

The
EAST NORRITON TOWNSHIP
ZONING ORDINANCE
of 1963
AMENDED AND REVISED

ORDINANCE NO. 96

EAST NORRITON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

ORD # 96
9/11/73

THE EAST NORRITON TOWNSHIP

~~AUG 1974~~

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An Ordinance Comprehensively Amending the
East Norriton Township Zoning Ordinance of 1963

Regulating and restricting the height, number of stories and size of buildings and other structures, including signs, their erection, construction, reconstruction, alteration, extension, repair, maintenance, and all facilities and services in and about such buildings and structures, the percentage of lot that may be occupied, the size of yards and other open spaces, the density of population, the location and use of buildings, structures and land for trade, industry, residence and other purposes, establishing and maintaining building lines, and for these purposes dividing the area of the Township into certain zoning districts, establishing the boundaries of such districts, and designating and regulating residential, institutional, commercial and industrial uses within such districts and boundaries, regulating non-conforming buildings, structures, lots and uses, requiring off-street parking and loading spaces providing for the amendment, supplement, change, modification and repeal of the regulations and restrictions and boundaries of zoning districts, providing for a Zoning Hearing Board and setting forth its powers and duties, and providing for the administration and enforcement of this Ordinance, and penalties for the violation thereof.

BE IT ORDAINED AND ENACTED by the Board of Supervisors of
East Norriton Township, Montgomery County, Pennsylvania:

ARTICLE I

SHORT TITLE, EFFECTIVE DATE AND PURPOSE

SECTION 100. Short Title, Effective Date. This Ordinance shall be known and may be cited as the "East Norriton Township Zoning Ordinance of 1973."

SECTION 101. Purpose. This Ordinance is enacted for the purpose of promoting the health, safety, morals, and the general welfare of the Township, is in accordance with a comprehensive plan, and is designed to lessen congestion in the streets, roads and highways, and to secure safety from fire, panic and other dangers, to provide adequate light and air, to prevent the overcrowding of land, to avoid undue concentration of population, to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, and to encourage the most appropriate use of land throughout the Township.

SECTION 102. Statement of Community Development Objectives. In interpreting and applying the provisions of this Ordinance, they shall be held to be the minimum requirements for the promotion of the health, safety, morals and the general welfare of the Township. The community development objectives which shall be encompassed in the East Norriton Township Comprehensive Plan shall be stated therein and have been formulated to implement the purposes set forth in Section 101 hereinabove, with a view toward the following objectives:

1. Guiding and encouraging the future development of the Township in accordance with comprehensive planning of land use and population density that represents the most beneficial and convenient relationships among the residential, commercial, industrial and recreational areas within the Township, having regard to their suitability for the various uses appropriate to each of them and their potentiality for such uses, as indicated by topography and soil conditions, existing manmade conditions, and the trends in population, in the direction and manner of the use of land in building development, and in economic activity, considering such conditions and trends both within the Township and with respect to the relation of the Township to surrounding areas.
2. Protecting the character and social and economic stability of each of such areas and encouraging their orderly and beneficial growth.
3. Protecting and conserving the value of land and buildings throughout the Township appropriate to the various zoning districts established herein.
4. Bringing about through proper timing the gradual conformity of land use to the Comprehensive Plan aforesaid, and minimizing conflicts among the uses of land and buildings.
5. Aiding in bringing about the most beneficial relation between land use and the circulation of traffic throughout the Township; having particular regard to and from the expressways, and to avoidance of congestion in the streets and the provisions of safe and convenient access appropriate to the various land uses.
6. Aiding in providing a guide for public safety and action in the efficient provision of public facilities and services, in the provision of safe and proper sanitary sewage disposal and for private enterprise in building, development, investment and

other economic activity relating to land use; insofar as such objectives are consistent with the purposes set forth in Section 101 and with the aforesaid minimum requirements therefore. The provisions of this Ordinance shall be interpreted, administered and applied in such a manner as will facilitate attainment of the said objectives.

SECTION 103. Validity. Should any section or provision of this Ordinance be declared by a Court of Competent Jurisdiction to be invalid, such decision shall not affect the validity of the Ordinance as a whole, or any other part thereof.

ARTICLE II

DEFINITIONS

SECTION 200. Unless otherwise expressly stated, the following words and phrases shall be construed throughout this Ordinance to have the meaning indicated in this Article. The present tense includes the future; the singular number includes the plural, and the plural the singular; the word "building" includes the word "structure" and shall be construed as if followed by the words, or part thereof; the word "person" includes corporation, partnership, joint venture, association as well as individuals; the word "lot" includes plot or parcels; the word "occupy" includes the words designed or intended to be occupied; the word "used" includes the words arranged, designed or intended to be used, and the word "shall" is always intended to be mandatory when capable of such interpretation; the word "commission" and the words "planning commission" always mean the East Norriton Township Planning Commission; the word "supervisors" or the words "Board of Supervisors" always mean the East Norriton Township Board of Supervisors; the word "Board" or the words "Zoning Hearing Board" always mean the East Norriton Township Zoning Hearing Board.

- (a) Agriculture. The cultivating of the soil, and the raising and harvesting of the products from the soil, including, but not by way of limitation, nursery, horticulture and forestry.
- (b) Alley. A strip of land over which there is a right-of-way, municipally or privately owned, on which no dwellings or stores front, serving as the secondary means of access to two or more properties.
- (c) Alterations. As applied to a building or structure, any change or rearrangement in the total floor area, or any enlargement, whether by extending on a side or rear, or by increasing in height, or by moving from one location or position to another.

(d) Alterations, Structural. Any change in supporting members of a building such as bearing walls, columns, beams or girders.

(e) Alterations, Conversion. A multi-family dwelling constructed by converting an existing dwelling into apartments for more than one family.

(f) Apartment. A room or group of rooms in an apartment house or an apartment hotel designed for and occupied exclusively as a multi-family structure and being intended for use and occupancy exclusively as a residence for only one family.

(g) Basement. A story partly underground but having one half or more of its height measured from floor to ceiling above the average level of the adjoining ground.

(h) Buffer Area. A strip of required yard space adjacent to the boundary of a property or district, not less in width than is designated in this Ordinance, and on which is placed year-round shrubbery, hedges, evergreens, or other suitable plantings of sufficient height and density to constitute an effective screen and give maximum protection and adequate screening to an abutting property or district. The buffer area may include a wall or fence, or a solid wall or fence, provided that such wall or fence shall be screened or constructed in such a manner that it will not conflict with the character of the abutting district.

(i) Building. Any structure having enclosed walls and roof, permanently located on the land.

(j) Building Area. The aggregate of the maximum horizontal cross sectional areas of all buildings on a lot above the ground level, measured at the greatest outside dimensions, excluding cornices, eaves, girders, or chimneys projecting not more than 18 inches, bay windows not extending through more than one story and not projecting more than 5 feet, steps and balconies.

(k) Building Coverage. That percentage of the lot area covered by the building area.

(l) Building Setback Line. A line within a lot, so designated on a subdivision plan, between which line and the ultimate right-of-way line of the street on which the lot abuts, a building may not be erected.

(m) Building, Principal. A building on which is conducted the principal use of the lot on which it is situated.

(n) Building, Accessory. A building subordinate to the principal building on the lot, used for purposes customarily incidental to those of the principal building, and not to be used as a dwelling unit unless such building was originally designed as a dwelling unit, as in conjunction with an institution. Any portion of a principal building devoted or intended to be devoted to an accessory use is not an accessory building.

(o) Cellar. A story partly underground and having more than one half of its clear height below the average level of the adjoining ground. A cellar shall not be considered in determining the permissible number of stories nor shall it be used for dwelling purposes.

(p) Convalescent or Nursing Home. A building, except a hospital, used for the care, treatment, or lodging for three or more persons who are either infirm, senile, afflicted or suffering from any chronic physical or mental disease, illness or affliction.

(q) Corner Lot. A lot fronting on two or more streets at their junction; said streets forming with each other an angle of 45 degrees up to and including 135 degrees.

(r) Domestic Animals. Dogs, cats, rabbits, guinea pigs, and such other non-agricultural and non-commercial animals normally recognized as pets.

(s) Dwelling. A building designed for and occupied exclusively for residential purposes, excluding hotels, rooming houses, tourist homes, institutional homes, residential clubs, motor courts, and the like, but including the following:

(a) Single Family Dwelling - a building designed for and occupied exclusively as a dwelling for one family.

(b) Two-Family Dwelling - a building designed for and occupied exclusively as a dwelling for two families.

(c) Multiple Dwelling - a building not a single family dwelling nor a two-family dwelling, designed for and occupied exclusively for dwelling purposes by three or more families living independently of one another, not a town-house, but customarily called an Apartment House.

(t) Dwelling Unit. A building or portion thereof providing complete housekeeping facilities for one family, including living, sleeping, cooking, eating and sanitary facilities.

(u) Family. Any number of individuals related by blood or marriage including adopted or foster children living together as a single non-profit housekeeping unit, and doing their cooking on the premises on a single cooking facility excluding, however, occupants of a club, fraternity house, lodge, residential club or rooming house.

(v) Floodplain. Is defined and established to be the low area adjoining and including any water or drainage course or body of water subject to periodic flooding or overflow, the limits of which are hereby determined to be those areas as delineated as alluvial soils in the latest published edition of the Soil Survey of Montgomery County as delineated on the Zoning Flood Plain Overlay Map of East Norriton Township, which is hereby made a part of this Ordinance, and is available for inspection at the Township Office.

(w) Garage.

(a) Garage, Private. A building accessory to or an integral part of a single family or two-family dwelling, for the storage of one or more motor vehicles owned and used by the owner, or tenant, or member of their household. Not more than one commercial vehicle or truck may be stored in a private garage.

(b) Garage, Public. A building, other than a private or storage garage, one or more stories in height, used solely for the commercial storage, service or repair of motor vehicles.

(c) Garage, Storage. A building, not a public or private garage, one story in height used solely for the storage of motor vehicles (other than trucks), but not for the service or repair thereof nor for the sale of fuel, accessories or supplies.

(x) Gasoline Filling Station. Any area of land, including structures thereon, or any building or part thereof, that is used for the sale of gasoline or other motor vehicle fuel or accessories, and which may or may not include facilities for lubricating, washing, or otherwise servicing motor vehicles but which shall not include painting or body and fender repairs or recapping of tires.

(y) Height of Building. A building's vertical measurement from the mean level of the ground surrounding the building to a point midway between the highest and lowest points of the roof; provided that chimneys, spires, towers, elevator penthouses, tanks and similar projections shall not be included in calculating the height.

(z) Home Occupation. Any lawful occupation customarily conducted in a dwelling as an incidental use conducted only by members of a family residing on the premises and conducted entirely within the dwelling. The conducting of a clinic, hospital, barber shop, beauty parlor, tea room, tourist home, animal hospital, or any similar use, shall not be deemed to be a home occupation.

(aa) Hotel. A building used for the purpose of furnishing for compensation more or less temporary lodgings to the public with or without meals, and having lodging accommodations for ten or more persons.

(bb) Junk Yard. A lot, land or structure, or plot thereof, used primarily for the collection, storage or sale of waste paper, rags, scrap metal or discarded materials; or for the collection, dismantling, storage and salvaging of material or vehicles not in running condition, and for the potential sale or sale of parts thereof.

(cc) Loading Space. A space, accessible from a street or way, in a building or on a lot, for the temporary use of vehicles, while loading or unloading merchandise or materials.

(dd) Lot. A parcel of land used or set aside as available for use as the site of one or more buildings and buildings accessory thereto or for any other purpose, in one ownership and not divided by a street, nor including any land within the right of way of a public or private street upon which said lot abuts, even if the ownership to such way is in the owner of the lot. A lot for the purpose of this ordinance may or may not coincide with a lot of record.

(ee) Lot Area. The area contained within the property lines of the individual parcels of land as shown on a subdivision or development plan, excluding any area within any right of way, but including the area of an easement.

(ff) Lot Line. A property boundary line of any lot held in single and separate ownership, except that in the case of any lot abutting a street or alley the lot line for such portion of the lot as abuts the street shall be deemed to be the same as the street line, and shall not be the centerline of the street, or any other line within the street even though such may be the property boundary line.

