, AR RESIDENTIAL DISTRICT; 205-30.2, MR MEDIUM-DENSITY RESIDENTIAL DISTRICT; ARTICLE VII, § 205-32, GA GARDEN APARTMENT DISTRICT; ARTICLE VIII, § 205-36, CR RESIDENTIAL DISTRICT; ARTICLE IX, § 205-42, HR HIGH-RISE RESIDENTIAL DISTRICT; ARTICLE X, § 205-46, RP RESIDENTIAL AND PROFESSIONAL DISTRICT; ARTICLE XII, § 205-61, BP BUSINESS AND PROFESSIONAL DISTRICT; ARTICLE XA, § 205-54.2, RO RESIDENTIAL OFFICE DISTRICT; ARTICLE XIIB, § 205-63.8A, EXECUTIVE CAMPUS II; ARTICLE XXV, § 205-152, RR RETIREMENT RESIDENTIAL DISTRICT TO ADD NO-IMPACT HOME-BASED BUSINESS, ARTICLE XIX, SIGNS, § 205-110(E), BY ALLOWING SPECIAL CARVED WOOD SIGNS, ARTICLE XIX, SIGNS § 205-111 AND § 205-112, REGULATING THE PLACEMENT OF SIGNS, ARTICLE XIX, SIGNS § 205-114, § 205-115, § 205-116, § 205-118; ALLOWING SIGNS IN CERTAIN DISTRICTS AND REPEALING AND INCONSISTENT PROVISIONS THEREWITH attached hereto and incorporated herein as Exhibit "B".

C. The Board of Supervisors hereby readopts Ordinance No. 466 titled "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 "PERSON", ARTICLE IV, GENERAL PROVISIONS § 205-14, MODIFICATION OF FRONT YARD REQUIREMENT, § 205-16, ACCESSORY USE BY REQUIRING A ZONING PERMIT FOR A PRIVATE GARAGE, § 204-14, CONTINUATION OF REATIVE QUARTERS, ALLOWABLE SIZE FOR TEMPORARY STRUCTURES, 175-19D(12) & 175-19E(2), ALLEYS, DRIVEWAYS AND PARKING AREAS BY AMENDING THE NUMBER OF CONTINUOUS PARKING SPACES ALLOWED AND REPEALING AN INCONSISTENT PROVISIONS THEREWITH" attached hereto and incorporated herein as Exhibit "C".

D. The Board of Supervisors hereby readopts Ordinance No. 471 titled "AN ORDINANCE AMENDING THE CODE OF EAST NORRITON TOWNSHIP, SPECIFICALLY, CHAPTER 205, KNOWN AS THE EAST NORRITON TOWNSHIP ZONING ORDINANCE, AND THE ZONING MAP ATTACHED THERETO, BY CHANGING THE ZONING CLASSIFICATION OF A CERTAIN TRACT OF GROUND LOCATED IN THE TWONSHIP OF EAST NORRITON FROM AR – RESIDENTIAL DISTRICT TO RR – RETIREMENT RESIDENTIAL DISTRICT" attached hereto and incorporated herein as Exhibit "D".

E. The Board of Supervisors hereby readopts Ordinance No. 472 titled "AN ORDINANCE AMENDING THE CODE OF EAST NORRITON TOWNSHIP, SPECIFICALLY, CHAPTER 205, KNOWN AS THE EAST NORRITON TOWNSHIP

ZONING ORDINANCE, FOR THE PURPOSES OF AMENDING ARTICLE II, WORD USAGE; DEFINITIONS; ARTICLE III, DISTRICTS; BOUNDARIES; ARTICLE IV, GENERAL PROVISIONS; ADDING A NEW RESIDENTIAL DISTRICT TO BE ENTITLED BR-1 RESIDENTIAL DISTRICT; RECLASSIFYING THE MR MEDIUM-DENISTY RESIDENTIAL DISTRICT AS ARTICLE VIB; ARTICLE XIII, C COMMERCIAL DISTRICT, FENCING HEIGHT; ARTICLE XIII, C-1 COMMERCIAL DISTRICT, FENCING HEIGHT; ARTICLE XIII, EC EXECUTIVE CAMPUS DISTRICT, USES; AND REPEALING ANY INCONSISTENT PROVISIONS THEREWITH" attached hereto and incorporated herein as Exhibit "E".

