

**ORDINANCE NO. 566**

**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 FOR THE PURPOSES OF AMENDING: ARTICLE II, DEFINITIONS; ARTICLE IV, GENERAL PROVISIONS; ARTICLE X, RP RESIDENTIAL AND PROFESSIONAL DISTRICT; ARTICLE XA, RO RESIDENTIAL OFFICE DISTRICT; ARTICLE XI, IN INSTITUTIONAL DISTRICT; ARTICLE XII, BP BUSINESS AND PROFESSIONAL DISTRICT; ARTICLE XIIA, EC EXECUTIVE CAMPUS DISTRICT; ARTICLE XIIB, EXECUTIVE CAMPUS II DISTRICT; ARTICLE XIII, C COMMERCIAL DISTRICT; ARTICLE XIHA, C-1 COMMERCIAL DISTRICT; ARTICLE XIV, SC SHOPPING CENTER DISTRICT; ARTICLE XV, I INDUSTRIAL DISTRICT; ARTICLE XVI, LI LIMITED INDUSTRIAL DISTRICT; ARTICLE XXIX WIRELESS COMMUNICATIONS FACILITIES, AND REPEALING ANY INCONSISTENT PROVISIONS THEREWITH**

**WHEREAS**, §1506 of the Second Class Township Code, as amended, and found at 53 P.S. 66506, entitled “General Powers”, authorizes the Township Board of Supervisors to make and adopt ordinances, bylaws, rules and regulations, not inconsistent with or constrained by the Constitution and the laws of the Commonwealth necessary for the proper management, care, and control of the Township and the maintenance of the 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 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 and/or will meet the procedural requirements of 53 P.S. §10101 et. seq. of the Pennsylvania Municipalities Planning Code, for the adoption of a 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 the 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 ENACTED and ORDAINED** by the Board of Supervisors of East Norriton Township and it is hereby ordained and enacted by the authority of the same, to wit:

**SECTION 1. Article II, §205-5, Definitions**, is hereby amended to include the following definitions (text to be deleted with ~~strikethrough~~, text to be added with underline):

### ARTISANAL MANUFACTURING

The manufacture and production by a manual worker or craftsman of commercial goods, such as jewelry, metalwork, cabinetry, stained glass, textiles, ceramics, or hand-made food products. Artisanal manufacturing may include a retail component. Artisanal Manufacturing does not include any activity that causes noise, odor, or vibration to be detectable on a neighboring property, and is limited to 5,000 square feet of gross floor area.

### BAR TAVERN or TAPROOM

An establishment primarily devoted to the serving of alcoholic beverages by the drink and in which food service is incidental to consumption of such beverage. This shall not include BREWPUBS or MICROBREWERIES. [Added 4-28-2009 by Ord. No. 515]

### BREW PUB

A full-service or fast-casual restaurant where the sale and production of alcoholic beverages is accessory to the consumption of prepared food.

### GASOLINE FILLING STATION

An area of land used for the retail sale of gasoline or other motor vehicle fuel in combination with a food store that provides a mix of packaged and freshly-prepared foods and where seating for up to 16 patrons or 4 tables may be permitted.

### MASSAGE PARLORS

~~A n establishment that offers for a consideration activities between male and female persons and/or persons of the same sex when one or more persons is nude or seminude;~~ commercial establishment in which the principal use consists of massage or bodywork conducted by persons other than massage therapists, and may include nude human modeling.

### MASSAGE THERAPIST

A person holding a valid massage license issued by the Commonwealth of Pennsylvania or absent such licensing procedure, satisfying either of the following criteria:

A. Has graduated from a school licensed by the Commonwealth of Pennsylvania, or by another state of the United States, which requires at least 500 hours of education in massage or bodywork techniques, anatomy and physiology, and who is a member of a nationally recognized professional organization for massage or bodywork therapists that adheres to a code of ethics; or

B. Holds current and valid certification from the National Certification Board of Therapeutic Massage and Bodywork (NCBTMB).

### MASSAGE THERAPIST BUSINESS

A commercial establishment in which the principal use consists of massage or bodywork conducted solely by massage therapists.

### MICROBREWERY

A facility that produces malt or brewed alcoholic beverages with another facility that offers said malt or brewed alcoholic beverages for sale or consumption on the same or adjoining premises. Such uses may also serve food items and must be licensed by the Pennsylvania Liquor Control Board. This term may include nanobreweries, microdistilleries, and wineries.

**OUTDOOR DINING AREA**

**A designated area on the premises of a restaurant, but outside the principal building, and where patrons may sit at tables while consuming food and beverages ordered from and served by a waiter or waitress.**

**OUTDOOR EATING AREA**

**A designated area on the premises of a retail food establishment, but outside the principal building, and where patrons may sit at tables while consuming foods, soft drinks, ice cream, and similar confections purchased from the retail food establishment.**

**OUTDOOR FOOD SERVICE**

**An outdoor area on the premises of a restaurant or retail food establishment where patrons may sit at tables to consume food and beverages. Outdoor food service is classified as either "Outdoor Dining" or "Outdoor Eating" Areas.**

**RESTAURANT**

**An establishment where food is prepared and served and where food sales constitute more than 80% of the gross sales. Any establishment, however qualified in the subsequent defined terms of this use, at which a principal use is to sell prepared food/beverages to the general public for consumption on and off the premises. [Added 4-28-2009 by Ord. No. 515]**

**RESTAURANT, FAST FOOD**

**A restaurant where customers may place their food/beverage orders by phone, online, at a counter inside the facility, or from the customer's vehicle outside the facility by use of drive-through or drive-in service. Food is often pre-prepared and is predominantly served in disposable wrappings or containers. A fast food restaurant may have take-out food service.**

**RESTAURANT, FAST CASUAL**

**A restaurant where customers place their orders by telephone, online, or at a counter, and either the customer takes the food/beverage to a table, booth, or counter or wait staff serves the food/beverage at the customer's table, booth, or counter. Food is typically custom prepared and generally served in disposable wrappings or containers. A fast casual restaurant may have take-out food service. Up to two parking spaces may be restricted for limited drive-in service when the parking spaces dedicated to this use are surplus to the number of parking spaces otherwise required for the site. No drive-through service shall be provided at a fast casual restaurant.**

**RESTAURANT, FULL-SERVICE**

**A restaurant that provides full wait staff service where food/beverages are ordered, served, and consumed by the customer normally while seated at a table, booth, or counter. Food is predominantly served with non-disposable dinnerware and flatware. A full-service restaurant may include a brewpub A full service restaurant may provide limited take-out food service. Up to four parking spaces may be restricted for limited drive-in service when the parking spaces dedicated to this use are surplus to the number of parking spaces otherwise required for the site. No drive-through service shall be provided at a full service restaurant.**

**SECTION 2. Article IV, §205-16 (B)(5), Accessory Uses, is hereby amended as follows (text to be deleted with ~~strikethrough~~, text to be added with underline):**

B. Uses accessory to dwelling:

**(5) Portable and standby electric generators when rated at 24kW or less, provided that such generators are used only during times of loss of utility provided power. Except that such generators may be exercised for a period of no more than one hour from 9:00 a.m. to 6:00 p.m. when they are located behind the building setback line.**

**SECTION 3. Article IV, §205-16 (D)(1), Accessory Uses**, is hereby amended as follows (text to be deleted with **strikethrough**, text to be added with **underline**):

D. Uses accessory to all zoning districts:

[Added 1-3-2011 by Ord. No. 533]

(1) Solar and small wind-powered generation devices rated at ~~100~~ **200** KW or less may be installed on existing structures that conform to current height and setback requirements of the zoning district in which they are located.