(gg) Motor Court or Motel. A building or group of two or more detached or semi-detached buildings containing rooms, or apartments having separate ground floor entrances provided directly or closely in connection with automobile parking or storage space serving such rooms or apartments,

which building or group of buildings is designed, intended, or used principally for the providing of sleeping accommodations for automobile travelers and is suitable for occupancy at all seasons of the year.

(hh) Non-conforming. A building or other structure use, or lot, which by reason of design, size or use, does not conform with the requirements of the District or Districts in which it is located.

(ii) Parking Space. A reasonably level space, available for the parking of one motor vehicle, not less than ten feet wide and having an area of not less than two hundred square feet exclusive of passageways, driveways, or other means of circulation or access.

(jj) Parking Space, All-Weather. A parking space surfaced to whatever extent necessary to permit reasonable use under all conditions of weather.

(kk) Public Utilities Facility. A building or structure and its equipment, used for the transmission and exchange of telephone, radio telephone, gas, power, sewer, and water facilities, provided; however, that in a residential district these shall not include business facilities, storage of materials, trucks, or repair facilities or housing of repair crews.

(ll) Sign. Any name, name plate, billboard, poster, panel, display, illumination, structure or other device used for visual communication, which is affixed, painted or represented directly or indirectly upon a building or other outdoor surface for the purpose of bringing the subject thereto to the attention of the public, or advertising a business, commodity, service or product or for identifying a business, structure, or use of land.

(mm) Street. A strip of land including the entire ultimate right of way, publicly or privately owned, serving primarily as a means of vehicular and pedestrian travel, furnishing access to abutting properties which may also be used to provide space for sewers, public utilities, shade trees and sidewalks.

(nn) Street Line. The dividing line between the street and the lot. The street line shall be the same as a legal right of way provided that (1) the street right of way line shall not be less than 25 feet from the centerline of any road or street, and (2) where a future right of way width for a road or street has been officially established, the street right of way line shall be the side line of the future right of way so established.

(oo) Structure. A combination of materials assembled, constructed or erected at a fixed location including a building, the use of which requires location on the ground or attachment to something having location on the ground.

(pp) Temporary Structure. A combination of materials assembled, constructed or erected the use of which does not require attachment to the ground nor attachment to something having location on the ground.

(qq) Tourist Home. A dwelling in which sleeping accommodations for less than 10 persons are provided or offered primarily for automobile travelers for compensation.

(rr) Townhouse. A single family dwelling attached in a row divided by party walls, having no more than two floors exclusive of basement.

(ss) Use. The specific purpose for which land or a building is designed, arranged, intended or for which it is or may be occupied or maintained. The term permitted use or its equivalent shall not be deemed to include any non-conforming use.

(tt) Use, Accessory. A use located on the same lot with a principal use and clearly incidental or subordinate to, and customarily in connection with the principal use.

(uu) Yard. An open, occupied space on the same lot with a building, or other structure or use, open and unobstructed from the ground to the sky.

(vv) Yard, Front. A yard between a structure and a street line and extending the entire length of the street line. In the case of a corner lot, the yards extending along all streets are front yards. In the case of a lot other than a corner lot that fronts on more than one street, the yards extending along all streets are front yards.

(ww) Yard, Rear. A yard extending the full width of the lot along the rear lot line and extending in depth from the rear lot line to the nearest point of any structure on the lot.

(xx) Yard, Side. A yard extending the full depth of the lot along a side lot line and extending in width from such side lot line to the nearest point of any structure on the lot.

ARTICLE III

ZONING DISTRICTS

SECTION 300. Districts. For the purpose of this Ordinance, the Township is hereby divided into eleven (11) districts, which shall be designated as follows:

- A - Residential District
- B - Residential District
- GA - Garden Apartment Residential District
- TH - Townhouse Residential District
- HR - High Rise Residential District
- IN - Institutional District
- BP - Business and Professional District
- C - Commercial District
- SC - Shopping Center District
- I - Industrial District
- FP - Flood Plain Conservation District

SECTION 301. Zoning Map and Flood Plain Overlay Map. The boundaries of the said districts shall be shown upon the maps attached to and made a part of this Ordinance, which shall be designated the Zoning Map and Flood Plain Overlay Map. The said maps and all notations, references, and other things shown thereon shall be made a part of this Ordinance, as if the matters and things shown by said maps were all fully described herein.

SECTION 302. Boundaries of Districts. Where uncertainty exists with respect to the boundaries of the various districts shown on the Zoning Map and Flood Plain Overlay Map, the following rules shall apply.

1. The district boundaries are centerlines of roads unless otherwise shown.
2. Where the district boundaries are not shown to be roads, the boundaries shall be construed to be property lines, or dimensions from streets or roads as shown on the Zoning Map and Flood Plain Overlay Map.
3. When a district boundary line passes through a parcel of land with no indication of distance, the scale of the map shall determine the location of such line.

SECTION 303. Township Boundaries. In any case where a tract has for one of its boundaries a Township boundary line, then for purposes of this Ordinance the existing zoning classification of the adjacent property in the neighboring municipality shall be determined and related to the most similar East Norriton Township Zoning District. If the zoning classification in the neighboring municipality as related to the East Norriton Township Zoning Ordinance is more restrictive than the zoning classification of the property in East Norriton Township, then the East Norriton Township Zoning Ordinance regulations shall apply as if the neighboring property were in East Norriton Township.

SECTION 304. Federal and State Owned Property. Whenever Federal or State owned property or property owned by any Federal or State agency or political subdivision thereof, as well as public utilities, is included in one or more zoning districts, it shall be subject to the provisions of this Ordinance only insofar as permitted by the Constitution and Laws of the United States of America and of the Commonwealth of Pennsylvania.

ARTICLE IV

GENERAL PROVISIONS

SECTION 400. For the purpose of this Ordinance, the following regulations shall govern each and every district:

SECTION 401. Lots of Record. In the event that any lot is held of public record in single and separate ownership on the effective date of this Ordinance which shall not be of sufficient size or dimension to permit the erection of a building thereon in accordance with the requirements of this Ordinance, and provided the Zoning Hearing Board shall find that the necessary additional ground is not available because of the settled condition of the neighborhood, or because of inability of the owner to acquire additional ground upon fair terms, the Zoning Hearing Board may grant a variance for the use of such lot upon such conditions as the Zoning Hearing Board may specify so that the minimum and maximum regulations of the district shall be met as closely as possible. In cases where all requirements of the applicable district can be met except for lot area, the Zoning Officer shall have discretion to permit a permitted use.

SECTION 402. Reduction of Lot Area. No lot shall be so reduced that the area of the lot, or the dimensions of the required open space shall be less than herein prescribed.

SECTION 403. Modification of Front Yard Requirements. Where there is pronounced uniformity or alignment of the fronts of existing buildings on the same side of the street within 200 feet of each side line of a proposed building, the front yard requirement of the district may be modified as to said building to permit a depth of not less than the mean front yard existing within said district.

SECTION 404. Obstructions to Vision at Intersection. There shall be measured along the centerline of intersecting streets a minimum clear sight triangle of 75 feet from the point of intersection. Within the sight triangle, no wall, fence, or other structure shall be erected, altered or maintained, and no hedge, trees, shrub, or other growth shall be planted or maintained which shall interfere with a free or unobstructed view down and across lands within such sight triangle.

SECTION 405. Accessory Uses: Accessory uses authorized in this Ordinance shall include, but not by way of limitation, the following:

(a) Uses Accessory to Agriculture: Non-commercial greenhouses, barns, keeping, breeding and management of livestock and poultry but in such quantities and to such extent as are customarily incidental to the principal use; preparation of products on the premises for use and the disposal thereof by marketing or otherwise.

Roadside stands for the sale of products produced on the premises on which the stand for the sale of products is located shall be permitted upon the following conditions:

- a. An annual permit is secured from the Zoning Officer;
- b. The locations shall not be within the boundaries of any street;
- c. The location shall not be nearer than sixty feet of any intersection, and
- d. Parking for stopping vehicles shall be provided off the paved portion of the street of a sufficient width so as to not interfere with the safety of persons stopping or using the street parking nearer than 30 feet of an intersection shall not be permitted, and
- e. One stand not exceeding 400 square feet and one story high is permissible as an accessory use;
- f. The stand shall be constructed in accordance with the East Norriton Township Building Code. It may be permitted to remain until a renewal permit is secured for the following year. If no renewal permit is secured by July 1 of any year, said stand shall be removed within thirty (30) days of the receipt of notice in writing from the Zoning Officer. No permit shall be valid beyond December 31 of any year.

(b) Uses Accessory to Dwelling:

1. Private garage, private parking space, shelter for not more than three (3) domestic pets owned by the occupant, or other outdoor buildings for occupant's non-commercial use. The housing of pigeons, chickens, ducks or other fowl shall not be permitted.
2. Private greenhouses and storage buildings for garden tools.

3. Living quarters for household employees, caretakers, or watchmen.
4. Swimming pool for use of family and guests only.
5. Home occupation only as defined in this Ordinance.

SECTION 406. Minimum Setback of Temporary Structures. Not more than one temporary structure may be located within a side yard provided that it is located no further forward than the rear line of the principal building and provided further that the side and rear yards are not less than 10 feet each.

SECTION 407. Access to Public Street. Each and every lot shall abut a public street serving as a means of vehicular and pedestrian travel furnishing access to abutting properties for at least 100 feet at the right of way (except in T.H. Districts in appropriate cases).

A public street shall mean an improved state highway, an improved county highway or street improved in accordance with East Norriton Township current standards and regulations as accepted by said Township as one of its roads.

ARTICLE V

A - RESIDENTIAL DISTRICT

SECTION 500. In an A - Residential District, the following regulations shall apply.

SECTION 501. Use Regulations. 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. Single family detached dwelling.
- b. Accessory uses in accordance with Section 405.
- c. Municipal use or fire house.

SECTION 502. Fence Requirements. No fence will be allowed which exceeds six (6) feet in height and such fence shall not extend beyond the building line of adjacent properties. An open fence may enclose the property but not to exceed a height of forty-eight (48) inches. The use of barbed wire is prohibited.

SECTION 503. Area, Width, Yard, Height and Building Coverage Requirements.

- a. Lot Area
 - 1. Not served by sanitary sewer - 30,000 sq. ft.
 - 2. Served by sanitary sewer - 20,000 sq. ft.
- b. Minimum width at building line - 100 ft.
- c. Front yard - 50 ft.
- d. Side yard, each - 20 ft.
- e. Rear yard - 60 ft.
- f. Height
 - 1. Principal building - 35 ft.
 - 2. Accessory building - 20 ft.
- g. Building Coverage - 15 percent of total lot area.

ARTICLE VI

B - RESIDENTIAL DISTRICT

SECTION 600. In a B - Residential District, the following regulations shall apply:

SECTION 601. Use Regulations. A building may be erected, altered or used and a lot or premises may be used, for any purpose(s) in Section 501.

SECTION 602. Fence Requirements. The requirements of Section 502 shall apply.

SECTION 603. Area, Width, Yard, Height and Building Coverage Requirements.

- a. Lot area
 - 1. Not served by sanitary sewer - 15,000 sq. ft.

2. Served by sanitary sewer - 10,000 sq. ft.
- b. Minimum width at building line - 100 ft.
- c. Front yard - 30 ft.
- d. Side yard - 15 ft.
- e. Rear yard - 25 ft.
- f. Height
 1. Principal building - 35 ft.
 2. Accessory building - 20 ft.
- g. Building coverage - 18 percent of total lot area.

ARTICLE VII

GA - GARDEN APARTMENT ZONING DISTRICT

SECTION 700. In a GA - Garden Apartment Residential District, the following regulations shall apply:

SECTION 701. Use Regulations. A building may be erected or used, and a lot may be used or occupied for the following purposes, and no other, provided the requirements of the sections following are met:

- A. Permitted Uses. The following are the permitted uses in a GA - Garden Apartment District:
 1. Apartment house or group of apartment houses which constitute a single operating or proprietary unit.
 2. Playgrounds, parks, tot-lots and open spaces.
 3. Parking. Off-street automobile parking and off-street delivery-collection facilities shall be required. Such parking areas shall be for the sole use of the occupants of such building and the visitors thereto.
 4. Accessory uses in accordance with Section 405.

