

ORDINANCE NO. 583

EAST NORRITON TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA

AN ORDINANCE AMENDING THE CODE OF EAST NORRITON TOWNSHIP, SPECIFICALLY, CHAPTER 205 ZONING, KNOWN AS THE EAST NORRITON TOWNSHIP ZONING ORDINANCE, ARTICLE VIII CR RESIDENTIAL DISTRICT.

**WHEREAS**, the Board of Supervisors of East Norriton Township is empowered by section 1506 of the Second Class Township Code, 53 P.S. § 66506; section 601 of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10601; and section 205-149 of the East Norriton Township Zoning Ordinance to enact and amend regulations to advance the health, safety, and welfare of the citizens of East Norriton Township; and

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

**NOW, THEREFORE**, be it **ORDAINED** and **ENACTED** by the Board of Supervisors of East Norriton Township, Montgomery County, Commonwealth of Pennsylvania, as follows:

**SECTION 1.** Chapter 205 Zoning, Article VIII *CR Residential District*, section 205-37 *Height*, is hereby amended as follows (text to be deleted shown as ~~strikethrough~~, text to be added shown as underline):

§ 205-37 Height.

No building shall exceed the height of 35 feet measured 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, pentwall, and similar projections shall not be included in calculating the height ~~[the lowest outside finished grade around the building]~~, nor shall any building exceed ~~[two]~~ three stories, exclusive of basements.

**SECTION 2.** Chapter 205 Zoning, Article VIII *CR Residential District*, section 205-38 *Development requirements*, subsection H *Setbacks*, is amended as follows (added text shown as underline):

- H. Setbacks. In an unlotted development, all requirements must be met as if the development were lotted, including the following minimum building setbacks:
- (1) From the development boundary line: 40 feet.

- (2) From a road ultimate right-of-way line: 40 feet
- (3) From a privately owned street: 25 feet to the curb of the privately owned street.
- (4) For lotted developments where access is gained through a newly developed street system to be retained in private ownership and not dedicated as right-of-way to the Township, the minimum building setback from the curb of the privately owned street shall be 35 feet.**

**SECTION 3. Repealer.**

Any and all other ordinances or parts of ordinances in violation of or in conflict with the terms, conditions, and provisions of this Ordinance are hereby repealed.

**SECTION 4. Severability.**

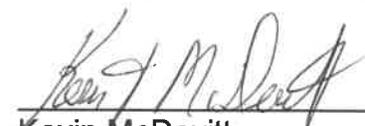
The terms, conditions, and provisions of this Ordinance are severable. Should any portion, part, or provision of this Ordinance be found by a court of competent jurisdiction to be invalid, unlawful, or unenforceable, the Township declares its intent that the Ordinance shall have been enacted without regard to the invalid, unlawful, or unenforceable portion, part, or provision.

**SECTION 5. Effective date.**

This Ordinance shall become effective immediately.

**ENACTED AND ORDAINED** by the Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania this 26<sup>th</sup> day of March, 2019.

**BOARD OF SUPERVISORS  
EAST NORRITON TOWNSHIP**

By:   
Kevin McDevitt  
Chairman



**ATTEST:**

  
Robert R. Hart, Esq.  
Secretary