**SECTION 4. Article IV, General Provisions**, is hereby amended to add the following provisions for limited personal service establishments as **§205-22.4**:

**§ 205-22.4. Limited personal service establishments**

Limited personal service: a retail facility offering psychic readings, body piercing, branding or tattooing of persons, and similar uses. The following requirements shall be met.

A. The service must be performed in sanitary conditions and in compliance with all federal, state, and local regulations, rules, and laws regulating such practices.

B. The place of service shall be a minimum of 1,000 feet from any property on which a public or private school is located.

C. The limited personal service provider shall display notices as required by Pennsylvania law regarding the necessity of parental consent before any procedure is performed on a minor.

**SECTION 5. Article IV, General Provisions**, is hereby amended to add the following provisions for outdoor food service as **§205-22.5**:

**§ 205-22.5. Outdoor Food Service**

A. Permit Required.

Outdoor food service is permitted as a use accessory to a principal restaurant use, retail food establishment and microbrewery, subject to the following requirements:

(1) All permits required by this Section shall be applied for and obtained from the Zoning Officer.

(2) Outdoor Food Service is permitted as an accessory use to permitted restaurant uses, retail food establishments and microbreweries in the SC, C, EC and EC2 zones.

(3) A one-time permit from the Township of East Norriton is required to operate an Outdoor Food Service area.

(4) Applicants shall apply for permit approval in accordance with the provisions of this Chapter. All such applications shall be approved by the Zoning Officer and shall be referred to the Chief of Police and the Fire Marshal, who shall provide the Zoning Officer with written reports of their opinions and recommendations regarding the application.

(5) Applicants shall meet all general ordinance requirements and all other laws, rules, regulations and codes applicable to the proposed activity.

(6) The permit granted pursuant to this section shall allow the use of the Outdoor Food Service area at any time of year. However, the area must be properly maintained at all times including complying with the litter control plan, complying with all applicable laws, rules, regulations and codes, properly securing or removing tables, chairs and other items during times of inclement weather and high wind, further at no time shall chairs, tables or other items be stacked in the area.

(7) Notwithstanding anything contained in this section, any use falling within the definitions of "Outdoor Food Service" that was in operation prior to the adoption of this ordinance on October 27, 2015 may continue without further approval by the Zoning Officer or be required to obtain a permit as required herein; provided, however, permit approval in accordance with this section shall be required in the event:

(a) The use is expanded or substantially changed, or

(b) The owner of the property makes any alteration or improvement to the property that would require subdivision and/or land development approval.

(8) No action shall be taken on any application for a permit under this section until the application has been completed in its entirety and the application fee, as required by a schedule of fees established and amended from time to time by resolution of Township, has been paid in full.

B. Permit Application

(1) Applicants proposing to establish an Outdoor Food Service area must provide satisfactory proof to the Zoning Officer of the following:

(a) The type of outdoor food service proposed by the applicant, whether it be Outdoor Dining Areas or Outdoor Eating Areas

(b) Applicants must provide an architectural barrier such as flower beds, landscaping or decorative fencing designed to enclose the eating area and limit the ability of litter to blow off the premises.

(c) An applicant proposing to establish an Outdoor Eating Area or Outdoor Dining Area shall submit to the Zoning Officer a layout of the proposed seating areas, which shall include but not be limited to:

[1] A depiction of all aisles,

[2] Routes of ingress and egress;

[3] Proposed occupant load

[4] Clearances between tables and between the seating area at the curb;

[5] The location of all food preparation and service areas;

[6] Landscape plan;

[7] Location and description of all electrical and other equipment and fixtures that will be utilized;

[8] Illustration, rendering or photograph of all proposed furniture, umbrellas, awnings, signage and other furniture proposed.

[9] Distances from automobile travelways and parking areas.

(d) The written consent of the property owner, if different than the applicant.

(e) The indoor seating capacity of the principal use.

(2) Such other information as may be required from time to time by the Township.

(a) The Zoning Officer shall review each application to ensure that the proposed operation of the Outdoor Food Service area will not interfere with pedestrian or vehicular traffic.

(b) The Zoning Officer shall require each applicant to submit a litter control plan which shall include, but not be limited to, a description of the number and location of trash receptacles for the areas and the frequency with which the tables, surrounding area and adjacent public and private properties will be policed for litter.

(c) Outdoor Food Service area will comply with the noise standards described in 127-6 (Noise Limits).

(d) The seating contained in an Outdoor Food Service area shall not be counted in determining any parking space requirement for a retail food establishment or restaurant use, unless the number of seats for the Outdoor Food Service area exceeds 20% of the interior seats or interior floor area dedicated to patron use, whichever is greater.

(3) No fees shall be pro-rated nor any part thereof refunded for any reason.

(4) The Township may, from time to time, promulgate whatever rules or regulations it deems necessary or desirable to effectuate the purposes of this chapter, and the same shall be approved by the Township.

C. Appeals.

The Zoning Board shall have the power to hear and decide appeals where it is alleged by the appellant that there is error in any requirement, decision or refusal made by the Zoning Officer in the enforcement of this section. Additionally, the Planning Commission or Zoning Board, as appropriate, shall have the power to hear and request for a variance from the regulations and conditions of this Section.

D. Use Guidelines:

The following regulations shall apply to Outdoor Food Service areas

(1) The outdoor food service area may have a retractable awning or umbrellas and may contain furniture, including tables, chairs, and planters that are easily portable and that can be moved inside the principal structure.

(2) A minimum pedestrian walkway of 54 inches clear is to be maintained in front of the outdoor food service area.

(3) The minimum height of umbrellas which project into the required minimum pedestrian walkway shall be 80 inches.

(4) No outdoor service area may operate before 8:00 a.m. or after 11:00 p.m., except that an outdoor food service areas may be permitted to operate later than 11:00 p.m. by special exception of the Zoning Hearing Board.