SECTION 702. Development Requirements. The general plan for a garden apartment shall include evidence and facts showing that it has considered and made provision for, and the development shall be executed in accordance with the following essential conditions:

- A. The proposed development shall be constructed in accordance with an overall plan and shall be designed as a unified architectural unit with appropriate landscaping.
 - 1. If the development of the garden apartment is to be carried out in stages, each stage shall be so planned that the foregoing requirements and the intent of this Ordinance shall be fully complied with at the completion of any stage. The initial stage of development shall comprise a total floor area of not less than 30,000 sq. ft.

SECTION 703. Area Regulations.

- A. Area of Tract - Not less than five (5) acres shall be provided for every area to be used in whole or in part as a Garden Apartment District.
- B. Building Area - Not more than twelve (12) percent of the lot area of each Garden Apartment District may be occupied by buildings.
- C. Setback From Streets - There shall be setback from the Ultimate Right of Way of each street on which the Garden Apartment District abuts which shall be not less than fifty (50) feet in depth.
- D. Setback From Property Lines - There shall be a building setback from any property line, which the Garden Apartment District abuts, of not less than: one hundred fifty (150) feet from any residential district, or fifty (50) feet from any non-residential district.
- E. Distance Between Buildings - In the case of two or more Garden Apartment Buildings located on the same tract, the horizontal distance measured in feet between the buildings shall not be less than 45 feet.
- F. Parking.
 - 1. For apartment residential use, not less than two (2) off-street automobile parking spaces shall be required for each

dwelling unit. Initially, one and one half ($1\frac{1}{2}$) spaces may be constructed provided that the remaining required spaces shall be provided and shall be constructed as is determined from time to time by the Zoning Officer.

2. Parking areas shall be placed so as not to interfere with any recreation or service area and shall not be less than:
 - a. 25 feet from any non-residential district property line, to which the Garden Apartment District abuts, and
 - b. 50 feet from any residential district property line, to which the Garden Apartment District abuts, and
 - c. 25 feet from the ultimate right-of-way line of any contiguous public street, and
 - d. 20 feet from any Garden Apartment Building unless said parking is located within the lines of the Garden Apartment Building walls or in an attached parking garage.
3. Not less than two (2) percent of the total area devoted to parking facilities shall consist of interior parking lot landscaping.

- G. Dwelling Units Per Acre - There shall be no more than ten (10) dwelling units per acre of lot area.
- H. Height of Building - No building shall exceed the height of 35 feet or 3 stories, whichever is greater.
- I. Paving - All areas provided for use by vehicles and all pedestrian walks shall be constructed in accordance with all pertinent specifications within the Subdivision Regulations.
- J. Service - Areas for loading and unloading of delivery trucks and other vehicles and for the servicing of refuse collection, fuel and other service shall be provided and shall be adequate in size, and shall be so arranged that they may be used without blockage or interference with the use of access ways or automobile parking facilities.
- K. Access - Provision shall be made for safe and efficient ingress and egress to and from public streets and highways serving the apartment without undue congestion to or interference with normal traffic flow.

- L. Utilities - All buildings within the Garden Apartment shall be served by a public sanitary sewage disposal system and public water supply. All utility lines servicing the garden apartment shall be placed underground.
- M. Signs - Shall be permitted only pursuant to the provision of Article XVII of this Ordinance.
- N. Lighting Facilities provided shall be arranged in a manner which will protect the highway and neighboring properties whether contiguous or not from unreasonable direct glare or hazardous interference of any kind. Lighting facilities shall be required where deemed necessary for the safety and convenience of garden apartment residents.
- O. A Landscaped Planting Area shall be provided along street frontage occupied by a Garden Apartment District.
- P. Buffer - The Garden Apartment District shall have a permanent landscaped planting area of at least ten (10) feet in depth designed for screening from view residential, commercial, and industrial uses which are adjoining and contiguous to the Garden Apartment District.
- Q. Open Space - No less than thirty (30) percent of the site shall be maintained in non-vehicular open space. The developer shall be required where possible to preserve or incorporate natural features such as woods, streams, and open space areas, which add to the overall cohesive development of the garden apartment and overall community development. However, all conditions deemed hazardous by the Board of Supervisors, including natural feature hazards are to be eliminated or all precautions deemed appropriate by the Board of Supervisors to reduce the hazard, are to be provided by the developer.
- R. Recreation - The developer shall give consideration to the provision of community areas, laundry facilities, playground and tot-lots, and other services necessary for the comfort and convenience of garden apartment residents.
- S. Building Size - No single building shall have a total length, including angles, greater than two hundred (200) feet.
- T. Unit Requirements - Each dwelling unit shall contain a minimum of 600 square feet and shall not contain more than two bedrooms.

ARTICLE VIII

TOWNHOUSE DEVELOPMENT DISTRICT

SECTION 800. In a Townhouse Development District, the following regulations shall apply:

SECTION 801. Use Regulations. A building may be erected or used, and a lot may be used or occupied for the following purposes, and no other, provided the requirements of the sections following are met.

A. Permitted Uses.

1. Townhouse dwelling units
2. Playgrounds, parks, tot-lots, parking and open spaces
3. Accessory uses in accordance with Section 405

SECTION 802.

- A. No townhouse development shall be permitted unless adequate provisions are made for perpetual maintenance of building exteriors, common areas or open space, parking areas and all other improvements which are not to be dedicated to the Township. Adequate provision for such maintenance may include but shall not be limited to condominiums, cooperatives, cross easements and restrictions. Any said proposal must first be approved by the Township Engineer and Solicitor.
- B. The proposed development shall be constructed in accordance with an overall plan. If the plan is to be carried out in stages, each stage shall be so planned that the foregoing requirements and the intent of this Ordinance shall be fully complied with upon the completion of any stage.

SECTION 803. Area Regulations.

- A. Area of Tract. Not less than five (5) acres shall be provided for every townhouse development.
- B. Dwelling Unit Per Acre. There shall be no more than eight (8) dwelling units per acre of townhouse development.

- C. Building Size. Each individual townhouse shall have a width of at least twenty (20) feet. Each row of townhouses shall contain not fewer than three (3) nor more than eight (8) townhouses, and no row shall exceed a total length of two hundred (200) feet.
- D. Open Space. Not less than twenty (20) percent of the site shall be maintained in non-vehicular common open space and shall preserve or incorporate natural features such as woods, streams and other amenities.
- E. Distance Between Buildings. The horizontal distance measured in feet between parallel elements of fronts or rears of buildings shall not be less than twice the height of the taller building provided that the distance between the ends of any two buildings shall not be less than 25 feet.
- F. Setbacks. Buildings shall be set back at least: 35 feet (thirty-five) from any property line which borders the townhouse district or twenty (20) feet from the street line.
- G. Rear Yard. There shall be a rear yard of at least thirty-five feet (35').
- H. Height of Building. No building shall exceed the height of twenty-five feet (25') or two stories (exclusive of basements), whichever is greater.
- I. Parking. Not less than two (2) automobile parking spaces shall be required for each dwelling unit. Garages shall not be counted as a parking space. For parking areas storing ten (10) or more cars, not less than two (2) percent (%) of the area devoted to parking facilities shall consist of interior parking lot landscaping.
- J. Utilities. All buildings within the townhouse district shall be served by a public sanitary sewer disposal system and public water supply. All utilities lines servicing the townhouse development district shall be placed underground.
- K. Lighting Facilities. Lighting facilities shall be provided for as needed and arranged in a manner which will protect the highway and neighboring properties whether contiguous or not from unreasonable direct glare or hazardous interference of any kind. Lighting facilities shall be required where deemed necessary for the safety and convenience to the townhouse

development district and shall be installed by the developer in districts developed subsequent to the enactment of this Ordinance.

SECTION 804. Buffer. The townhouse development district shall have a permanent landscaped planting area at least 10 feet in depth, designed for screening from view all properties adjoining the townhouse development district.

ARTICLE IX

HIGH RISE RESIDENTIAL DISTRICT

SECTION 900. Use Regulations. A building may be erected or used, and a lot may be used or occupied for the following purposes, and no other, provided the requirements of the following sections are met:

A. Permitted Uses. The following are the permitted uses in a High Rise Residential District:

1. Apartment house or group of apartment houses.
2. Commercial and office use provided that no trade or business shall be permitted which is noxious, hazardous or detrimental to the proper use of the property for apartment purposes. The total floor area of any commercial and office uses shall not exceed ten (10) percent of the total floor area of the entire project. In the event that the project is constructed in stages, the ten (10) percent of commercial and office use shall be computed on fully completed stages.
3. Playgrounds, parks, tot-lots, and the other public or semi-public, non-commercial, recreational facilities as well as open spaces.
4. Parking. Off-street automobile parking and off-street delivery-collection facilities shall be for the sole use of the occupants of such building and the visitors thereto.
5. Accessory uses in accordance with Section 405.

SECTION 901. Development Requirements. The general plan for a high rise apartment shall include evidence and facts showing that it has considered and made provision for, and the development shall be executed in accordance with the following essential conditions:

- A. The proposed development shall be constructed in accordance with an overall plan and shall be designed as a unified architectural unit with appropriate landscaping.
 - 1. If the development of the high rise apartment is to be carried out in stages, each stage shall be so planned that the foregoing requirements and the intent of this Ordinance shall be fully complied with at the completion of any stage. The initial stage of the development shall comprise a total floor area of not less than 30,000 square feet.

SECTION 902. Area Regulations.

- A. Area of Tract. Not less than ten (10) acres shall be provided for every area to be used in whole or in part as a high rise residential district.
- B. Building Coverage. No more than 20% of the lot area shall be occupied by a building or buildings.
- C. Setback from Street. There shall be a setback from the ultimate right of way of each street on which the high rise residential district abuts which shall not be less than one hundred (100) feet in depth, provided that the buildings in excess of sixty (60) feet in height shall provide an additional one (1) foot of setback for each additional one (1) foot of height.
- D. Setback from Property Lines. There shall be a building setback from any property line, which the high rise residential district abuts, which shall not be less than:
 - 1. One (1) foot for each foot of building height but not less than one hundred (100) feet from any residential or institutional district, OR
 - 2. Fifty (50) feet from any other district.
- E. Distance Between Buildings.
 - 1. In the case of two or more high rise buildings located on the same tract, the horizontal distance measured in

feet between the corners of the buildings shall not be less than forty-five (45) feet, if there is no direct confrontation of parallel building fronts.

2. Between obliquely aligned structures with walls containing legally required windows, the minimum distance shall be 50 feet or equal to the median height of the structures confronting each other, whichever is greater.
3. Between end wall of structures with walls containing no legally required windows and walls containing legally required windows, the minimum distance shall be forty-five (45) feet or one half the height of the taller structure, whichever is greater.
4. Between end walls of structures where said walls contain no legally required windows, the minimum distance shall be forty-five (45) feet at any point.

F. Parking.

1. For apartment residential use, not less than two (2) off-street automobile parking spaces shall be required for each dwelling unit. Initially, one and one half ($1\frac{1}{2}$) spaces may be constructed provided that the remaining required spaces shall be provided for and shall be constructed as is determined from time to time by the Zoning Officer.
2. For commercial and office use, parking provision shall be off-street, located on the same lot, and be in accordance with Article XVI of this Ordinance.
3. Any and all parking garages or decked parking structures shall not be included as part of Paragraph B (Building Coverage) or Paragraph Q (Open Space) as provided for in this section.
4. Parking areas shall be placed so as not to interfere with any recreation or service area and shall not be less than:
 - a. Five feet from any non-residential district property line, to which the high rise district abuts, and
 - b. 40 feet from any residential district property line, to which the high rise residential district abuts, and

- c. 25 feet from the ultimate right of way line of any contiguous public street, and
 - d. 20 feet from any high rise apartment building unless said parking is located within the lines of the high rise building walls or in an attached parking garage.
5. Not less than two (2) percent of the total area devoted to parking facilities shall consist of interior parking lot landscaping. The area of interior parking for landscaping may be included as non-vehicular open space as required in Paragraph Q (Open Space) of this Section.
- G. Dwelling Units Per Acre. There shall be no more than twenty-six (26) dwelling units per acre of lot area.
 - H. Height of Building. No building shall exceed the height of 120 feet or 12 stories (exclusive of basements), whichever is greater.
 - I. Paving. All areas provided for use by vehicles and all pedestrian walks shall be constructed in accordance with all pertinent specifications within the subdivision and land development ordinance.
 - J. Service. Areas for loading and unloading of delivery trucks and other vehicles and for the servicing of refuse collection, fuel and other service shall be provided and shall be adequate in size, and shall be so arranged that they may be used without blockage or interference with the use of access ways or automobile parking facilities.
 - K. Access. Provision shall be made for safe and efficient ingress and egress to and from public streets and highways serving the apartment without undue congestion to or interference with normal traffic flow.
 - L. Utilities. All buildings within the high rise apartment shall be served by a public sanitary sewage disposal system and public water supply. All utility lines servicing the high rise apartment shall be placed underground.
 - M. Lighting Facilities. Lighting facilities provided shall be arranged in a manner which will protect the highway and neighboring properties whether contiguous or not from unreasonable direct glare or hazardous interference of any

kind. Lighting facilities shall be required where deemed necessary for the safety and convenience of high rise apartment residents.

