

ORDINANCE NO. 154

Township of East Norriton  
Montgomery County, Pennsylvania

AN ORDINANCE AMENDING THE "TOWNSHIP OF EAST NORRITON ZONING ORDINANCE OF 1963" (ORDINANCE NO. 40 AS AMENDED AND REVISED BY ORDINANCE NO. 96) BY CHANGING THE RESIDENTIAL DISTRICT DESIGNATIONS TO AR--RESIDENTIAL AND BR--RESIDENTIAL; BY ELIMINATION OF THE TH--TOWNHOUSE DISTRICT AND CREATION OF A CR--RESIDENTIAL DISTRICT; BY MAKING CERTAIN CHANGES TO THE TEXT OF THE ZONING ORDINANCE GOVERNING NOISE AND ODOR CONTROLS IN AN INDUSTRIAL ZONING DISTRICT AND MAKING OTHER AMENDMENTS, MODIFICATIONS AND REVISIONS; BY AMENDING THE EAST NORRITON TOWNSHIP ZONING MAP TO PROVIDE FOR CR--RESIDENTIAL DISTRICTS BY CHANGING THE ZONING CLASSIFICATION OF THE AREAS DESCRIBED AS TH--TOWNHOUSE DISTRICTS TO CR--RESIDENTIAL DISTRICTS AND BY AMENDING THE ZONING MAP BY CHANGING THE ZONING CLASSIFICATION OF A CERTAIN TRACT OF GROUND LOCATED ON THE SOUTHWEST CORNER OF GERMANTOWN PIKE AND NEW STANBRIDGE STREET IN THE TOWNSHIP OF EAST NORRITON FROM HIGH RISE RESIDENTIAL DISTRICT TO CR--RESIDENTIAL DISTRICT; ALSO AMENDING THE EAST NORRITON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF 1972 (ORDINANCE NO. 85) BY CREATION OF NEW ARTICLE ENTITLED MOBILE HOME PARKS--STANDARDS AND REQUIREMENTS AND MAKING OTHER AMENDMENTS, MODIFICATIONS AND REVISIONS.

The Board of Supervisors of the Township of East Norriton, 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:

11/15/80

Section 1. Amendments, Modifications and Revisions to the Zoning Ordinance.

1. Section 200(rr) defining a townhouse is deleted.

2. Section 200 is supplemented by adding the following definitions:

200(rr) Townhouse: A single-family attached dwelling unit, with one dwelling unit from ground to roof, having individual outside access both from front and rear. The dwelling unit has a vertical party wall in common with one or two of the other dwelling units in the series adjacent to it and has no more than two floors exclusive of basement. No less than three nor more than eight (8) units shall be attached in any group.

200(rr-1) Twin House: A single-family, semi-detached dwelling unit having only one dwelling unit from ground to roof and only one party wall in common with another dwelling unit. Each dwelling unit has no more than two floors exclusive of basement. The building is designed so that a vertical party wall separates two families.

200(r-1) Duplex: An attached dwelling unit having a horizontal party wall in common with another dwelling unit. The building is designed so that the horizontal party wall separates two families.

200(gg-1) Multiplex: An attached dwelling unit having horizontal and/or vertical party walls in common with other dwelling units. In general all units have independent outside access; but this is not necessary. Units may be arranged in a variety of configurations: side by side, back to back or vertically. Because of the variety of unit configurations, a multiplex can be designed to look like a large single-family detached house; this feature is encouraged. No less than three nor more than six units shall be attached in any group. Individual dwelling units may be one story or two story, but in no case shall any portion of the multiplex building exceed two stories exclusive of basement.

200(ff-2) Mobilehome Park: A parcel of land which has been planned and improved for the placement of mobilehomes for nontransient use, consisting of two or more mobilehome lots.

200(w) (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 of a gross vehicle weight which does not exceed nine thousand (9,000) pounds may be stored in a private garage.

3. Section 200(z) is amended to read as follows: 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 office for a doctor, attorney, accountant, minister, architect, engineer, insurance agent or real estate agent shall not be deemed to be a home occupation. No more than twenty five (25%) percent of the dwelling can be used for the home occupation.

4. Section 300 Districts is amended as follows:

A--Residential District shall become AR--Residential District;

B--Residential District shall become BR--Residential District;

TH--Townhouse Residential District is deleted. In its place is adopted a CR--Residential District.

All references to these districts shall be amended accordingly.