(5) Noise generated from the outdoor food service area including, but not limited to patron activity, live music or entertainment and amplified music or sound shall comply with the noise limitations of Township ordinance, as amended from time to time by the East Norriton Township Board of Supervisors.

(6) Outdoor lighting shall not shine onto adjoining properties. Light standards shall not exceed a height of 15 feet, and light fixtures shall be focused downward with a shield, preventing light from shining on adjacent properties.

(7) The carrying of any open container of alcoholic beverages is prohibited outside the delineated area of the outdoor eating area.

(8) No outdoor use area shall interfere with safe pedestrian and vehicular traffic on or in the vicinity of the restaurant or lot.

(9) The owner of the establishment is responsible for keeping the pedestrian walkway in front of the premises clean and free of trash and debris on at least a daily basis.

**SECTION 6. Article X, RP (Residential and Professional District), §205-45--§205-47, is hereby amended as follows (text to be deleted with ~~strikethrough~~, text to be added with underline):**

§ 205-45. Intent.

In expansion of the statement of community development objectives contained in Article I, § 205-3, of this chapter, it is hereby declared to be the intent of this article with respect to the RP Residential and Professional District to allow for ~~restricted~~ **small-scale** 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:

A. Encourage small-scale professional ~~and/or~~ business offices in existing residential structures, especially occupant-operated offices.

B. Encourage the use of existing structures, now or lately used as residences, and discourage the demolition of such structures.

C. Discourage significant exterior alterations for existing structures.

D. Encourage the preservation of the residential character of the district.

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

§ 205-46. Permitted uses.

The following uses are permitted in the RP Residential and Professional District and no other:

A. Single-family detached dwellings and accessory uses in accordance with § 205-16B.

~~B. Professional offices for doctors, dentists, chiropractors or any other practitioner of the healing arts for humans, lawyers, engineers, architects, land planners, accountants or economic consultants.~~

**B. General office uses: offices for lawyers, architects, engineers, insurance agents, brokers, real estate, financial services or other professional, educational or business offices which do not involve the actual storage, exchange or delivery of equipment, goods or merchandise on the premises.**

**(1) The use shall be carried on wholly indoors and within the principal building.**

**(2) There shall be no use of show windows or displays visible outside the premises to attract customers or clients.**

~~C. Real estate sales, employment counseling, insurance sales, advertising, mailing, telephone answering services or stenographic services.~~

**C.(4) Veterinary office for the treatment of domestic animals provided that boarding is prohibited.**

**D.(2) Medical office for medical or dental examination or treatment of persons as outpatients.**

**E. Barber shops, hair salons and massage therapist businesses.**

F.D. Group day-care homes.

G.E. Day-care centers.

H.F. No-impact, home-based businesses as defined in Article II herein.

I.G. Accessory uses on the same lot with and customarily incidental to any of the above permitted uses, including one dwelling unit, provided that such use shall be located at or above the second story.

**J. Studios for instruction and the production of music and the arts.**

**SECTION 7. Article X, RP (Residential and Professional District), §205-49, is hereby amended as follows (text to be deleted with ~~strikethrough~~, text to be added with underline):**

§ 205-49. Development requirements.

A. A use shall utilize an existing building for its purposes, or it will be of a similar architectural **design and** scale to nearby existing development.

B. The maximum building coverage shall be 20% of the lot area.

C. The maximum total impervious coverage shall be 70% of the lot area, including building coverage.

**SECTION 8. Article XA, RO (Residential Office District), §205-54.1-§205-54.3, is hereby amended as follows (text to be deleted with ~~strikethrough~~, text to be added with underline):**

§ 205-54.1. Intent.

In expansion of the statement of community development objectives contained in Article I, § 205-3, of this chapter, it is hereby declared to be the intent of this article with respect to the RO Residential Office District to allow for ~~restricted~~ **small-scale** 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:

- A. Encourage small-scale professional and/or business offices in existing residential structures that are located on major roadways.
- B. Encourage the use of existing structures, now or lately used as residences, and discourage the demolition of such structures.
- C. Discourage significant exterior alterations for existing structures.
- D. Encourage the preservation of the residential character of the district.
- E. Provide for services generally useful to and in harmony with residential neighborhoods.
- F. Encourage the use of shared or common driveways and parking.

§ 205-54.2. Permitted uses.

The following uses are permitted in the RO Residential Office District and no other:

- A. Single-family detached dwellings and accessory uses in accordance with § 205-16B.
- B. Two-family detached dwellings.
- ~~C. Professional offices for doctors, dentists, chiropractors or any other practitioner of the healing arts for humans, lawyers, engineers, architects, land planners, accountants or economic consultants, provided that such permitted uses are limited to the principal building.~~

**C. General office uses: offices for lawyers, architects, engineers, insurance agents, brokers, real estate, financial services or other professional, educational or business offices which do not involve the actual storage, exchange or delivery of equipment, goods or merchandise on the premises.**

**(1) The use shall be carried on wholly indoors and within the principal building.**

**(2) There shall be no use of show windows or displays visible outside the premises to attract customers or clients.**

**D. Medical office for medical or dental examination or treatment of persons as outpatients.**

**E. Veterinary office for the treatment of domestic animals provided that boarding is prohibited.**

**F. Studios for instruction and the production of music and the arts.**

**G. Barber shops, hair salons and massage therapist business.**

**H. ~~D~~ No-impact home-based business as defined in Article II herein.**

§ 205-54.3. Conditional uses.

A. The following uses are permitted in the RO Residential Office District when authorized as conditional uses by the Board of Supervisors: ~~office~~ Uses which are similar to those in § 205-54.2C above.

B. In addition to all regulations pertaining to permitted uses, conditional uses shall meet the following provisions:

(1) The proposed use will not attract larger volumes of traffic than the permitted uses would.

(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 § 205-21 of this chapter.

**SECTION 9. Article XI (IN Institutional District), §205-56, is hereby amended is hereby amended to add the following permitted uses (text to be added with underline):**

§ 205-56 Permitted uses.

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

**L. Municipal uses and police stations.**

**M. Fire stations and ambulance stations that are occupied by a provider designated by the East Norriton Township Board of Supervisors to provide fire or ambulance service to East Norriton Township.**

**SECTION 10. Article XII (BP Business and Professional District), §205-61, is hereby amended as follows (text to be deleted with **strikethrough**, text to be added with **underline**):**

§ 205-61. Permitted uses.

