

ORDINANCE NO. 64 .

ORDINANCE AMENDING THE ZONING ORDINANCE OF 1963, BEING
ORDINANCE NO. 40 AND AMENDING AND CHANGING THE ZONING MAP

The Supervisors of East Norriton Township hereby Ordain and
Enact as follows:

Article III, Zoning Districts, Section 300 is hereby
Supplemented and Amended so that the same shall now read
as follows:

Section 300. Districts. For the purpose of this Ordinance,
the Township is hereby divided into eight (8) districts, which
shall be designated as follows:

A-Residential District
B-Residential District
HR-High-Rise Residential District
LR-Low Rise Residential District
BP-Business and Professional District
C-Commercial District
I-Industrial
IN-Institutional

An additional Article is added to said Ordinance to be known
as Article XII-A and which shall be as follows:

ARTICLE XII-A

IN-Institution District

Section 1200-A. In the Institution District, the following
regulations shall apply:

Section 1201-A. A building may be erected, altered or used
and a lot or premises may be used for any of the following
uses and none other:

1. Churches, chapels or other places of worship and
their adjunct residential dwellings.
2. Public Schools, elementary, junior high and high.
3. Mental, medical and surgical hospitals or clinics
and sanitariums.
4. Institutional headquarters for educational, fraternal,
professional, religious and other non-profit organizations of
a similar nature.
5. Governmental purposes.
6. Agriculture and Forestry.
7. Non-commercial recreational facilities and open-space
preservation areas.

8. Cemeteries

9. Non-profit institutions for the care of the aged or children, when so determined or designated by the proper regulatory authorities of the Commonwealth of Pennsylvania and the Federal Government.

10. Public utility facilities directly related to and necessary for the convenience or welfare of the public and found so to be by decision of the Pennsylvania Public Utility Commission.

11. Flood Control, or Floodplain Preservation.

The following when authorized as a special exception:

A. Private schools, nurseries, colleges, universities and theological schools.

B. Golf courses, excluding driving ranges and miniature golf courses.

C. Historical structures when so designated by the planning commission.

Conditional uses may be allowed or denied by the Supervisors of East Norriton Township after recommendations by the Planning Commission, to be allowed only within the spirit and intent of the standards and criteria set forth in this Ordinance for IN-Institution Districts.

Section 1202-A. For all authorized buildings and uses the following regulations shall apply:

1. Area - No IN-Institution District shall be smaller than five (5) acres, excepting historical structures so designated by the planning commission.

2. Lot coverage. The total area covered by buildings, parking lots and vehicular accessways shall not exceed fifty (50) percent of the total lot area. The remaining area shall be used for, and maintained as landscaped open space, recreational area, woodlands or similar non-intensive use. No more than ten (10) percent of this remaining area may be covered by blacktop, concrete or similar impervious material.

3. Height. The maximum height of any building shall be fifty five (55) feet except that such height may be increased when approved by the Zoning Hearing Board for such structures as water towers, silos, chimneys, steeples and radio antennae, provided that for every foot of height in excess of 55 feet there shall be added to each yard requirement one corresponding foot of width or depth.

4. Yard Requirements.

Front - The minimum depth of a front yard shall be 100 feet measured from the ultimate right-of-way line of the street on which the building fronts.

Side - For each building there shall be two side yards of not less than 40 feet.

Rear - There shall be established for each building a rear yard of at least 40 feet.

When, from a functional standpoint, a grouping or clustering of buildings is practical, modifications in side and rear yard requirements may be made by the Supervisors of East Norriton Township, when recommended and approved by the planning commission.

Section 1203-A. Off-Street Parking. Hard surfaced off-street parking shall be provided and maintained with appropriate means of vehicular ingress and egress to a street so that on-street parking will not be necessary to service an institution use, in accordance with the following requirements, and the parking spaces shall be provided according to the use:

1. Church, school, public auditorium, assembly or meeting room or other similar place of public or private assembly; one parking space for every 3 seats provided for public assembly.
2. Hospital, convalescent home, or sanitarium; one parking space for every four beds.
3. Institutional Homes; One (1) parking space for each employee on the longest shift.
4. Parking areas shall be buffered from all buildings by at least 20 feet of landscaped open space. Parking areas shall be removed at least 20 feet from all property lines and shall be screened by plantings or decorative fencing of at least 80% continuous opacity from adjacent residential uses or districts.

Section 1204-A. Signs. In IN-Institutional Districts, the following signs shall be permitted and no other:

1. Sign for a school, church, hospital, sanitarium or other institutional use, on the same lot therewith, for the purpose of displaying the name of the institution and its activities or services, provided that the area on any one side of such sign shall not exceed fifteen square feet provided that not more than one such sign shall be erected on any one street frontage.
2. Trespassing signs and signs indicating private ownership of roadways or other property, provided that the total area on any one side of such sign shall not exceed one square foot and shall not be spaced at intervals of less than 100 feet of street frontage.
3. Each building shall be permitted to have a sign identifying the name, use, or purpose of said building provided that the total area of any one side of such sign shall not exceed ten square feet.

Section 1205-A. Nuisance Controls. The institution shall make provisions for controls of each of the following:

1. Access. A planned system of efficient access, egress and internal circulation of traffic which shall interfere minimally with nearby traffic shall be required. Loading and unloading areas shall be provided where necessary.
2. Lighting. Lighting shall be arranged in a manner which will protect adjacent highways and neighboring properties from unreasonable direct glare.
3. Solid Waste Disposal. A plan for weekly disposal of solid waste material shall be required. All solid waste shall be stored in covered containers. No solid waste shall be stored closer than 50 feet to any property line.
4. Noise. No operations creating an unreasonable amount of noise outside the property lines shall be allowed.

Section 1205-A. Plans for any IN-Institution use or modifications to any existing institution use must be approved by the Supervisors of East Norriton Township prior to the issuance of any zoning permit, and such plans shall include the following:

1. A plot plan of the lot showing the location of all present and proposed buildings, drives, parking lots and other constructional features on the lot; and all buildings, streets, alleys, highways, streams and other topographical features of the lot and within 200 feet of any lot line.
2. Architectural plans for any proposed buildings.
3. A description of the institutional operations proposed in sufficient detail to indicate the effects of these operations in producing traffic congestion, noise, glare or safety hazards.
4. Engineering and architectural plans for the treatment and disposal of sewage.
5. Engineering and architectural plans for the handling of any excess traffic congestion, noise, glare or safety hazard.
6. Any other pertinent data that the Supervisors may require.

Section 1206. The Amendments to the Zoning Map required by the creation of the IN-Institution District and the location of the said IN-Institution Districts are shown upon a map attached to and made part of this Ordinance which is hereby designated as the current and present Zoning Map of East Norriton Township.

Section 1208. All Ordinances or parts of Ordinances inconsistent herewith be and the same are hereby repealed.

Enacted and Ordained this 9th day of FEBRUARY, 1980.

William E. Boyd
Chairman, Board of Supervisors

Attest:

Cathleen J. Smith
Secretary