- N. A landscaped planting area shall be provided along street frontage occupied by a high rise residential district.
- O. Buffer. The high rise residential district shall have a permanent landscaped planting area of at least ten (10) feet in depth designed for screening from view residential, commercial, and industrial and institutional uses which are adjoining and contiguous to the high rise residential district.
- P. Building Performance Standards. All building and construction specifications shall be in accordance with the Township Building Code. Requirements of the Township Fire Code must be incorporated into the buildings and the site.
- Q. Open Space. No less than thirty (30) percent of the site shall be provided and maintained in non-vehicular open space. In addition, the developer shall be required where possible to preserve or incorporate natural features such as woods, streams, and open space areas, which add to the overall cohesive development of the high rise apartment and the overall community development. However, all conditions deemed hazardous by the planning commission, including natural feature hazards are to be eliminated or avoided, or all precautions, deemed appropriate by the planning commission to reduce the hazard, are to be provided by the developer.
- R. Recreation. The developer shall give consideration to the provision of community areas, laundry facilities, playground and tot-lots, and other services necessary for the comfort and convenience of high rise apartment residents.
- S. Unit Requirements. Each dwelling unit shall contain a minimum of 450 sq. ft.

ARTICLE X

IN INSTITUTIONAL DISTRICT

SECTION 1000. In an INinstitutional district, the following regulations shall apply:

SECTION 1001. 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. Churches, chapels or other places of worship and their adjunct residential dwellings.
2. Public and private schools, elementary, junior high, high, colleges and universities.
3. Mental, medical and surgical hospitals or clinics and sanitariums.
4. Institutional headquarters for education, 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.

The following uses are permitted when authorized as a special exception:

- a. Golf courses, excluding driving ranges and miniature golf courses.

SECTION 1002. For all authorized buildings and uses, the following regulations shall apply:

1. Lot Area. There shall be a minimum lot area of at least two (2) acres.
2. Building Area. No more than forty (40) percent of the lot area shall be occupied by buildings.
3. Height Regulation. The maximum height of any building shall be fifty-five (55) feet.

4. Front Yard. 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.
5. Side Yard. For each building, there shall be two side yards of not less than 40 feet.
6. Rear Yard. There shall be established for each building a rear yard of at least 50 feet.
7. Parking. All off-street parking and loading areas shall be provided for in accordance with Article XVI of this Ordinance. Parking areas shall not be closer to any building than 20 feet. Parking areas shall be removed at least 20 feet from all district and property lines and shall be screened by plantings or decorative fencing of at least 80 percent continuous opacity from adjacent residential uses or districts.
8. Signs. Signs shall be permitted only in accordance with the provisions of Article XVII of this Ordinance.
9. Lighting. Lighting facilities shall be arranged in a manner which will protect the highway and neighboring properties whether contiguous or not from unreasonable direct glare or hazardous interference of any kind.

ARTICLE XI

BP BUSINESS AND PROFESSIONAL DISTRICT

SECTION 1100. In a BP Business and Professional District, the following regulations shall apply:

SECTION 1101. 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. 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.
2. Studio for instruction of music and other arts.

3. Bank or other financial institution.

SECTION 1102.

- A. Lot Area. There shall be a minimum lot area of 30,000 square feet.
- B. Building Area. No more than 30% of the lot area shall be occupied by buildings.
- C. Building Setback from Streets. There shall be a setback from the ultimate right of way of 50 feet.
- D. Side Yard. Side yards shall be 20 feet each except where a BP Business and Professional District abuts any Residential or Institutional District, and then the side yard which abuts the other district shall be increased to 25 feet, 5 feet of which shall be a green buffer area.
- E. Rear Yard. Rear yards shall be 50 feet deep.
- F. Height Regulation. The maximum height of any building or structure shall be 35 feet.
- G. Parking. Off-street parking and loading areas shall be provided in accordance with Article XVI of this Ordinance.
- H. Lighting. Lighting facilities shall be arranged in a manner which will protect the highway and neighboring properties whether contiguous or not from direct glare or hazardous interference of any kind.
- I. Signs. Signs shall be permitted only in accordance with provisions of Article XVII of this Ordinance.

ARTICLE XII

C COMMERCIAL DISTRICT

SECTION 1200. In a C Commercial District, the following shall apply:

SECTION 1201. 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. 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. Barber shops, hair dressers, cleaning and pressing, pick-up station, and such other shops for personal service.
3. Restaurant, tea room, cafe, taproom, confectionery or similar establishment serving food or beverage.
4. Business or professional office, studio, bank and financial institution, telephone exchange or other public utility office, passenger station for public transportation, municipal buildings, fire houses.
5. Club, fraternal organization, lodge.
6. Greenhouse, nursery sales yard.
7. Indoor theater, bowling alley, billiard room or similar indoor amusement.
8. Wholesaling, storage, and sale of lumber, plumbing and other building materials and supplies.
9. Accessory use on the same lot with, and customarily incidental to any of the above permitted uses, including dwellings provided that such accessory use shall be located at or above the second story level.
10. The following uses are permitted when authorized as a special exception:
 - a. Any use of the same general character as any of the above permitted uses.
 - b. Gasoline filling stations, storage, or public garage, automobile repair shop.
 - c. Outdoor theater.
 - d. Undertaking establishment.
 - e. Animal hospital, kennel.

- f. Hand or automatic self-service laundry, provided there is adequate provisions made for water disposal.
- g. Automobile sales and service agency.

SECTION 1202.

- A. Lot Area. There shall be a minimum lot area of 15,000 square feet.
- B. Building Area. No more than 40 percent of the lot area shall be occupied by buildings.
- C. Building Setback from Streets. There shall be a setback from the ultimate right of way of 50 feet.
- D. Side Yard. Side yards shall be 20 feet each except where a C Commercial District abuts any Residential or Institutional District, and then the side yard which abuts the other district shall be increased to 60 feet, 20 feet of which shall be a green buffer area.
- E. Rear Yard. Rear yards shall be 50 feet deep.
- F. Height Regulation. The maximum height of any building or structure shall be 35 feet.
- G. Parking. Off-street parking and loading areas shall be provided in accordance with Article XVI of this Ordinance.
- H. Lighting. Lighting facilities shall be arranged in a manner which will protect the highway and neighboring properties whether contiguous or not from unreasonable direct glare or hazardous interference of any kind.
- I. Signs. Signs shall be permitted only in accordance with the provisions of Article XVII of this Ordinance.
- J. Outdoor Sales. No outdoor sales shall be permitted and all business shall be conducted within a completely enclosed building, except for off-street parking and uses such as gasoline service stations, which by their nature require outdoor sales.

ARTICLE XIII

SC SHOPPING CENTER DISTRICT

SECTION 1300. In a SC Shopping Center District, the following regulations shall apply:

SECTION 1301. In a 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:

1. Retail store, including retail outlet or show room for uses permitted in sub-paragraph 8 hereof, but not including automobile sales agency, provided that no goods shall be displayed on the exterior of any building or on that lot, and provided that only incidental storage, including floor samples, shall be permitted.
2. Restaurant and tavern.
3. Following personal service shops, dealing directly with customers: beauty parlor, barber shop, clothes cleaning (not including a cleaning and dyeing plant), automatic self-service laundry, dressmaking, millinery or similar shop provided all repair or processing work is conducted in accordance with paragraph 8 below.
4. Theater, not including outdoor motion picture establishment; assembly hall, or community building, indoor recreational establishment or library.
5. Bakery, confectionery, or custom shop for the production of articles, to be sold at retail on the premises, provided that all baking or processing is conducted in accordance with paragraph 8 below.
6. Bank.
7. Passenger bus station, electric substation, telephone and telegraph offices.
8. The following uses provided that if such uses are located on the ground floor they shall not be located within twenty (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:

- a. General servicing or repair.
 - b. Upholstering.
 - c. Carpentry or woodworking.
 - d. Electrical, radio, television repair.
 - e. Hand laundering, dry cleaning, or pressing, provided no inflammable fluids are used.
 - f. Tailoring, dress making, or repair.
 - g. Millinery repair.
 - h. Baking, confectionery making, or similar processing.
 - i. Any similar use involving repair, processing or storage activity, not including painting or body and fender repairs.
- 9. Accessory use customarily incidental to any of the above uses.
 - 10. 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.
 - 11. Signs when erected and maintained in accordance with Article XVII of this Zoning Ordinance.
 - 12. 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 Ordinance 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 square feet.

SECTION 1302. Development Requirements. The general plan for a shopping center shall include evidence and facts showing that it has considered and made provision for, and the development shall be executed in accordance with the following essential conditions:

- 1. The development shall consist of harmonious selection of uses and grouping of buildings, service and parking areas, circulation and open spaces, planned and designed as an integrated unit, in such manner as to constitute a safe, efficient, and convenient retail shopping center.
- 2. The proposed development shall be constructed in accordance with an overall plan with appropriate landscaping.

3. The total area shall be not less than two (2) acres.
4. No more than 20 percent of the lot area shall be occupied by buildings. The total allowable floor area when divided by the lot area shall not exceed .4 (40 percent).
5. The distance at the closest point between any two buildings or groups or units of attached buildings shall not be less than 30 feet.
6. The maximum height of any building or structure erected in this District shall be 35 feet.
7. Adequate area shall be provided for loading and unloading of delivery trucks and other vehicles; servicing of shops by refuse collection, fuel, fire and other service vehicles; automobile accessways; and service areas shall be screened from view from any abutting roadway and from within the parking area. The requirements of Article XVI of this Ordinance shall also apply.
8. Provision shall be made for safe and efficient ingress and egress to and from public streets and highways serving the center without undue congestion to or interference with normal traffic flow. All points of vehicular access to and from public streets shall be located not less than 200 feet from the intersection of any public street lines. The Planning Commission shall satisfy itself as to the adequacy of the thoroughfares to carry the additional traffic engendered by the shopping center.
9. No building may be located closer than 50 feet to the ultimate right of way of any public street, no closer than 50 feet of a side or rear property line adjacent to a residential or institutional district, or within 25 feet of any property line.
10. No parking, access or service area may be located closer than 25 feet of a side or rear property line adjacent to a residential or institutional district.
11. Lighting facilities shall be arranged in a manner which will protect the highway and neighboring properties whether contiguous or not from unreasonable direct glare or hazardous interference of any kind.

12. The shopping center shall be permanently screened from adjoining and contiguous residential or institutional districts by a wall, fence, evergreen hedge and/or other suitable enclosure of minimum height of 5 feet and maximum height of 7 feet, placed at least 10 feet inside the "SC" District property line and the area between the fence and the property line shall be landscaped to form a permanent screening area.
13. A landscaped screened planting area shall be provided along street frontage occupied by a "SC" District at least 7 feet in depth and must be located between the property line and a line parallel to and 7 feet inside the "SC" District property line.
14. No shopping center permitted in an "SC" District shall be erected or used that is not adequately served with both sanitary sewers and public water.
15. For the purpose of calculating the minimum area lot dimension, and yard requirements established by this Section, a single planned shopping center district cannot lie on two sides of a public street or alley. Any area designated as being an "SC" District and lying on both sides of a public street shall be deemed to be two "SC" Districts, and all minimum requirements shall be met by buildings on each side of said public street as separate districts.

SECTION 1303. Additional Requirements. In addition to the requirements of the East Norriton Township Subdivision and Land Development Ordinance, the following requirements shall be submitted for approval:

1. Architectural plans for any proposed buildings.
2. The location, size in square feet, dimensions, and arrangements of areas and buildings devoted to any purpose.
3. A description of the commercial uses proposed including approximate number of employees, and an indication of the number of customers in sufficient detail to indicate the effects of those operations in producing traffic congestion, noise, glare, air pollution, water pollution, fire hazards or safety hazards.