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

~~A. Professional offices for doctors, dentists, chiropractors or any other practitioner of the healing arts for humans and offices for administration, executive, professional, sales and other similar uses, including insurance and real estate offices, normal attributes of which do not involve the actual storage, warehousing, exchange or delivery of merchandise on the premises.~~

**A. General office uses: offices for lawyers, architects, engineers, insurance agents, brokers, or other professional, educational or business offices which do not involve the actual storage, exchange or delivery of merchandise on the premises.**

**(1) The use shall be carried on wholly indoors and within the principal building.**

B. Studios for instruction **and the production** of music and ~~the~~ other arts.

C. Banks or other financial institutions.

D. Radio and television broadcasting, including studios and offices.

F. Day-care centers.

**F. Veterinary office for the treatment of domestic animals provided that boarding is prohibited.**

**G. Medical office for medical or dental examination or treatment of persons as outpatients.**

**H. Fire stations and ambulance stations that are occupied by a provider designated by the East Norriton Township Board of Supervisors to provide fire or ambulance service to East Norriton Township.**

**I. The following uses when limited to the first floor of a multi-story building:**

**(1) Retail store. Stores engaged in selling goods or merchandise to the general public for personal or household consumption, including, without limitation, the sale of antiques, books, gifts, garden supplies, hardware, household appliances and electronics, jewelry, notions, periodicals, stationery, tobacco, paint, wearing apparel, food, beverages, and other similar goods; and rendering services incidental to the sale of such goods.**

**(2) Service business: establishments engaged in providing services involving the care of a person or apparel, such as barber, beautician, massage therapist business, laundry and dry cleaning, shoe repair, or tailor. A service business shall not include psychic readings, massage parlors, body piercing, branding, or tattooing of persons, all of which are defined and regulated herein as limited personal service (§ 205-22.4).**

**(3) Fast casual restaurants.**

**SECTION 11. Article XIII, EC (Executive Campus District), §205-63.3, is hereby amended as follows (text to be deleted with ~~strikethrough~~, text to be added with underline):**

§ 205-63.3. Permitted uses.

A building or buildings may be erected, altered or used and a lot may be occupied for the following purposes or combination of the following purposes and no other, provided that the requirements of the following sections are met:

A. The following are the permitted uses in an Executive Campus District:

(1) Offices for administration, executive, business, medical, veterinary, professional, sales, data processing, financial institutions, research (~~except that a laboratory is prohibited~~) and other uses of the same general character, including insurance and real estate offices, the normal attributes of which do not involve the actual bulk warehousing, exchange or delivery of inventory on the premises.

(2) Municipal or governmental offices; educational or conference center uses.

(3) Educational and academic institutions and studios for instruction and the production of music and other arts.

(4) Communications broadcasting studios, offices and antenna/towers but excluding building mounted antennas/towers that exceed the height of the highest point of the existing building.

(5) Cafeterias, when allied with and contained within permitted office uses.

(6) Retail uses as follows:

(a) Retail sales only when contained within the confines of permitted office buildings, parking garage or hotels. The total gross floor area of retail uses permitted by this subsection shall not exceed 10% of the total gross floor area approved for the entire executive campus development. In the event that the project is constructed in phases, the 10% of retail use shall be computed on fully completed phases.

(b) Retail sales and/or a combination of retail sales and other uses that are permitted in the Executive Campus district provided that the retail sales component shall be limited to a maximum floor area of 15,000 square feet and that such retail sales is limited confined to one building in the Executive Campus District.

These uses include:

~~(a) The retail sale of drygoods; variety and general merchandise; clothing; food; flowers; beverage (but not a bulk distributor); pharmaceuticals; household supplies or furnishings; sale or repair of jewelry, watches and clocks; optical goods; or musical, professional, scientific or electronic equipment.~~

~~(b) Retail banking or other retail financial services.~~

~~(c) Barbershops, beauty salons, cleaning and pressing, laundry pickup stations and such other shops for personal service.~~

~~(d) Tearooms, confectioneries or similar establishments.~~

~~(e) Travel agencies, fitness centers, concierge services, newsstands, ticket centers.~~

~~(f) Restaurants, taverns, cafes or similar establishments. Drive through, drive in or curb-service eating establishments are specifically prohibited.~~

(7) Hotels with lodging accommodations of 100 or more rooms, provided that not more than two such hotel facilities shall be permitted within any EC District. Hotel restaurants and lounges

~~(a) Retail uses provided for under § 205-63.3A(6)(a) through (e) above, when located within a hotel, shall be included within the 10% limit provided for retail uses. The use permitted under § 205-63.3A(6)(f) shall be exempt from the 10% calculation when located within the hotel.~~

(8) Day-care centers and nursery schools, provided that any mandatory state licensing requirements are met.

(9) Off-street automobile parking facilities.

(10) Accessory uses customarily incidental to any of the above permitted uses.

**(11) Full-service restaurants and fast casual restaurants.**

**(12) Apartment house or group of apartment houses and related amenities including, but not limited to a fitness center, swimming pool, community room provided that such amenities are designated for use by the residents and guests of the apartment house(s) and that the apartment houses are a minimum of four stories in height. A maximum of two apartment houses shall be permitted in the Executive Campus district.**

B. The following uses are permitted by conditional use:

(1) A single freestanding restaurant subject to the following provisions:

~~(a) Maximum gross floor area shall not exceed 1 1/2% of the maximum total floor area permitted in § 205-63.5C, Building coverage, or 10,000 square feet, whichever is less.~~

~~(b) The gross floor area shall be included in the 10% limit as provided for in § 205-63.3A(6).~~

~~(c) Drive-in, drive through or curb service eating establishments are specifically prohibited.~~

~~(d) The freestanding restaurants shall be located only adjacent to a principal arterial street and conform to required building setbacks.~~

~~(e) There shall be only one freestanding restaurant in each EC District, and separate curb cuts shall not be permitted.~~

~~(f) Fencing up to eight feet in height.~~

**(1) (2)**-A building in excess of eight stories or 110 feet but not exceeding 12 stories or 160 feet, whichever is less, subject to additional conditions contained within this article.

**SECTION 12. Article XIIA, EC (Executive Campus District), §205-63.5, is hereby amended as follows (text to be deleted with **strikethrough**, text to be added with **underline**):**

**S. Density. For apartment house or group of apartment houses density shall not exceed 35 dwelling units per acre.**

**SECTION 13. Article XIIB, Executive Campus II District, §205-63.8 (A), is hereby amended as follows (text to be deleted with **strikethrough**, text to be added with **underline**):**

§ 205-63.8. Permitted uses.

A building or buildings may be erected, altered or used and a lot or a combination of lots may be occupied for the following purposes or combination of the following purposes and no other, provided that the requirements of the following sections are met:

A. The following are the permitted uses in an Executive Campus II District:

(1) Offices for administration, executive, business, medical, **veterinary**, professional, sales, data processing, financial institutions, banks, research and other uses of the same general character, including insurance and real estate offices, the normal attributes of which do not involve the actual bulk warehousing, exchange or delivery of inventory on the premises. No office shall have more than three stories or be more than 40 feet in height.