5. Section 407 is amended to read as follows: 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 one hundred feet (100') at the right-of-way, with the exception of lots in BR--Residential Districts, which shall be required to abut public streets for at least eighty feet (80') at the right-of-way, and with further exception of CR--Residential lots in fee simple sale cases which lots shall be required to abut a public street for at least the same width as required by Article VIII, Section 803 E. for minimum width at the building line; however, in a CR--Residential District in which the lots do not rely for access on a dedicated street or a street proposed to be dedicated, this section shall not apply. The length of a lot abutting a public street at the right-of-way line may be reduced to fifty feet (50') for lots abutting the turnabout portion of the permanent cul-de-sac streets in AR--Residential and BR--Residential Districts.

A public street shall mean an improved state highway, improved county highway, or street improved in accordance with East Norriton Township's current standards and regulations.

6. Article IV is supplemented by adding Section 408 Development Requirements. In the case of development in any Zoning District except AR--Residential and BR--Residential, no building permit shall be issued until the proposed site has been reviewed by the Township Engineer and found to be in accordance with the following requirements:

A. 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 safe, efficient and convenient development.

B. The proposed development shall be constructed in accordance with an overall plan with appropriate landscaping.

C. 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.

D. Provision shall be made for safe and efficient ingress and egress to and from public streets and highways serving the development without undue congestion to or interference with normal traffic flow. Wherever practical and recommended by the Township engineer, common vehicular access points shall be required.

E. 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 shall be provided.

F. If deemed appropriate, the Township Engineer may consult with the East Norriton Township and Montgomery County Planning Commissions.

7. Article V A--RESIDENTIAL DISTRICT is amended to AR--RESIDENTIAL DISTRICT.

8. Article VI B--RESIDENTIAL DISTRICT is amended to BR--RESIDENTIAL DISTRICT.

9. Section 902 H. shall be amended to read as follows:  
Height of Building. No building shall exceed the height of eighty feet (80') or eight (8) stories (exclusive of basement), whichever is greater.

10. Section 1002 is supplemented by adding Paragraph 12.  
Width Requirement. Minimum width at the building line shall be one hundred fifty feet (150').

11. Section 1102 is supplemented by adding Paragraph J.  
Width Requirement. The minimum width at the building line shall be one hundred feet (100').

12. Section 1202 will be supplemented by adding Paragraph K. Width Requirement. The minimum width at the building line shall be one hundred feet (100').

13. Section 1302 shall be amended to read: The general plan for a shopping center or any additions thereto 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:...

14. Section 1600 1. shall be amended to read: 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. All driveways and parking spaces shall be all-weather, properly graded for drainage, surfaced with asphalt and maintained in good condition, free of weeds, dust, trash, debris, snow and ice.

15. Section 1600 2. A. 1. shall be amended to read: 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, debris, snow and ice.

16. Section 1600 2. A. is supplemented by adding Paragraph 5 to read: Except in the case of individual on-lot parking in a CR--Residential District, no parking shall be located less than 20 feet from any building unless said parking is located within the lines of the building walls or in an attached parking garage.

17. Section 1600 B. is supplemented by adding Paragraph 14. Nursing Homes: one space for every three beds.

18. Article XVI entitled "Off-Street Parking and Loading" shall be amended to be entitled "Parking and Loading" and is further supplemented by adding Section 1603: In all Residential Zoning Districts, on-street parking shall be limited to passenger vehicles. At no time shall a commercial vehicle or truck which exceeds a gross vehicle weight of nine thousand (9,000) pounds be parked on a residential street.

19. Section 1704 is amended by replacing all references to TH--Townhouse Residential District with CR--Residential District.

20. Section 1708 C. is amended to read: In BP, C and I Zoning Districts, one multiple directory sign is permitted in addition to the building sign(s) permitted in Paragraphs A and B of this Section as further regulated in Section 1710.

21. Section 1709 is amended to read as follows: GROUND SIGNS. One individual business sign per building which is a ground or free standing sign is permitted in BP, C and I Zoning Districts subject to the following:...

22. Section 2003 A. shall be supplemented by adding the following: In addition to the notice provided herein, notice of said hearing shall be conspicuously posted on the affected tract of land.

23. Section 2201 shall be amended to read as follows: 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 notice thereof to be given as follows:

A. By publishing a notice thereof in at least 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. In addition to the notice provided herein, notice of said hearing shall be conspicuously posted on the affected tract of land.

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 2. Creation of a CR--Residential District.