ARTICLE XIV

I INDUSTRIAL DISTRICT

SECTION 1400. In an I Industrial District, the following regulations shall apply:

SECTION 1401. 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. Heavy commercial uses as follows:
 - a. Wholesale business establishment.
 - b. Distribution station; express, carting or hauling station; package delivery service.
 - c. Household and office equipment repair.
 - d. Laboratory, research, experimental and testing.
 - e. Cinema, radio and television station or studio.
 - f. Monument yard.
 - g. Printing establishment.
 - h. Storage or warehouse; packing and crating.
 - i. Yard for storage, sale and distribution of ice, coal, fuel oil, or building materials, but not including junk yard, salvage, automobile or other wrecking yard.
2. Manufacturing or processing as follows:
 - a. Art needle work.
 - b. Assembly of electrical equipment, not including machinery.
 - c. Bottling establishment.
 - d. Carpet and rug cleaning.
 - e. Combining or processing food products, excluding meat and fish.
 - f. Creamery.
 - g. Manufacture 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).

- h. Manufacture of beverage (non-alcoholic), ceramic products, clothing, cosmetics, electrical appliances, electrical supplies, ice cream, silverware, tobacco products, tools and hardware, toys and umbrellas.
 - i. Manufacture of jewelry, watches, clocks, optical goods, musical, professional and scientific instruments.
 - j. Metal finishing, plating, grinding, sharpening, polishing, cleaning, rust proofing and heat treatment.
 - k. Mirror silvering and glass cutting.
 - l. Rubber products including tires and tubes.
 - m. Textile manufacture or processing, excluding bleaching.
 - n. Tool, dye and pattern making, and other similar machine shops.
 - o. Upholstering, bulk.
3. The following uses shall not be permitted:
- a. Abattoirs and meat processing plants.
 - b. Auto dismantling or junk establishments.
 - c. Acetylene gas manufacture.
 - d. Acid manufacture.
 - e. Ammonia bleaching powder or chlorine manufacture.
 - f. Arsenal.
 - g. Asphalt manufacture or refining.
 - h. Brewery.
 - i. Candle manufacture.
 - j. Celluloid manufacture.
 - k. Coke ovens.

- l. Creosote treatment or manufacture.
- m. Dead animal and offal reduction.
- n. Disinfectants manufacture.
- o. Distillation of bones, coal or wood.
- p. Dyestuff manufacture.
- q. Extermination and insect poison, fungicide and herbicide manufacture.
- r. Emery cloth and sandpaper manufacture.
- s. Fat rendering.
- t. Fertilizer manufacture.
- u. Fish smoking and curing.
- v. Fireworks or explosive manufacture or storage.
- w. Forging.
- x. Glue, size or gelatine manufacture.
- y. Lamp black manufacture.
- z. Match manufacture.
- aa. Oil cloth or linoleum manufacture.
- bb. Oiled or rubber goods manufacture.
- cc. Ore reduction.
- dd. Paint, oil, shellac, turpentine, or varnish manufacture.
- ee. Petroleum refining or storage, except when an accessory use to a permitted industrial use.
- ff. Potash works.
- gg. Printing ink manufacture.

- hh. Pyroxlin manufacture.
- ii. Quarrying.
- jj. Rolling mill.
- kk. Rubber caoutchouc or gutta-percha manufacture or treatment.
- ll. Salt works.
- mm. Sauerkraut manufacture.
- nn. Shoe blackening manufacture.
- oo. Smelters and metal casting.
- pp. Soap manufacture.
- qq. Soda and compound manufacture.
- rr. Solvent manufacture or processing.
- ss. Stock yards.
- tt. Stove polish manufacture.
- uu. Sulphuric, nitric or hydrochloric acid manufacture.
- vv. Tallow, grease, or lard manufacture or refining.
- ww. Tanning, curing or storage of leather, rawhides or skins.
- xx. Tar distillation or manufacture.
- yy. Tar roofing or waterproofing manufacture.
- zz. Vinegar manufacture.
- aaa. Wool pulling or scouring.
- bbb. Yeast plant.
- ccc. Manufacture or storage of illuminating gas.
- ddd. Billboards.

- eee. Ready-mixed concrete or cement works.
- fff. Metal stamping and extrusion of small products.
- ggg. Any similar or related use to the above non-permitted uses.

- 4. 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 not create any danger to health or safety in the surrounding area, or any amount of offensive noise, vibration, smoke, dust, odor, heat, illumination, or other objectionable influences.
- 5. Accessory use on the same lot with and customarily incidental to any of the above permitted uses.
- 6. The above uses are permitted only when meeting the following conditions:

No kiln is fired except by oil, gas or electricity, and no individual kiln capacity exceeds 200 cubic feet.

No blast or reverberatory furnaces or foundries are used.

No punch or stamping presses are used until the type, size or use is first approved, authorized and permitted as a special exception by the Zoning Hearing Board.

No drop hammers are used and no blasting permitted.

SECTION 1402. Smoke Control.

- A. No smoke shall be emitted from any chimney or other source visible gray greater than No. 1 on the Ringelmann chart as published by the U. S. Bureau of Mines.
- B. Smoke of a shade not darker than No. 2 on the Ringelmann smoke chart may be emitted for not more than four (4) minutes in any thirty (30) minutes.
- C. These provisions, applicable to visible gray smoke, shall also apply to visible smoke of a different color, but with an equivalent apparent opacity.

SECTION 1403. Control of Dust and Dirt, Fly-Ash and Fumes, Vapors and Gases.

- A. No emission shall be made which can cause any damage to health, to animals or vegetation or other form of property or which can cause any excessive soiling at any point.
- B. No emission of liquid or solid particles from any chimney or otherwise shall exceed 0.3 grains per cubic foot of the covering gas at any point.
- C. For measurement of the amount of particles in gases, resulting from combustion, standard correction shall be applied to a stack temperature of five hundred (500) degrees F. and fifty (50) percent excess air.

SECTION 1404. Control of Noises.

At no point on the boundary of a residential or business district shall the sound pressure level of any operation exceed the maximum of that permitted as established by resolution of the Board of Supervisors of the Township which resolution shall be considered a part of this Ordinance for all intents and purposes, the same as if it were from time to time included as a provision of this Ordinance.

SECTION 1405. Control of Odors.

There shall be no emission of odorous gases or other odorous matter in such quantities as to be offensive at lot boundary line. Any process which may involve the creation or emission of any odors shall be provided with a secondary safeguard system, so that control will be maintained if the primary quantity of offensive odors shall be established by resolution of the Board of Supervisors.

SECTION 1406. Control of Glare and Heat.

Any operation producing intense glare or heat shall be performed within an enclosed building or behind a solid fence in such manner as to be completely imperceptible from any point along the lot lines.

SECTION 1407. Control of Vibration.

No vibration which is discernible to the human sense of feeling shall be perceptible without instruments at any point on the lot line.

SECTION 1408. Control of Radioactivity or Electrical Disturbances.

There shall be no activities which emit dangerous radioactivity at any point. There shall be no electrical disturbance (except from domestic house-

hold appliances) adversely affecting the operation at any point of any equipment other than that of the creator of such disturbance.

SECTION 1409. Outdoor Storage and Waste Disposal.

- A. No flammable or explosive liquids, solids, or gases shall be stored in bulk above the ground; provided however, that tanks or drums of fuel are excluded from this provision.
- B. All outdoor storage facilities for fuel, raw materials and products stored outdoors shall be concealed from any adjacent properties.
- C. No materials or wastes shall be deposited upon a lot in such form or manner that may be transferred off the lot by natural causes or forces.
- D. All materials or wastes which might cause fumes or dust which constitute a fire hazard or which may be edible or otherwise be attractive to rodents or insects shall be stored outdoors in closed containers.

SECTION 1410. Electric, Diesel, Gas or Other Power.

Every use requiring power shall be so operated that the service lines, substation, and appurtenances, shall conform to the highest safety requirements known, shall be so constructed and installed to be an integral part of the architectural features of the plant, or if visible from abutting residential properties shall be concealed by coniferous planting.

SECTION 1411. Industrial Waste or Sewage.

- A. Waste Disposal. No use shall be conducted in such a way as to discharge any treated or untreated sewage or industrial waste into any stream. All methods of sewage industrial waste treatment and disposal shall be approved by the Board of Supervisors.

SECTION 1412. Provision and Use of Water.

All water requirements shall be stated in the application. Water shall be supplied by water distributing companies operating and supervised as municipal or public utilities by virtue of the laws of the Commonwealth of Pennsylvania and the Ordinance of this Township. No permit for construction, building or use shall be issued by the Zoning Officer until satisfactory proof of the availability and supply of water is furnished.

SECTION 1413. Minimum Lot Area, Width and Yard Requirements.

- A. Lot Area. The lot area shall be a minimum lot area of 80,000 square feet and lot width of not less than 200 feet at the building line shall be provided for every building or other structure erected or used for any use permitted in this district.
- B. Building Area. No more than 40 percent of the lot area shall be occupied by buildings.
- C. Front Yard. Minimum required depth of the front yard shall be 50 feet measured from the ultimate right of way line.
- D. Side Yards. There shall be two side yards each of which shall not be less than 30 feet in width.
- E. Rear Yard. The required minimum depth of the rear yard shall not be less than 50 feet.
- F. In no case shall any building or structure erected or used in an I Industrial District be located closer than 200 feet to any other zoning district nor any parking area to be closer than 100 feet to any zoning district. One hundred feet shall be buffer area.
- G. Height Regulation. Maximum height of any building or structure shall be thirty-five (35) feet.
- H. Parking. All off-street parking and loading areas shall be provided for in accordance with Article XVI of this Ordinance.
- I. Lighting. Lighting facilities shall be arranged in a manner which will protect the highway and neighboring properties whether contiguous or not from unreasonable direct glare or hazardous interference of any kind.
- J. Signs. Signs shall be permitted only in accordance with the provisions of Article XVII of this Ordinance.

ARTICLE XV.

FLOOD PLAIN CONSERVATION DISTRICT

SECTION 1500. Declaration of Legislative Intent

In addition to the general purposes set forth in this Ordinance, the specific intent of this article is:

- a. To prevent excessive development in areas unfit therefore by reasons of flooding, unsanitary conditions and related hazards; and
- b. To minimize danger to public health by protecting water supply and natural drainage; and
- c. To promote the health, safety and welfare of Township residents and property owners in and near streams and areas subject to flooding; and
- d. To reduce the financial burdens imposed on the community, its governmental units and its individuals by frequent and periodic floods in overflows of lands.

SECTION 1501. Definition and Establishment of Flood Conservation

District.

- a. "Flood Plain Conservation District" is defined and established to be the low area adjoining and including any water or drainage course or body of water subject to periodic flooding or overflow, the limits of which are hereby determined to be those areas as delineated as alluvial soils in the latest published edition of the Soil Survey of Montgomery County as delineated on the Flood Plain Overlay Map of East Norriton Township which is hereby made a part of this Ordinance, and is available for inspection at the Township Office.
- b. Any change in the Flood Plain Conservation District as from time to time may be determined to be proper hereunder shall be forthwith reflected on the said Map.
- c. Should the Flood Plain Conservation District be declared inapplicable to any tract by reason of action of (1) the Board of Supervisors in amending this Ordinance; or (2) the Zoning Officer, the Zoning Hearing Board, or any court of competent jurisdiction in interpreting the same; or (3) the Zoning Hearing Board or any court of competent jurisdiction in determining a legal effect of the same; the zoning applicable to such lot shall be deemed to be the District in which it is located without consideration of this Article.

SECTION 1502. Uses Permitted in a Flood Plain Conservation

District.

The following uses and no others are permitted in a Flood Plain Conservation District:

- a. Cultivation and harvesting of crops in accordance with the recognized soil conservation practices;
- b. Pasture and grazing land in accordance with recognized soil conservation practices;
- c. Outdoor plant nursery or orchard in accordance with recognized soil conservation practices;
- d. Wildlife sanctuary, woodland preserve, arboretum;
- e. Forestry, lumbering, and reforestation in accordance with recognized natural resource conservation practices, but permitting no structures;
- f. Utility transmission lines;
- g. Sealed public water supply wells with the approval of the Township Engineer;
- h. Sanitary sewers, with the approval of the Township Engineer;
- i. Front, side, or rear yards, and required lot area, for any District provided such yards are not to be used for onsite sewage disposal systems or for non-wire fences or any other structure.