(2) Storage, office/warehousing, and distribution uses shall have a maximum of two stories or 30 feet in height and shall abut a shopping center district only, and all associated buildings or activities are located a minimum of 100 feet from any residential district or use **except where such residential use**

**is within the Executive Campus II district.** Self-storage facilities may be allowed by conditional use limited to the same height restrictions above.

(3) Municipal or governmental offices; educational or conference center uses.

(4) Cafeterias, when allied with and contained within permitted office uses.

(5) Barbershops, beauty salons, spas, cleaning and pressing, laundry pickup stations, travel agencies, concierge services, fitness centers, ticket centers and such other personal service uses.

(6) ~~Retail sale of dry goods, variety and general merchandise,~~ **sales**, excluding gasoline.

The retail sales (excluding inside a hotel) shall not exceed 20,000 square feet for the entire district, independent of individual or multiple uses. The retail use shall be permitted only when a nonresidential permitted use of equal size is constructed prior to or during the construction of the retail use, and the occupancy of the retail use shall be permitted after the occupancy of the nonresidential permitted use only, unless a conditional use is granted by the Board of Supervisors.

(7) ~~Restaurants~~ **Full-service restaurants, fast-casual restaurants or** taverns, cafes or similar establishments which shall be limited to sit down non fast food establishments. There shall be not more than three restaurants or similar establishments in the Executive Campus II District, excluding those facilities that may be provided in a hotel. Drive-through, drive-in, curb service and outdoor eating establishments are specifically prohibited. Outdoor customer dining food service is permitted by special exception.

(8) A hotel, provided that not more than one such hotel facility shall be permitted within any Executive Campus II District. Uses provided in § 205-63.8A(1), (5), (6) and (7) above shall be permitted when located within a hotel and the total area of retail use shall not exceed 10% of the total gross floor area of the hotel. A hotel shall have a maximum of four stories or 55 feet in height.

(9) Day-care centers.

(10) Medical, **veterinary** and surgical facilities.

(11) 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 200, and for the purposes of assisted living or personal care, two beds per room (unit) shall be permitted.

(12) Residential uses which may consist of townhouses, twin houses, duplexes and triplexes in accordance with the requirements of § 205-38 (the CR Residential District), except as specifically modified in this district. The area devoted to residential land use shall be subject to the following:

(a) Gross acreage of the area devoted to residential uses shall not be less than 10 acres and shall not exceed 50% of the total gross acreage of the district.

(b) The maximum density shall be 3.7 dwelling units per gross acre of the area devoted to residential uses.

(c) A minimum of two points of ingress/egress shall be provided.

(13) Parking structures located beneath a nonresidential permitted use are allowed.

(14) Accessory uses customarily incidental to any of the above permitted uses.

(15) No-impact-home-based business as defined in Article II herein.

**(16) Massage therapist business.**

**SECTION 14. Article XIII, C (Commercial District), §205-65, is hereby amended as follows (text to be deleted with ~~striketrough~~, text to be added with underline):**

§ 205-65 Permitted uses.

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

~~(1) The retail sale of dry goods, variety and general merchandise, clothing, food, flowers, beverages, drugs, household supplies or furnishings, sale or repair of jewelry, watches and clocks, optical goods or musical, professional or scientific instruments.~~

~~(2) Barbershops, hairdressers, cleaning and pressing, pickup stations and such other shops for personal service.~~

~~(3) Restaurants, tearooms, confectioneries or similar establishments serving food or beverage.~~

[Amended 1-3-2011 by Ord. No. 533]

~~(4) Business or professional offices, studios, banks and financial institutions, telephone exchanges or other public utility offices, passenger stations for public transportation, municipal buildings and firehouses.~~

**(1) Retail store. Stores engaged in selling goods or merchandise to the general public for personal or household consumption, including, without limitation, the sale of antiques, books, gifts, garden supplies, hardware, household appliances and electronics, jewelry, notions, periodicals, stationery, tobacco, paint, wearing apparel, food, beverages, and other similar goods; and rendering services incidental to the sale of such goods.**

**(2) Service business: establishments engaged in providing services involving the care of a person or apparel, such as barber, beautician, massage therapist business, laundry and dry cleaning, shoe repair, or tailor. A service business shall not include psychic readings, massage parlors, body piercing, branding, or tattooing of persons, all of which are defined and regulated herein as limited personal service (§ 205-22.4).**

**(3) Repair service: shops for small appliances, watches, bicycles, personal items, but excluding repairs of cars, machinery, or engines.**

**(4) Fast Food Restaurants, Fast Casual Restaurants, Full-Service Restaurants, Brewpubs and Microbreweries.**

(5) Clubs, fraternal organizations and lodges; health clubs or fitness centers.

(6) Greenhouses and nursery sales yards.

(7) Indoor theaters, bowling alleys, billiard rooms or similar indoor amusements.

(8) Wholesaling and sale of lumber, plumbing and other building materials and supplies.

(9) Accessory uses on the same lot with and customarily incidental to any of the above permitted uses, including dwellings, provided that such accessory uses shall be located at or above the second-story level.

(10) The following uses, when authorized as special exceptions:

(a) Any use of the same general character as any of the above permitted uses that are not specifically prohibited elsewhere in this article.

(b) Gasoline **filling stations** or public garages and automobile repair shops.

(c) Outdoor theaters.

(d) Undertaking establishments.

(e) Animal hospitals and kennels.

(f) Hand or automatic self-service laundries, provided that there are adequate provisions made for water disposal.

(g) Automobile sales and service agencies.

(h) Hotels or motels.

(i) Taprooms, bars, taverns and liquor stores.

[Amended 1-3-2011 by Ord. No. 533]

(11) Day-care centers, provided that any state licensing requirements are met.

(12) The following uses when authorized as conditional uses:

(a) (Reserved)

Editor's Note: Former Subsection A(12)(a), pertaining to fencing, was repealed 12-23-2008 by Ord. No. 512. See now § 205-21.3. **A subsequent ordinance, Ord. No. 553, enacted 5-27-2014, readjusted the section numbering. See now § 205-22.3.**

(b) Offices for administration, executive, professional, insurance or other similar uses which do not involve the actual storage, warehousing, exchange or delivery of merchandise on the premise.

(13) The following uses shall not be permitted: storage or warehousing of materials and/or supplies unless such items are associated with a business or operations located at the property which is a use permitted in this zoning district.

**(14) Municipal uses and police stations.**

**(15) Fire stations and ambulance stations that are occupied by a provider designated by the East Norriton Township Board of Supervisors to provide fire or ambulance service to East Norriton Township.**

~~B. No use which is specifically permitted in the I Industrial District shall be permitted in the C Commercial District.~~

**SECTION 15. Article XIII A, C-1 (Commercial District), §205-66.2, is hereby amended as follows (text to be deleted with ~~strikethrough~~, text to be added with underline):**

§ 205-66.2 Permitted uses.