ARTICLE VIII, Sections 800 through 804, Townhouse Development District, of the East Norriton Township Zoning Ordinance of 1963, as amended and revised on September 11, 1973, shall be eliminated in its entirety and in its place is a new ARTICLE VIII, CR--Residential District.

ARTICLE VIII

CR--RESIDENTIAL DISTRICT

SECTION 800. Declaration of Legislative Intent. The purpose of establishing CR--Residential District is:

- A. To encourage the logical and timely development of land for high density residential purposes;
- B. To permit a variety of housing on the landscape;
- C. To assure the suitable design of high density dwellings in order to protect the surrounding environment of adjacent and nearby neighborhoods;
- D. To ensure that the development will constitute a residential environment of sustained desirability and stability and not produce a volume of traffic in excess of the capacity for which access streets are designed.

SECTION 801. Type and Use of Building. In a CR--Residential District a building may be erected, altered or used, and a lot or premises may be used or occupied for any of the following purposes and no other; provided, however, that the requirements of the following section are met:

- A. Permitted Uses.
  - 1. Townhouse
  - 2. Twin House
  - 3. Duplex
  - 4. Multiplex
  - 5. Playgrounds, parks, tot-lots and open spaces
  - 6. Mobilehome Park
  - 7. Parking. Off-street automobile parking as required in this Article shall not be leased but shall be for the sole use of the occupants of the building and the visitors thereto.
  - 8. Accessory uses in accordance with Section 405.

SECTION 802. Height Regulations. No building shall exceed the height of thirty five (35') feet measured from the lowest outside finished grade around the building, nor shall any building exceed two (2) stories (exclusive of basements).

SECTION 803. Development Regulations.

A. Area of District. Not less than a five (5) acre lot shall be provided for every area to be used in whole or in part as a CR--Residential District Development.

B. For the purposes of calculating density, all land is defined as developable acreage except that which is reserved for right-of-way or ultimate right-of-way. In cases where the newly developed street system is to be retained in private ownership and not to be dedicated as right-of-way to the Township, the length of streets in feet will be multiplied by fifty feet (50') to determine an equivalent area to right-of-way, and this area will be excluded along with any actual right-of-way from the developable acreage used in calculating density.

C. Density. The total number of dwelling units shall be in accordance with Section 803 E. of this Ordinance and shall not exceed:

1. Eight (8) townhouse dwelling units per developable acre.
2. Five (5) twin house dwelling units per developable acre.
3. Six (6) duplex dwelling units per developable acre.
4. Seven (7) multiplex dwelling units per developable acre.
5. Four (4) mobilehome units per developable acre.

D. Parking. Not less than two off-street automobile parking spaces shall be required for each dwelling unit. Such parking areas may be designed as a court or separate driveway as deemed suitable by the township supervisors.

A garage shall not be counted as a parking space. In constructed off-lot parking areas, no more than ten (10) adjoining parking spaces shall be permitted. A landscaped area ten feet (10') by twenty feet (20') shall be required to separate these areas.

E. Minimum Lot Dimensions.

	Townhouses	Two-family Twin	House Duplex
Lot Area (sq. ft.)	2,700*	5,500 (per unit)	9,500 (per two units)
Front Yard	40'*	40'	40'
Rear Yard	35'	35'	35'
Side Yard	20' (end units only)	20' (one side only)	15' (each per side)
Lot Width (at building and at right- of-way line)	20' (40' corner unit)	40'	70' (per two units)

\*in a development with all off-lot parking, the required lot area shall be 2,300 sq. ft. and the required front yard shall be 20'.

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	Multiplex	Mobilehome
Lot Area (sq. ft.)	4,000 average (per unit per building)	7,000
Front Yard	40'	40'
Rear Yard	40'	35'
Side Yard	30'	20'
Lot Width (at building and at right- of-way line)	20' per unit (120' for bldg.)	60'

F. Building Size. No building (combination of adjacent dwelling units) shall exceed a total length of two hundred feet (200').

G. All dwelling units must have a minimum living area of six hundred fifty (650) square feet excluding garage.

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: forty feet (40')

2. From a road ultimate right-of-way line: forty feet (40')

3. From the centerline of a privately owned street: sixty five feet (65') in all cases except where court parking is provided in which case the setback may be forty five feet (45') from the centerline of a privately owned street.

#### SECTION 804. General Requirements.

A. Utilities. All dwelling units within the CR--Residential District shall be served by a public sanitary sewage disposal system and by public water supply facilities. All utility lines (electric, telephone, etc.) serving the CR--Residential Districts developed subsequent to the enactment of this Ordinance shall be placed underground.