F. The Board of Supervisors hereby readopts Ordinance No. 473 titled "AMENDING THE CODE OF EAST NORRITON TOWNSHIP BY CHANGING THE ZONING CLASSIFICATION AND MAP OF A CERTAIN TRACTS OF GROUND LOCATED IN THE TOWNSHIP OF EAST NORRITON FROM AR AND BR-RESIDENTIAL TO BR-1 RESIDENTIAL" attached hereto and incorporated herein as Exhibit "F".

G. The Board of Supervisors hereby readopts Ordinance No. 478 titled "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, § 205-25C(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” attached hereto and incorporated herein as Exhibit “G”.

H. The Board of Supervisors hereby readopts Ordinance No. 480 titled AN ORDINANCE AMENDING THE CODE OF EAST NORRITON TOWNSHIP, SPECIFICALLY, CHAPTER 205, KNOWN AS THE EAST NORRITON TOWNSHIP ZONING ORDINANCE, AND THE ZONING MAP ATTACHED THERETO, BY CHANGING THE ZONING CLASSIFICATION OF A CERTAIN TRACT OF GROUND LOCATED IN THE TOWNSHIP OF EAST NORRITON FROM BP-BUSINESS PROFESSIONAL DISTRICT TO RR-RETIREMENT RESIDENTIAL DISTRICT” attached hereto and incorporated herein as Exhibit “H”.

I. The Board of Supervisors hereby readopts Ordinance No. 481 titled “AN ORDINANCE OF THE TOWNSHIP OF EAST NORRITON AMENDING THE TOWNSHIP OF EAST NORRITON ZONING ORDINANCE OF 1989, AS AMENDED (THE “CODE”), BY AMENDING ARTICLE XIX, § 205-114D, SIGNS TO PROVIDE FOR SEASONAL BUSINESS SIGNS FOR RECREATIONAL FUND RAISING ACTIVITIES, § 205-118, TEMPORARY POLITICAL SIGNS TO PROVIDE LOCATION SIGNS AND TIME LIMIT FOR REMOVAL OF SIGNS; ARTICLE X, § 205-46 RP-RESIDENTIAL PROFESSIONAL PERMITTED USES – ADD SECTION § 205-46G, ACCESSORY USES ON THE SAME LOT WITH AN CUSTOMARILY INCIDENTAL TO ANY OF THE ABOVE PERMITTED USES, INCLUDING ONE (1) DWELLING UNIT, PROVIDED THAT SUCH USE SHALL BE LOCATED AT OR ABOVE THE SECOND STORY; ARTICLE VI, § 205-30, BR-RESIDENTIAL, LOT AREA AND BUILDING REQUIREMENTS, ADD § 205-30H – DRIVEWAY SETBACK FROM PROPERTY LINE AND 205-30.3, BR-1 RESIDENTIAL, LOT AREA AND BUILDING REQUIREMENTS ADD § 205-30.3 F DRIVEWAY SETBACK FROM PROPERTY LINE” attached hereto and incorporated herein as Exhibit “I”.

§2. 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.

§3. 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.

§ 4. FAILURE TO ENFORCE NOT A WAIVER

The failure of the Township to enforce any provision of this Ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.

§5. EFFECTIVE DATE

This Ordinance shall become effective five (5) days after date of adoption.

ORDAINED AND ENACTED by the Board of Supervisors of the Township of East Norriton, this ^{10th} day of ²⁰⁰⁵ December, A.D., 2005.



TOWNSHIP OF EAST NORRITON

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

ATTEST:

Helmuth J.H. Baerwald
By: **Helmuth J.H. Baerwald, Secretary**