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

~~(1) The retail sale of dry goods, variety and general merchandise, clothing, food, flowers, beverages, drugs, household supplies or furnishings, sale or repair of jewelry, watches and clocks, optical goods or musical, professional or scientific instruments.~~

~~(2) Barbershops, hairdressers, cleaning and pressing, pickup stations and such other shops for personal service.~~

~~(3) Tearooms, confectioneries or similar establishments serving food or beverage.~~

**(1) Retail stores engaged in selling goods or merchandise to the general public for personal or household consumption, including, without limitation, the sale of antiques, books, gifts, garden supplies, hardware, household appliances and electronics, jewelry, notions, periodicals, stationery, tobacco, paint, wearing apparel, food, beverages, and other similar goods; and rendering services incidental to the sale of such goods.**

**(2) Service business: establishments engaged in providing services involving the care of a person or apparel, such as barber, beautician, massage therapist business, laundry and dry cleaning, shoe repair, or tailor. A service business shall not include psychic readings, massage parlors, body piercing, branding or tattooing of persons, all of which are defined and regulated herein as limited personal service (§ 205-22.4).**

**(3) Fast casual restaurants.**

(4) Business or professional offices, studios, banks and financial institutions, telephone exchanges or other public utility offices, passenger stations for public transportation, municipal buildings and firehouses.

(5) Clubs or fraternal organizations.

(6) Greenhouses and nursery sales yards.

(7) Accessory uses on the same lot with and customarily incidental to any of the above permitted uses, including dwellings, provided that such accessory uses shall be located at or above the second-story level.

(8) The following uses, when authorized as special exceptions:

(a) Any use of the same general character as any of the above permitted uses.

(b) Undertaking establishments.

(c) Day-care centers, provided that any state licensing requirements are met.

(9) Single-family detached dwelling in accordance with the regulations of § 205-30 (the BR Residential District).

**(10) Municipal uses and police stations.**

**(11) Fire stations and ambulance stations that are occupied by a provider designated by the East Norriton Township Board of Supervisors to provide fire or ambulance service to East Norriton Township.**

B. No use which is specifically permitted in the I Industrial District shall be permitted in the C-1 Commercial District with the exception of uses defined as "Artisanal Manufacturing," which shall be a Conditional Use when the Artisanal Manufacturing use includes the on-site retail sale of products.

**SECTION 16. Article XIII A, C-1 (Commercial District), §205-66.4, is hereby repealed as follows (text to be deleted with ~~strikethrough~~):**

~~§ 205-66.4 Development requirements.~~

~~A. A use must utilize an existing building where one exists for its purposes, including up to 25% floor area expansion to the side or rear of the building, unless a conditional use approval has been granted by the East Norriton Township Board of Supervisors to permit a greater alteration or removal of said building.~~

**SECTION 17. Article XIV, SC (Shopping Center District), §205-68, is hereby amended as follows (text to be deleted with ~~strikethrough~~, text to be added with underline):**

§ 205-68 Permitted uses.

In an SC Shopping Center District, a building or combination of buildings may be erected or used and a lot area may be used or occupied for any of the following purposes and no other:

A. Retail stores, including retail outlets or showrooms for uses permitted in Subsection H hereof, but not including automobile sales agencies, provided that no goods shall be displayed outside the building area or on that lot, except pursuant to Article IV, § 205-20, and provided that only incidental storage, including floor samples, shall be permitted. "Building area" shall be defined as that area covered by the principal roof of the building.

B. The following personal service shops, dealing directly with customers: beauty parlors, barbershops, massage therapist businesses, clothes cleaning establishments (not including cleaning and dyeing plants), automatic self-service laundries, dressmaking, millinery or similar shops, provided that all repair or processing work is conducted in accordance with Subsection H below.

C. Theaters, not including outdoor motion-picture establishments, assembly halls or community buildings, indoor recreational establishments, fitness centers or libraries.

~~D. Dine-in restaurants and bakeries.~~

~~(1) Dine-in restaurants, excluding those, however, with drive-in service, drive-through service or walk-up service which shall be prohibited.~~

D. Fast Food Restaurants, Fast Casual Restaurants, Full-Service Restaurants, Brewpubs and Microbreweries.

E. Bakeries, confectionery or custom shops for the production of articles sold at retail on the premises, provided that all baking or processing is conducted in accordance with Subsection I. ~~H.~~ below.

F. ~~E.~~ Banks, financial advisors, tutoring and educational uses.

G. ~~F.~~ Passenger bus stations, electric substations and utility buildings.

H. ~~G.~~ Day-care centers pursuant to the requirements of §205-21.1.

I. ~~H.~~ The following uses, provided that, if such uses are located on the ground floor, they shall not be located within 20 feet of the front of the building, and provided that they shall be effectively screened from the front portion of the building by a wall or partition:

(1) General servicing or repair.

(2) Upholstering.

(3) Carpentry or woodworking.

(4) Electrical, radio and television repair.

(5) Hand laundering, dry cleaning or pressing, provided that no flammable fluids are used.

(6) Tailoring, dressmaking or repair.

(7) Millinery repair.

(8) Baking, confectionery making or similar processing.

(9) Any similar use involving repair, processing or storage activity, not including painting or body and fender repairs.

J. I. Accessory uses customarily incidental to any of the above uses, including fencing in accordance with ~~§ 205-24§~~ 205-22.3.

K. J. Any use of the same general character as any of the above permitted uses, when authorized as a special exception by the Zoning Hearing Board, provided that such use shall be permitted subject to such reasonable restrictions as the Zoning Hearing Board may determine, and further provided that no trade or business shall be permitted which is either noxious or hazardous.

L. K. Signs, when erected and maintained in accordance with Article XIX of this Zoning Ordinance.

M. L. If the development of the center is to be carried out in stages, each stage shall be so planned that the foregoing requirements and the intent of this chapter shall be fully complied with at the completion of any stage. The initial stage of development shall comprise a total ground-floor area of not less than ~~10,000~~ 4,000 square feet.

N. M. Additionally, the following uses, when authorized as special exceptions by the Zoning Hearing Board, shall be permitted in this district:

(1) Bars, taverns and taprooms, ~~and restaurants offering drive-in service, drive-through service or walk-up service.~~

(2) Liquor stores, beer distributors or any similar uses.

~~N. The following uses when authorized as conditional uses:~~

~~(1) (Reserved)~~

Editor's Note: Former Subsection N(1), pertaining to fencing, was repealed 12-23-2008 by Ord. No. 512. see now § 205-21.3. A subsequent ordinance, Ord. No. 553, enacted 5-27-2014, readjusted the section numbering. See now § 205-22.3.

~~(2) Offices for administration, executive, professional, insurance or other similar uses which do not involve the actual storage, warehousing, exchange or delivery of merchandise on the premise.~~

O. Residential units located above the first floor of a non-residential use, subject to the following standards:

(1) Residential uses shall be permitted only on the second floor and above.