SECTION 1503. Uses Permitted by Special Exception in a Flood Plain Conservation District.

The following uses and no others are permitted by special exception in a Flood Plain Conservation District:

- a. Game farm, fish hatchery, or hunting and fishing reserve, for the protection of propagation of wildlife, but permitting no structures;
- b. Commercial recreation use, whether open to the public or restricted to private membership, such as parks, camps, picnic areas, golf course, fishing, sport or boating clubs; not to include enclosed structures excepting toilet facilities but permitting piers, docks, floats, or shelters usually found in developed outdoor recreational areas. Any toilet facilities provided shall be connected to public water and sewage systems;

- c. Storm sewers or impoundment basins with the approval of the Township Engineer;
- d. Outlet installations for sewage treatment plants and sewage pumping stations, with the approval of the Township Engineer and appropriate sewer authorities;
- e. Dams, bridges, and culverts, approved by the Commonwealth of Pennsylvania, Department of Environmental Resources or the Power and Water Resources Board, if the same has jurisdiction over the water shed in question;
- f. Paved roads and driveways, parking lots, where required by the regulations for the district applicable to the lot without consideration of this Article;
- g. Grading or regrading of lands, including the deposit of topsoils and the grading thereof, and the construction of retaining walls; provided that a detailed engineering study indicating the effects on drainage and stream and all adjacent properties as well as the property in question shall accompany any application for special exception on this ground; and provided further that an application for amending the boundaries of the Flood Plain Conservation District shall also accompany any application for special exception on this ground; and
- h. Other uses similar to the above.

In considering any special exception under this section, the Zoning Hearing Board shall consider the following standards:

- a. Insuring that the effect of the grant of a special exception will not alter substantially the cross-sectional profile of the stream basin at the point of the proposed construction or use.
- b. Adjacent stream neighbors shall not be unreasonably affected by the use.
- c. The general welfare or public interest either of the Township in which the use is located or of other municipalities in the same watershed cannot be adversely affected.

SECTION 1504. Appeals.

- a. In cases of any dispute concerning the boundaries of a Flood

Plain Conservation District, initial determination shall be made by the Township Zoning Officer.

- b. Any party aggrieved by the decision of the Zoning Officer as to the boundaries of the Flood Plain Conservation District as defined above, which may include the grounds that the said map referred to therein is or has become incorrect because of changes due to natural or other causes, may appeal to the Zoning Hearing Board. The burden of proof in such an appeal shall be on the appellant.
- c. Insofar as various natural conditions, including the Flood Plain Conservation District as herein defined, may change such changes may be validated by detailed onsite survey techniques approved by the U. S. Army Corps of Engineers, Philadelphia District. Whether a proposed use is within the Flood Plain Conservation District shown on the Flood Plain Overlay Map shall upon appeal from the decision of the Zoning Officer be determined by the Zoning Hearing Board upon receipt of the findings of the detailed onsite survey by the petitioner. The Zoning Hearing Board, in addition to other evidence and standards may consider the recommendations of a Township Planning Commission and the validation of the U. S. Army Corps of Engineers, Philadelphia District and/or other Municipal agencies.
- d. The Zoning Hearing Board shall request a review and recommendations of the Soil Conservation Service, at least thirty days prior to the public hearing.

SECTION 1505. Municipal Liability.

The grant of a zoning permit or approval of a subdivision plan in the Flood Plain Conservation District shall not constitute a representation, guarantee or warranty of any kind by the Township, or by any official or employee thereof of the practicability or safety of the proposed use, and shall create no liability upon the Township, its officials or employees.

ARTICLE XVI

OFF-STREET PARKING AND LOADING

SECTION 1600. Required Off-Street Parking Facilities.

Any building or structure erected, altered, or used, and any lot used

or occupied, for any of the following purposes, shall be provided with minimum off-street parking spaces, either within a structure or in the open, as set forth below, together with adequate passageways or driveways or other means of circulation with proper and safe access from a street or way.

1. Dwellings in residential and non-residential districts:
For each dwelling unit in a residential district or a non-residential district, two off-street parking spaces shall be provided.
2. In all Zoning Districts except for A Residential and B Residential Zoning Districts, the following regulations shall apply:
 - A. Standards - All parking lots and spaces in these districts shall be constructed, operated and maintained in accordance with the following conditions:
 1. Parking lots and spaces shall be all-weather, properly graded for drainage, surfaced with concrete or asphalt, and maintained in good condition, free of weeds, dust, trash or debris.
 2. All accessways to any public street or highway shall be located at least 200 feet from the intersection of any street lines and shall be designed in a manner conducive to safe ingress and egress. The developer shall be responsible for the construction of any necessary traffic control devices or additional acceleration lanes required by the Pennsylvania Department of Transportation.
 3. Interior drives shall be designed so as to prevent blockage or vehicles entering or leaving the site.
 4. There shall be areas provided for loading and unloading of delivery trucks and other vehicles, and for the servicing of shops by refuse collection, fuel and other service vehicles shall be adequate in size and shall be so arranged that they may be used without blockage or interference with accessways or automobile parking facilities.
 - B. Parking Space Formula.
 1. Church, school, public auditorium, meeting room or similar place of public or private assembly: one (1)

- parking space for every four (4) seats.
2. Hospitals: one (1) parking space for every four (4) beds.
 3. Community Center, Library, or Museum: one (1) parking space for every eight hundred (800) square feet of floor area in public use.
 4. Club: one (1) parking space for every four (4) members.
 5. Retail store or other shops: one (1) parking space for every one hundred (100) square feet of total store sales floor space.
 6. Department Store or Supermarket: one (1) parking space for every fifty (50) square feet of store sales floor area.
 7. Indoor theater: one (1) parking space for every four (4) seats.
 8. Hotel, tourist home, motel or auto court: one (1) parking space for each rental unit.
 9. Office Building or Wholesale Establishment: one (1) parking space for every two hundred (200) square feet of ground floor area, plus one (1) parking space for every four hundred (400) square feet of floor area above ground floor.
 10. Restaurant, cafe, or other eating or drinking establishments: one (1) parking space for every fifty (50) square feet of floor area devoted to patron use.
 11. Other Commercial and Industrial Buildings: one (1) parking space for every one thousand (1,000) square feet of floor area, or fraction thereof, except when otherwise authorized as a special exception consistent with the requirements set forth herein for comparable establishments.
 12. Open areas used for commercial purposes: one (1) parking space for every fifteen hundred (1,500) square feet of area, or fraction thereof.
 13. Apartments and townhouses: two (2) parking spaces for each dwelling unit.

SECTION 1601. The parking spaces required in Section 1600 herein may be located elsewhere than on the same lot when authorized as a special exception, subject to the following conditions:

1. That the owners of two (2) or more establishments shall submit, with their application for special exception, a site plan showing joint use and location of a common off-street parking area.
2. That some portion of the common off-street parking area lies within two hundred (200) feet of an entrance regularly used by patrons, into the building served thereby.
3. The Zoning Hearing Board may, in its discretion, reduce the required aggregate amount of required parking space upon determination that greater efficiency is effected by joint use of a common parking area, but in no case shall a ratio of total off-street parking to total sales floor area be reduced less than twenty-five (25%) percent.

SECTION 1602. Reduction of Facilities.

Off-street parking facilities existing at the effective date of this Ordinance shall not subsequently be reduced to an amount less than required hereunder for a similar new building or new use. Off-street parking facilities provided to comply with the provisions of this Ordinance shall not subsequently be reduced below the requirements of this Ordinance.

ARTICLE XVII

SIGNS

SECTION 1700. Any sign erected or maintained after the effective date of the ordinance shall conform to the following regulations:

SECTION 1701. Signs permitted in Residential and Institutional Districts.

In all Residential and Institutional Districts, the following signs shall be permitted and no others.

1. Signs for professional use which shall not exceed one hundred twenty-five (125) square inches in area, and provided that not more than one (1) such sign shall be erected for each permitted use or dwelling.

2. Sign for a school, church, hospital, sanitarium, club, or other institution of similar nature, on the same lot therewith, for the purpose of displaying the name of the institution and its activities or services, provided the area on any one side of such sign shall not exceed thirty-five (35) square feet, and provided that not more than one (1) such sign shall be erected on any street frontage of any property in single or separate ownership. Churches shall also be permitted to erect one bulletin board not exceeding fifteen (15) square feet in area.
3. Signs advertising the sale or rental of real estate on which they are located which shall not exceed fifteen (15) square feet in area.
4. Trespassing signs and signs indicating private ownership of roadways or other property, on the same premises therewith, provided that the total area on any one side of such sign shall not exceed one (1) square ft. and shall be spaced at intervals of not less than one hundred (100) feet of street frontage.

SECTION 1702. Signs permitted in Business and Professional, Commercial and Industrial Districts.

1. Any sign permitted in a Residential District.
2. Freestanding signs advertising a business conducted on the premises which shall not exceed fifty (50) sq. ft. on any one side. Also, a sign attached to the building having the dimensions of one (1) sq. ft. for every two (2) feet of building frontage. Such sign shall not exceed four (4) feet in height.
3. No more than one (1) sign shall be erected on any building excepting if any property fronts on more than one (1) street; one (1) sign may be erected facing each street frontage, and provided further, one (1) additional sign may be erected on any property facing a parking lot situated on said property, if parking area is made for twenty-five spaces or more.

SECTION 1703. Signs permitted in Shopping Center District.

1. Free-standing signs advertising the shopping center which may include a directory of stores in the shopping center. Such sign shall not exceed one hundred fifty (150) square feet in area on any one side and shall not be higher than thirty (30) feet in height.

2. One (1) sign attached to the frontage of each store within the shopping center having maximum dimensions of one (1) sq. ft. for every two (2) feet of building frontage. Such signs shall not exceed four (4) feet in height.

SECTION 1704. Signs permitted in Low Rise, High Rise and Townhouse Districts.

1. One (1) free-standing sign not exceeding thirty-five (35) sq. ft. on any one side.
2. Each building may have a name sign or number sign not exceeding six (6) sq. ft.

SECTION 1705. General sign regulations for all districts.

1. No sign shall be placed in such a position as to endanger traffic on a street by obscuring a clear view or by confusion with official street signs or signals by virtue of position or color.
2. No sign, other than official street signs, shall be erected or maintained within the street right of way. And in no event shall any sign be located closer than ten (10) feet to the ultimate right of way line.
3. No sign shall project more than twenty-four (24) inches over a public walkway, and the lower edge of such projecting sign shall not be less than ten (10) feet above the finished grade.
4. No swinging signs shall be permitted.
5. No advertising signs shall be permitted on windows inside or outside.
6. Directional signs incidental to parking, ingress and egress are permitted.
7. No flashing signs shall be permitted anywhere in the Township.
8. Every sign permitted in this ordinance shall be constructed of durable materials and shall be maintained in good condition and repairs at all times.
9. Permits are required for all signs, and shall be obtained from the Zoning Officer.

10. All signs must be clearly incidental to identifying or advertising the use upon the lot on which they are located.

ARTICLE XVIII

NON-CONFORMING USE

SECTION 1800. Land. Any land, the existing lawful use of which at the time of passage of this Ordinance, does not conform with the regulations of the district in which it is located, shall have such use considered as a non-conforming use, which may continue on such land but shall be subject to the regulations covering non-conforming uses. Any land which constituted a lawful non-conforming use under the East Norriton Township Zoning Ordinance of 1963 shall be governed by this article as of the date it first became a lawful non-conforming use under the 1963 Ordinance.

SECTION 1801. Buildings. Any lawful building or the lawful use of any building existing at the time of the passage of this Ordinance that does not conform to use, height, location, size or bulk, with the regulations of the district in which it is located, shall be considered a non-conforming building or use, and may continue such use in its present location, but shall be subject to the regulations covering non-conforming uses. Any building which constituted a lawful non-conforming use under the East Norriton Township Zoning Ordinance of 1963 shall be governed by this article as of the date it first became a lawful non-conforming use under the 1963 Ordinance.

SECTION 1802. Change of Use. A non-conforming building or use shall be considered as such unless and until it complies with the regulations of the district in which it is located. Such use shall not be changed to a use designated for a district having less restrictive regulations and such use shall be of the same class of use as the prior non-conforming use.

SECTION 1803. Discontinued Use. A non-conforming use, when discontinued, may be resumed or changed any time within one year from such discontinuance, but not after.

SECTION 1804. Extension. Any lawful non-conforming use of a portion of a building may be extended throughout the building, and any lawful non-conforming building or any building of which a lawful non-conforming use is made may be extended upon the lot occupied by such building and held in single and separate ownership on the effective date of this Ordinance, except in cases of non-conforming uses which existed prior to the effective date of this Ordinance and in those cases the non-conformity shall be determined as of the date the use first became non-conforming; provided that the floor area

of such building shall not be increased by more than a total of fifty (50) percent of the area of such building existing on the date it first became a lawful non-conforming building or a building of which a lawful non-conforming use is made, and provided further that any structure alteration, extension, or addition shall conform with all the height, area, width, yard and coverage requirements for the district in which it is located.

Any lawful non-conforming use of a portion of a building may be extended throughout the building, and any lawful non-conforming building or any building of which a lawful non-conforming use is made may be extended upon the lot occupied by such building and held in single and separate ownership on the effective date of this Ordinance, except in cases of non-conforming uses which existed prior to the effective date of this Ordinance and in those cases the non-conformity shall be determined as of the date the use first became non-conforming; in excess of the fifty (50) percent allowed by the preceding paragraph up to a maximum of one hundred (100) percent increase in floor area by special exception granted by the Zoning Hearing Board. Any such special exception shall provide that any structural alteration, extension or addition shall conform with all the height, area, width, yard and coverage requirements for the district in which it is located.

SECTION 1805. The Change or Resumption of Non-Conforming Use. The Zoning Hearing Board shall have discretion to determine what resumption or change of non-conforming use is permissible in accordance with this article.

SECTION 1806. Restoration of Non-Conforming Building. A building containing a non-conforming use and a building non-conforming as to area and height, destroyed by fire, legally condemned, or in need of restoration, may be reconstructed and used for the same non-conforming use; provided, building reconstruction is commenced within one (1) year, carried on to completion without interruption, and provided that the building, when rebuilt, does not exceed in height and area the building so destroyed, condemned, or restored, subject also to other regulations of non-conforming uses herein contained.

SECTION 1807. Non-Conforming Signs. Every lawful non-conforming sign may be continued or replaced with a sign similar in size and character so long as such lawful non-conforming use continues, but may not be enlarged or otherwise substantially altered (nor may the illumination or lack of illumination thereof be changed) except in accordance with the regulations applicable to the district in which such lot is located.

SECTION 1808. Registration of Non-Conforming Uses. Application for a non-conforming use registration permit shall be made to the Zoning Officer for all non-conforming uses including those affecting land, buildings, and signs which exist at the time of the adoption of this Ordinance. In the

event that no such application to the Zoning Officer is made upon an application form as prescribed by the Zoning Officer within six (6) months after the effective date of this Ordinance, then the continuation of such a non-conforming use after the expiration of the above mentioned six (6) months period shall be a violation of this Ordinance. The Zoning Officer shall be required to identify and register all non-conforming uses and structures.

SECTION 1809. Approved Subdivision Plans. Any subdivision and/or land development plan whether preliminary or final approved prior to the adoption of this Ordinance shall be governed by the Ordinances in effect at the time of such approval provided that the applicant completes development in accordance with such approval within three (3) years from date of such approval. Otherwise, the present regulations and ordinances shall apply.

ARTICLE XIX

ADMINISTRATION

SECTION 1900. Zoning Officer. The provisions of this Ordinance shall be enforced by an agent, to be appointed by the Board of Township Supervisors, who shall be known as the Zoning Officer. The Zoning Officer shall be appointed at the first meeting of the Supervisors following the adoption of this Ordinance to serve until the first day of January next following; and shall thereafter be appointed annually to serve for a term of one year and/or until his successor is appointed. The Zoning Officer may succeed himself. He shall receive such fees or compensation as the Township Supervisors may, by resolution, provide. It shall be the duty of the Zoning Officer to keep a record of all plans and applications for zoning permits and of all zoning permits issued with notation of all special conditions attached thereto, all of which records shall be open for public inspection. The Zoning Officer shall have authority to issue zoning permits only for construction and uses which are in accordance with the general requirements of this Ordinance. Zoning permits for construction and uses which are permitted by variance or special exception to such general requirements shall be issued by the Zoning Officer only upon order of the Zoning Hearing Board.

The Zoning Officer shall issue no permits for the construction or use of any land or building unless it also conforms to the requirements of all other ordinances of East Norriton Township and with the laws of the Commonwealth.

SECTION 1901. Permits. No building shall be constructed or altered in the Township, or the use of any building changed, until a zoning permit has been secured from the Zoning Officer. No building shall be occupied

after construction or change of use until a use and occupancy permit has been secured from the Zoning Officer. Upon completion of the work authorized by any permit, the applicant for the permit shall notify the Zoning Officer of such completion. No permit shall be considered as complete or as permanently effective until the Zoning Officer has noted on the permit that the work has been inspected and approved as being in conformity with the provisions of this Ordinance and any other applicable Township Ordinance.

SECTION 1902. Application for Permit. All applications for zoning permits, use and occupancy permits and any other permits required by this Ordinance shall be made in writing by the owner or the tenants or authorized agent, and shall be filed with the Zoning Officer on forms as required by the Zoning Officer.

ARTICLE XX.

ZONING HEARING BOARD

SECTION 2000. The Board of Supervisors shall appoint a Zoning Hearing Board consisting of three (3) members. The word "board" when used in this Article shall mean the Zoning Hearing Board.

SECTION 2001. Membership of Board. The membership of the Board shall consist of three residents of the Township appointed by the Board of Supervisors. Their terms of office shall be three years and shall be so fixed that the term of office of one member shall expire each year. The board shall promptly notify the governing body of any vacancies which occur. Appointments to fill vacancies shall be only for the unexpired portion of the term. Members of the board shall hold no other office in the municipality, except that no more than one member of the Board may also be a member of the planning commission.

SECTION 2002. Organization of Board. The board shall elect from its own membership its officers, who shall serve annual terms as such and may succeed themselves. For the conduct of any hearing and the taking of any action, a quorum shall be not less than a majority of all the members of the board but where two members are disqualified to act in a particular matter the remaining member may act for the Board. The Board may appoint a hearing officer from its own membership to conduct any hearing on its behalf, and the parties may waive further action by the Board as provided in Section 2003. The Board may make, alter and rescind rules and forms for its procedure, consistent with ordinances of the Township and laws of the Commonwealth. The Board shall keep full public records of its business and shall submit a report of its activities to the Board of Supervisors once every three months so as to coincide with the calendar year quarters.

SECTION 2003. Hearings. The Board shall conduct hearings and make decisions in accordance with the following requirements:

- A. Notice shall be given to the public, the applicant, the Township Planning Commission, the Township Engineer, the Township Secretary, the Township Zoning Officer and to any person who has made timely request for the same. Notice shall be given by mail and by publishing a notice thereof in a newspaper of general circulation published or circulated in the Township, at least ten (10) days prior to the hearing. The notice herein required shall state the location of the building or lot and the general nature of the question involved but shall be sufficient to provide adequate notice of all questions to be considered. Notice to the County Planning Commission, the Township Planning Commission, the Township Engineer and the Township Zoning Officer shall include a copy of the plot plan, if any, filed.
- B. The hearings shall be conducted by the Board or the Board may appoint any member as a hearing officer. The decision, or where no decision is called for, the findings shall be made by the Board, but the parties may waive decision or findings by the Board and accept the decision or findings of the hearing officer as final.
- C. The parties to the hearing shall be the Township and any person affected by the application who has made timely appearance of record before the Board and any other person including civil or community organizations permitted to appear by the Board. All persons who wish to be considered parties must enter a written appearance on a form provided by the Board.
- D. The Chairman or acting chairman of the Board or the hearing officer presiding shall have power to administer oaths and issue subpoenas to compel the attendance of witnesses and the production of relevant documents and papers, including witnesses and documents requested by the parties.
- E. The parties shall have the right to be represented by counsel and shall be afforded the opportunity to respond and present evidence and argument and cross-examine adverse witnesses on all relevant issues.
- F. Formal rules of evidence shall not apply, but irrelevant, immaterial, or unduly repetitious evidence may be excluded.

- G. The Board or the hearing officer, as the case may be, shall keep stenographic records of the proceedings, and a transcript of the proceedings and copies of graphic or written material received in evidence shall be made available to any party at cost.
- H. The Board or the hearing officer shall not communicate, directly or indirectly, with any party or his representatives in connection with any issue involving except upon notice and opportunity for all parties to participate, shall not take notice of any communication, reports, staff memoranda, or other materials unless the parties are afforded an opportunity to contest the material so noticed and shall not inspect the site or its surroundings after the commencement of hearings with any party or his representative unless all parties are given an opportunity to be present.
- I. The Board or the hearing officer, as the case may be, shall render a written decision or, when no decision is called for, make written findings on the application within forty-five (45) days after the last hearing before the Board or hearing officer. Each decision shall be accompanied by findings of fact and conclusions based thereon together with the reasons therefore. Conclusions based on any provisions of Act 247, the Pennsylvania Municipality Planning Code or of any ordinance, rule or regulation shall contain a reference to the provision relied on and the reasons why the conclusion is deemed appropriate in the light of the facts found. If the hearing is conducted by a hearing officer, and there has been no stipulation that his decision or findings are final, the Board shall make his report and recommendations available to the parties and the parties shall be entitled to make written representatives thereon to the Board prior to final decision or entry of findings, and the Board's decision shall be entered no later than forty-five (45) days after the decision of the hearing officer. Where the Board has power to render a decision and the Board or the hearing officer, as the case may be, fails to render the same within the period required by this subsection, the decision shall be deemed to have been rendered in favor of the applicant unless the applicant has agreed in writing to an extension of time.
- J. A copy of the final decision or, where no decision is called for, of the findings shall be delivered to the

applicant personally or mailed to him not later than the day following its date. To all other persons who have filed their name and address with the Board not later than the last day of the hearing, the Board shall provide by mail or otherwise, brief notice of the decision or findings and a statement of the place at which the full decision or findings may be examined.

- K. The Board shall be provided by the Board of Supervisors with secretarial help who may be employees or office holders of the Township.

SECTION 2004. Board's Functions: Appeals from the Zoning Officer. The Board shall hear and decide appeals where it is alledged by the appellant that the zoning officer has failed to follow prescribed procedures or has misinterpreted or misapplied any provision of a valid ordinance or map or any valid rule or regulation governing the action of the zoning officer.

SECTION 2005. Board Functions: Challenge to the Validity of any Ordinance or Map. The Board shall hear challenges to the validity of a zoning ordinance or map except as indicated by Act 247. In all such challenges, the Board shall take evidence and make a record thereon as provided in Section 2004. At the conclusion of the hearing, the Board shall decide all contested questions of interpretation and shall make findings on all relevant issues of fact which shall become part of the record on appeal to the court.

SECTION 2006. Board Functions: Variances. The Board shall hear requests for variances where it is alleged that the provisions of the zoning ordinance inflict unnecessary hardship upon the applicant. The Board may by rule prescribe the form of application and may require preliminary application to the zoning officer. The Board may grant a variance provided the following findings are made where relevant in a given case:

- A. That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that the unnecessary hardship is due to such conditions, and not the circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located.
- B. That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.

- C. That such unnecessary hardship has not been created by the applicant.
- D. That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare; and
- E. That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.
- F. In granting any variance, the Board may attach such reasonable conditions and safeguards as it may deem necessary to implement the purposes of this act and the zoning ordinance.

SECTION 2007. Board Functions: Special Exceptions. Where the Board of Supervisors in the zoning ordinance, has stated special exceptions to be granted or denied by the Board, the Board shall hear and decide requests for such special exceptions, in accordance with the following standards and criteria:

- A. The suitability for the property for the use desired.
- B. The effect of the proposed use upon the safety and health of the immediate neighborhood, and the general public therein.
- C. The effect of the proposed use upon the character of the immediate neighborhood so as to conserve the value of existing buildings and encourage the most appropriate use of the land.

In granting a special exception, the Board may attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of this act and the zoning ordinance. The Board is charged with using its most sound discretion in considering special exceptions in that the uses subject to the special exception have not been permitted in a given district but rather must be considered on a case-by-case basis. The burden of proof in any application for a special exception shall be on the applicant to prove that the use is one which is permitted by special exception and that the proposed use will not adversely affect the general public.