(2) Residential uses shall not be located on the same floor with other permitted uses.

(3) Second story residential construction shall be permitted to extend to the limits of the existing building footprint and only beyond where required setbacks can be maintained.

(4) Each second story dwelling shall contain a minimum of six hundred fifty (650) square feet of gross floor area.

(5) Site plan approval shall be required prior to the issuance of any building permit to construct a second story dwelling.

(6) Second story dwellings shall be limited to a maximum of two (2) bedrooms.

(7) Parking shall be located within 300 feet of the building entrance.

(8) Ingress and egress for residences shall be separate from nonresidential uses.

P. Offices for administration, executive, professional, insurance or other similar uses which do not involve the actual storage, warehousing, exchange or delivery of merchandise on the premise.

**SECTION 18. Article XV, I (Industrial District), §205-72 (A-D), is hereby amended as follows (text to be deleted with ~~strikethrough~~, text to be added with underline):**

§ 205-72 Permitted uses.

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

A. Heavy commercial uses as follows:

- (1) Wholesale business establishments.
- (2) Distribution stations; express, carting or hauling stations; and package delivery services.

~~(3) Household and office equipment repair.~~

**(3) Repair and maintenance of office equipment, computers, electronic products and household items.**

(4) Monument yards.

(5) Printing, **publishing, lithographic and similar** establishments.

(6) Storage or warehouses and packing and crating.

**(7) General services, including plumbing or other building supplies, provided that 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.**

**(8) Laboratories for scientific, medical, agricultural or light industrial research and development, training or product development, and manufacturing after review and approval from the Board of Supervisors.**

**(9) Communications stations, studios, transmitting facilities and antennas/towers.**

**(10) Yards for storage, sale and distribution of ice, coal, fuel oil or building materials, but not including junkyards, salvage, automobile or other wrecking yards.**

**(11) Metalworking, extrusion of small metals, welding, plating, laundering, cleaning and dyeing, excluding bleaching, when proposed as a principal use in a building or on a lot.**

**(12) Public and private utility facility.**

**(13) Art studios that incorporate production, display, and sales.**

**(14) Municipal uses and police stations.**

**(15) Fire stations and ambulance stations that are occupied by a provider designated by the East Norriton Township Board of Supervisors to provide fire or ambulance service to East Norriton Township.**

**(16) Community centers, indoor and outdoor recreational facilities.**

B. The following uses when authorized as special exceptions:

- ~~(1) Laboratories; research, experimental and testing.~~
- ~~(2) Communications stations, studios, transmitting facilities and antennas/towers.~~
- ~~(3) Yards for storage, sale and distribution of ice, coal, fuel oil or building materials, but not including junkyards, salvage, automobile or other wrecking yards.~~

~~(4) **(1)** Adult bookstores, adult motion-picture theaters, adult entertainment cabarets or massage parlors.~~

~~(5) Public and private utility facility.~~

**(2) Limited personal service establishments as described in §205-22.4.**

**(3) Any use of the same general character as any permitted use.**

C. Manufacturing or processing as follows:

Art needlework

Assembly of **computer products, components and** electrical equipment, ~~not including~~ machinery

Bottling establishments

Carpet and rug cleaning

Combining or processing of food products, excluding meat and fish

Creameries

Manufacture of beverages (nonalcoholic), ceramic products, clothing, cosmetics, electrical appliances, electrical supplies, ice cream, silverware, tobacco products, tools and hardware, toys and umbrellas

Manufacture of jewelry, watches, clocks, optical goods, musical, professional and scientific instruments

Manufacture **and assemblage** of products from the following prepared materials: bone, canvas, cork, feathers, felt, fur, glass, hair, horn, leather, paper, plastics, shells, small rubber products and synthetic treated fabrics (excluding all rubber and synthetic processing and wood processing

Metal finishing, plating, grinding, sharpening, polishing, cleaning, rustproofing and heat treatment

Mirror silvering and glass cutting

**Products from previously prepared paper, rubber and plastic products** Rubber products, including tires and tubes

Textile manufacture or processing, excluding bleaching

Tool, dye and patternmaking and other similar machine shops

Upholstering, bulk

**Pharmaceutical goods**

**Medical and Dental Equipment**

**Photographic reproduction and films**

**Studios for the production, display, and sale of art**

**Microbreweries**

D. The following uses, **notwithstanding production operated as Artisanal**

**Manufacturing**, shall not be permitted:

[Amended 7-26-2011 by Ord. No. 538]

Abattoirs and meat-processing plants

Acetylene gas manufacture

Acid manufacture

Ammonia bleaching powder or chlorine manufacture

Arsenal

Asphalt manufacture or refining

Auto dismantling or junk establishments

Brewery

Candle manufacture

Celluloid manufacture

Coke ovens

Creosote treatment or manufacture

Dead animal and offal reduction

Disinfectants manufacture

Distillation of bones, coal or wood

Dyestuff manufacture

Emery cloth and sandpaper manufacture

Extermination and insect poison, fungicide and herbicide manufacture

Fat rendering

Fertilizer manufacture

Fireworks or explosive manufacture or storage

Fish smoking and curing

Forging

Glue, size or gelatin manufacture

Lampblack manufacture

Manufacture or storage of illuminating gas

Match manufacture

~~Metal stamping and extrusion of small products~~

Oilcloth or linoleum manufacture

Oiled or rubber goods manufacture

Ore reduction

Paint, oil, shellac, turpentine or varnish manufacture

Petroleum refining or storage, except when an accessory use to a permitted industrial use  
 Potash works  
 Printing ink manufacture  
 Pyroxylin manufacture  
 Quarrying  
 Ready-mixed concrete or cement works  
 Rolling mill  
 Rubber caoutchouc or gutta-percha manufacture or treatment  
 Saltworks  
 Sauerkraut manufacture  
 Shoe-blackening manufacture  
 Smelters and metal casting  
 Soap manufacture  
 Soda and compound manufacture  
 Solid waste transfer station  
 Solvent manufacture or processing  
 Stockyards  
 Stove polish manufacture  
 Sulphuric, nitric or hydrochloric acid manufacture  
 Tallow, grease or lard manufacture or refining  
 Tanning, curing or storage of leather, rawhide or skins  
 Tar distillation or manufacture  
 Tar roofing or waterproofing manufacture  
 Vinegar manufacture  
 Wool pulling or scouring  
 Yeast plant  
 Any use similar or related to the above nonpermitted uses

**SECTION 19. Article XV, I (Industrial District), §205-72.1 (D), is hereby amended as follows (text to be deleted with ~~strikethrough~~, text to be added with underline):**

§ 205-72.1 Construction/demolition waste landfills.