SECTION 2008. Any variance or special exception shall lapse six (6) months after the date of its grant unless a building permit shall have been obtained to effect such variance or special exception.

ARTICLE XXI

VIOLATIONS, FINES, REMEDIES AND CHARGES

SECTION 2100. Violations. It shall be the duty of the Zoning Officer to take cognizance of violations of this Ordinance. He shall investigate each violation which comes to his attention whether by observation or communication. He shall order in writing the correction of such conditions as are found to be in violation of this Ordinance.

Failure to secure a zoning permit or Zoning Hearing Board Certificate when required, previous to the erection, construction, extension, or addition of a building shall also be a violation of this Ordinance. Failure to secure any permit required by this Ordinance shall also be a violation of this Ordinance. Failure to comply with any order or decision of the Zoning Hearing Board shall also be a violation of this Ordinance.

SECTION 2101. Fines. For any and every violation of the provisions of this Ordinance, the owner, general agent or contractor of a building or premises where such violation has existed or shall exist; and the owner, general agent, contractor, lessee or tenant of any part of a building or premises in which part such violation has been committed or shall exist; and the general agent, architect, building contractor or any other person who knowingly commits, takes part or assists in any such violation, or who maintains any building or premises in which any such violation shall exist, shall be liable on conviction thereof to a fine not exceeding five hundred dollars (\$500) for each and every offense. In default of payment of the fine, such person, the members of such partnership, or the officers of such corporation shall be liable to imprisonment for not more than sixty days in Montgomery County Prison. Whenever such person shall have been notified by the Zoning Officer or by service of warrant in a prosecution, or in any other way, that he is committing such violation of this Ordinance; each day that he shall thereafter continue the violation shall constitute a separate offense punishable by a like fine or imprisonment.

SECTION 2102. Remedies. In case any building or structure is erected, constructed, reconstructed, altered, repaired, converted, or maintained, or any building, structure or land is used or any hedge, tree, shrub or other growth is maintained in violation of this Ordinance or of any regulations made pursuant hereto, in addition to other remedies provided by law, any appropriate action or proceedings, by authorized legal process may be instituted or taken to prevent such unlawful erection, construction or reconstruction, alteration, repair, conversion, maintenance or use, to restrain, correct or abate such violation, to prevent the occupance of said building, structure, or land, or to prevent any illegal act, conduct, business or use in or about such premises.

SECTION 2103. Charges. The Board of Supervisors shall establish

a fee schedule in which shall be listed the various fees for applications, permits, and hearings in accordance with this Ordinance. Said fee schedule shall be as nearly as possible based upon actual cost to the Township for said applications, permits and hearings and may be amended from time to time as deemed necessary by resolutions of the Board of Supervisors.

ARTICLE XXII

AMENDMENTS

SECTION 2200. Amendment by Governing Body. The Board of Supervisors may, from time to time, amend, supplement, change, modify or repeal this Ordinance, including the zoning map, by proceeding in the following manner, and as otherwise required by law.

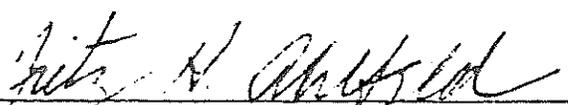
SECTION 2201. Amendment Procedure. The Board of Supervisors by resolution adopted at a regular or special meeting, shall fix the time and place of a public hearing on the proposed amendment and cause public thereof to be given as follows:

- A. By publishing a notice thereof in one newspaper of general circulation in the Township, once every week for two successive weeks. The first publication shall be not more than thirty (30) days nor less than fourteen (14) days from the date of the hearing.
- B. The notice shall state the time and place of the hearing and the particular nature of the matter to be considered at the hearing.
- C. The notice shall also state that all interested persons may appear and be heard.

SECTION 2202. Planning Commission. The Board of Supervisors shall submit each such amendment to the County Planning Commission and the Township Planning Commission at least thirty (30) days prior to the hearing on such proposed amendment to provide the Township Planning Commission an opportunity to submit recommendations.

ALL ORDINANCES OR PARTS OF ORDINANCES WHICH ARE INCONSISTENT HERewith ARE HEREBY REPEALED.

APPROVED BY THE BOARD OF SUPERVISORS OF EAST NORRITON TOWNSHIP AND ENACTED AND ORDAINED INTO AN ORDINANCE THIS 11TH DAY OF SEPTEMBER, 1973.


CHAIRMAN - Board of Supervisors

ATTEST:


Secretary

ORDINANCE NO. 110

AN ORDINANCE OF THE TOWNSHIP OF EAST NORRITON, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE EAST NORRITON TOWNSHIP ZONING ORDINANCE OF 1963 BY ADDING A NEW SECTION 504 TO PROVIDE FOR CLUSTER DEVELOPMENT AND OPEN SPACE ACQUISITION IN EAST NORRITON TOWNSHIP.

IT HEREBY IS ENACTED AND ORDAINED by the Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, that the East Norriton Township Zoning Ordinance of 1963 is hereby amended by adding a new Section 504 to read as follows:

Section 504. Declaration of Legislative Intent. In order to encourage a creative approach to the use of land, a desirable visual character in residential areas, creation of open space corridors throughout the Township, and more efficient development in terms of streets and utilities, this Section is intended to provide for a variation in lot sizes in large-scale single family residential developments so that the present permitted density of dwelling units contemplated by the minimum lot size requirement set forth in the A-Residential District is maintained on an overall basis and desirable open space, tree cover, historic sites, recreation areas, scenic vistas, stream valleys, or other lands for public purposes are preserved within these developments.

Section 504 (a). Procedure and Qualifications. The standards of this Section may be applied to a proposed subdivision located in an A-Residential

District, which must be submitted in accordance with procedures established by the East Norriton Township Subdivision and Land Development Ordinance, provided the following conditions are met:

1. The proposed subdivision must contain at least eighty acres (80 acres) in area, all of which must be in East Norriton Township and all of which must be contiguous and not separated by any existing roads. Any road shown on a proposed development plan which is to be vacated shall not be deemed to affect contiguity.

2. The tract of land to be developed must be in one ownership.

3. The land area of the tract to be developed must contain any one, or combination of, the following:

(a) Floodplain, as defined in Section 1501 of this Ordinance.

(b) Slopes in excess of fifteen percent (15%) as defined by the Soil Survey, Montgomery County, Pennsylvania; U. S. Department of Agriculture, Soil Conservation Service, 1967.

(c) Mature permanent vegetation considered by the Board of Supervisors to be a natural amenity worthy of preservation.

(d) Other natural features of irreplaceable value, subject to the concurrence of the Board of Supervisors.

(e) Historic Sites as identified by the Montgomery County Resource Protection Plan, or other sites supported by appropriate documentation or endorsement of local

historic societies.

(f) Land suitable for active recreational use, subject to the concurrence of the Board of Supervisors provided that it be located adjacent to, and as an integral part of, the features of the site detailed in (a) through (e) of this subsection.

4. Open Space Requirements.

(a) The land to be set aside or reserved for park, woodlands, conservation, playground, active recreational use or other open space purposes, such as the preservation of natural features, shall be offered for dedication to, and at the option of the Township, may be accepted by East Norriton Township. This land must comprise at least eighteen percent (18%) of the gross area of the development and shall be contiguous. Public roads created by the development crossing the land to be dedicated shall not be deemed to affect contiguity of the open space ground.

(b) The land area to be set aside for permanent preservation as open space shall be so located and so shaped as to be suitable for the purposes intended. Consideration shall be given to contiguous portions of existing and potential open space lands in adjacent tracts.

(c) The common land to be set aside shall be designed to promote the preservation of those feature(s) a tract is required to contain, pursuant to Section 504(a)3, in order to qualify for development under this Section.

(d) The total land area to be dedicated shall be delineated on the subdivision plan with a note stipulating that the legal means of conveyance shall be by dedication.

(e) Adequate pedestrian and vehicular access to the land to be dedicated to East Norriton Township shall be provided.

5. All development, pursuant to this Section, must be served with public water and sewer facilities.

6. The Board of Supervisors shall have the power to deny the application of the provisions of this Section to any tract of land to be subdivided, if in their opinion, the intent of this Section is not adhered to.

Section 504(b), Area Regulations.

1. The minimum lot sizes permitted by Sections 503A2 may be reduced a maximum of twenty-five percent (25%) provided that in no case shall any lot contain less than 15,000 square feet.

2. Other Requirements.

(a) Minimum width at building line 75 feet;

(b) Front yard 40 feet;

(c) Side yard each 15 feet;

(d) Rear yard 45 feet;

(e) Building coverage twenty percent (20%)

of total lot area.

3. The number of dwelling units permitted by utilizing the provisions of this Section shall not exceed the number which would be permitted by applying the provisions of the zoning district within which a given tract lies. The number shall be calculated by deducting twenty percent (20%) of the gross area of the tract for street rights of way and dividing the remaining land area by the minimum lot size defined by Section 503A2.

Section 504(c).

No structure of any kind may be built within the Floodplain as finally determined by the East Norriton Township Engineer in accordance with Article XV - Floodplain Conservation District. The minimum elevation of the cellar or first floor of any structure must be above the elevation of the Floodplain as determined in accordance with Article XV - Floodplain Conservation District.

All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed.

Approved by the Board of Supervisors of East Norriton Township and ENACTED AND ORDAINED into an Ordinance this 13th day of August, 1974.

EAST NORRITON TOWNSHIP

By: _____
Chairman

Attest: _____
Secretary

ORDINANCE NO. III

East Norriton Township
Montgomery County, Pennsylvania

AN ORDINANCE AMENDING THE "EAST NORRITON TOWNSHIP ZONING ORDINANCE OF 1963" (ORDINANCE NO. 40 AS AMENDED AND REVISED BY ORDINANCE NO. 96) BY MAKING CERTAIN CHANGES TO THE TEXT OF THE ZONING ORDINANCE AS SET FORTH IN THE BODY OF THE ORDINANCE.

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

Section 1.

The East Norriton Township Zoning Ordinance of 1963 (Ordinance No. 40 as amended and revised by Ordinance No. 96) is hereby amended as follows:

Section 200. (pp) Temporary Structure is amended to read as follows:

Section 200. (pp) Temporary Structure. A combination of materials assembled, constructed or erected the use of which does not require attachment to the ground nor attachment to something having location on the ground. No structure containing more than 120 square feet shall be considered a temporary structure.

Section 200. (uu) Yard is amended to read as follows:

Section 200. (uu) Yard. An open, unoccupied space on the same lot with a building or other structure or use, open and unobstructed from the ground to the sky.

Section 405. Accessory Use is amended by deleting therefrom the words "but not by way of limitation" from the first sentence of Section 405.

Section 407. Access to Public Street is hereby amended to read as follows:

Section 407. Access to Public Street. Each and every lot shall abut a public street serving as a means of vehicular and pedestrian travel furnishing access to abutting properties for at least 100 feet at the right of way (except in

T. H. Districts and in appropriate cases involving cul-de-sacs).

Section 1601, subparagraph 3, is hereby repealed in its entirety.

Section 1602. Reduction of Facilities shall be amended so as to have the first paragraph numbered Section 1602, subparagraph 1, and a new paragraph which shall be Section 1602, subparagraph 2 shall be added as follows:

Section 1602, subparagraph 2. The Zoning Hearing Board, may, by special exception, reduce the required aggregate amount of required parking spaces upon determination that greater efficiency is effected by joint use of a common parking area such as in the case of a shopping center or two (2) or more contiguous commercial uses, but in no case shall the required number of off-street parking spaces be reduced more than twenty-five (25) percent.

Section 1705, subparagraph 3. shall be amended to read as follows:

Section 1705, subparagraph 3. No sign shall project more than twenty-four (24) inches over a public walkway. The lower edge of any such projecting sign shall not be less than ten (10) feet above the finished grade.

Section 2003. A. shall be amended by deleting the words "mail and by" from the second sentence of that subparagraph.

Section 2.

This Ordinance shall in no other way affect, amend or modify the said Zoning Ordinance or Zoning Map.

ENACTED AND ORDAINED by the Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, this 13th day of August, A.D. 1974.

BOARD OF SUPERVISORS
EAST NORRITON TOWNSHIP

By: /s/ William L. McKernan
Chairman

Attest: /s/ William J. Richardson, Jr.
Secretary