D. Escrow.

(1) No license shall be issued, or effective, unless there is on file with the Township financial security in a form and amount acceptable to the Township to assure: a cash escrow or a bond with a corporate surety in penal amount of \$50,000 to assure:

(a) That the licensee, licensee's agents and servants shall comply with all the terms, conditions, provisions, requirements and specifications contained in this section.

(b) That the licensee, licensee's agents and servants shall hold harmless the Township from any expense incurred through the failure of the licensee, licensee's agents and servants to operate and maintain the construction/demolition waste landfill as required by this section, including any expense the Township may be put to for correcting any condition or violation of this section by the Township's own labor and equipment, whenever the Township administration determines it is necessary for the Township to correct any condition in violation of this section or from any damages growing out of the negligence of the licensee, a permittee or their respective agents or servants.

(2) Before acceptance, all ~~bonds~~ financial security shall be approved by the Township. ~~If a corporate bond is offered, it shall be executed by a company authorized to transact business in the Commonwealth of Pennsylvania as a surety.~~ If a cash escrow is offered, it shall be deposited with the Township, who shall give an official receipt therefor, reciting that said cash has been deposited in compliance with and subject to the provisions of this section.

**SECTION 20. Article XV, I (Industrial District), §205-72.1 (H)(8)(c), is hereby amended as follows (text to be deleted with ~~strikethrough~~, text to be added with underline):**

H. Regulations. All operation and maintenance of any construction/demolition waste landfill shall comply with the following rules and regulations:

(8) To the extent not provided for in the regulations under the Act, all persons licensed to operate a construction/demolition waste landfill shall also comply with the following:

(c) The licensee shall name the Township as an additional beneficiary on any ~~bond or other~~ financial assurance instrument required to be submitted to the Department.

**SECTION 21. Article XVI, LI (Limited Industrial District), §205-87 (G), is hereby amended as follows (text to be deleted with ~~strikethrough~~, text to be added with underline):**

§ 205-87 Permitted uses.

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:

G. 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 timepieces; 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 ~~mean~~ meat and fish).

**SECTION 22. Article XVI, LI (Limited Industrial District), §205-87, is hereby amended to add the following permitted uses (text to be added with underline):**

§ 205-87 Permitted uses.

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:

**M. Artisanal Manufacturing.**

**N. Indoor and outdoor recreational facilities.**

**O. Municipal uses and police stations.**

**P. Fire stations and ambulance stations that are occupied by a provider designated by the East Norriton Township Board of Supervisors to provide fire or ambulance service to East Norriton Township.**

**Q. Microbreweries.**

**SECTION 23. Article XXIX Wireless Communications Facilities, §205-190 (A)(8), is hereby amended as follows (text to be deleted with ~~strikethrough~~, text to be added with underline):**

§205-190 Tower-Based Facilities Outside the Rights-of-Way

A. The following regulations shall apply to Tower-Based Wireless Communications Facilities located outside the Rights-of-Way:

8. ~~Bond~~ **Financial Security**

Prior to the issuance of a permit, the owner of a Tower-Based WCF outside the ROW shall, at its own cost and expense, obtain from a surety licensed to do business in Pennsylvania and maintain a ~~bond or other form of~~ **financial** security acceptable to the Township Solicitor, in an amount of \$100,000 to assure the faithful performance of the terms and conditions of this Chapter. The ~~bond~~ **financial security** shall provide that the Township may recover from the principal and surety any and all compensatory damages incurred by the Township for violations of this Chapter, after reasonable notice and opportunity to cure. The owner shall file the ~~bond~~ **financial security** with the Township.

**SECTION 24. Article XXIX Wireless Communications Facilities, §205-191** (A)(12), is hereby amended as follows (text to be deleted with **strikethrough**, text to be added with **underline**):

§205-191 Tower-Based Facilities in the Rights-of-Way

A. The following regulations shall apply to Tower-Based Wireless Communications Facilities located in the Rights-of-Way:

12. ~~Bond~~ **Financial Security**. Prior to the issuance of a permit, the owner of a Tower-Based WCF in the ROW shall, at its own cost and expense, obtain from a surety licensed to do business in Pennsylvania and maintain a ~~bond, or other form of~~ **financial** security acceptable to the Township Solicitor, in an amount of \$100,000, to assure the faithful performance of the terms and conditions of this Chapter. The ~~bond~~ **financial security** shall provide that the Township may recover from the principal and surety any and all compensatory damages incurred by the Township for violations of this Chapter, after reasonable notice and opportunity to cure. The owner shall file a copy of the ~~bond~~ **financial security** with the Township.

**SECTION 25. Article XXIX Wireless Communications Facilities, §205-192** (B)(13), is hereby amended as follows (text to be deleted with **strikethrough**, text to be added with **underline**):

§205-192 General Requirements for All Non-Tower Wireless Communications Facilities

B. The following regulations shall apply to all Non-Tower Wireless Communications Facilities that Substantially Change the Wireless Support Structure to which they are attached:

13. ~~Bond~~ **Financial Security**. Prior to the issuance of a permit, the owner of each individual Non-Tower WCF shall, at its own cost and expense, obtain from a surety licensed to do business in Pennsylvania and maintain a ~~bond, or other form of~~ **financial** security acceptable to the Township Solicitor, in all amount of \$25,000, for each individual Non-Tower WCF, to assure the faithful performance of the terms and conditions of this Chapter. The ~~bond~~ **financial security** shall provide that the Township may recover from the principal and surety any and all compensatory damages incurred by the Township for violations of this Chapter, after reasonable notice and opportunity to cure. The owner shall file a copy of the ~~bond~~ **financial security** with the Township.

**SECTION 26. Severability.**

In the event that any section, sentence, clause, phrase or word of this ordinance shall be declared illegal, invalid or unconstitutional by any Court of competent jurisdiction, such declaration shall not prevent, preclude or otherwise foreclose enforcement of any of the remaining portions of this ordinance.

**SECTION 27. Repealer.**

All ordinances or parts of ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed.

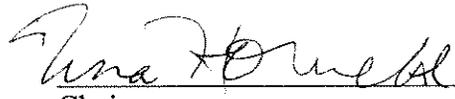
**SECTION 28. Effective Date.**

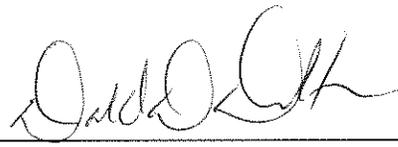
This ordinance shall become effective five days after its adoption by the East Norriton Township Board of Supervisors.

**ORDAINED** and **ENACTED** by the Board of Supervisors of East Norriton Township this 27<sup>th</sup> day of October 2015.



BOARD OF SUPERVISORS  
EAST NORRITON TOWNSHIP

  
\_\_\_\_\_  
Chairman

ATTEST:   
\_\_\_\_\_  
Secretary