B. Signs. Signs shall be permitted only pursuant to the provision of Article XVII of this Ordinance.

C. Access. Plans evidencing provision for safe and efficient ingress and egress to and from the public streets and highways serving the CR--Residential District without causing undue confusion or interference with the normal traffic flow shall be submitted to the Board of Supervisors and must be approved by the township engineer, who shall make the determination by concerning himself with the adequacy of the thoroughfare to carry the additional traffic generated by the CR--Residential District as well as to the street frontage of the proposed district.

D. Common Areas and Facilities. A plan for the provision of certain facilities serving the entire development including but not limited to parking, interior pedestrian ways, driveways, lighting facilities, landscape planting areas, buffers, open space and facilities, and like items, is hereby required by the Board of Supervisors. Provisions satisfactory to the Board of Supervisors must be made for the perpetual maintenance and care of all such common areas and facilities as well as the perpetual maintenance of building exteriors. Adequate provisions for such perpetual maintenance may include but shall not be limited to condominiums, cooperatives, cross easements and restrictions.

Not less than 20 percent (20%) of the developable acres 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. Areas required for permanent detention basins for storm water management control shall not be considered part of the required open space.

In addition to the above requirements, in developments with 12 or more acres, common open space must be established which is conveniently located for use by residents and which preserves and protects environmentally sensitive features. The following requirements must be met:

1. The shape of common open space areas shall not preclude passive and/or active recreation uses. Lands shall be deemed appropriate for permanent common open space if they contain any or all of the following characteristics:

a. Lands subject to periodic flooding and delineated as alluvial soil by the Soil Conservation Service, U.S. Department of Agriculture, in the Soil Survey of Montgomery County, 1967, including areas contained within the Floodplain Conservation District established by the East Norriton Township Zoning Ordinance.

b. Lands designated as special flood hazard areas on the FIA Flood Hazard Boundary Map of the Township of East Norriton, prepared by the Federal Insurance Administration of the Department of Housing and Urban Development.

c. Lands possessing slopes in excess of fifteen (15%) percent as delineated by the Soil Conservation Service, U.S. Department of Agriculture, in the Soil Survey of Montgomery County, 1967.

d. Woodlands.

e. Lands comprising the "landscape entity" of historic sites.

f. Lands suitable for active recreational uses such as baseball, football, and soccer, provided that the area used is large enough to accommodate such activity without interfering with dwelling units, parking, driveways, and roads.

2. Whenever possible, common open space areas shall be designed as a continuous system of usable areas which are interspersed among groupings of residential dwelling units; and shall be interconnected with common open space areas on abutting parcels wherever possible.

3. Required open space may not include areas with a horizontal dimension less than seventy-five (75) feet, and shall not comprise an area containing less than 11,000 contiguous square feet.

4. Safe and easy access to common open space areas shall be provided either by adjoining public road frontage, public easements or paths. To the greatest extent possible, the common open space areas shall not extend across public and/or private roads. Sufficient perimeter parking shall be provided when necessary.

5. Accessways to the common open space areas shall be sufficiently wide so that maintenance equipment will have convenient access to said areas.

6. Fuel, power, and other utility lines, whether underground or overhead, shall comprise no more than forty (40%) percent of the required common open space area. Furthermore, land within utility corridors may be used for common open space purposes only if the utility companies possessing legal rights to these corridors do not prohibit their use for such purposes.

7. If land set aside and permanently preserved for common open space is to be publicly owned, the development plan must include by dedication, or by any other reasonable means, the total park area, at the time of filing of final plan on all, or any portion of the tract or tracts.

8. a. If common land is reserved for private open space or recreational use, it shall be held in corporate ownership by the owners of the dwelling units within the development and such other nearby landowners who may wish to become members of the corporation (in which case the common land may be restricted to members of the corporation as said corporation itself may decide). The deed, title, or other legal instrument of transfer, to the owners of the dwelling units, shall include a beneficial right in the use of common land.

b. For developments containing rental dwelling units, with common land reserved for private open space or recreational use, the development owner (landlord) shall provide the tenants a beneficial right in the use of the common land.

c. For developments containing both dwelling units for sale and for rent, with common land reserved for private open space or recreational use, the common land shall be held in corporate ownership by the owner of the rental dwelling units and the owners of the individual dwelling units within the development and such other nearby landowners who may wish to become members of the corporation (in which case the common land may be restricted to members of the corporation as said corporation itself may decide). The deed, title, or other legal instrument of transfer to the owners of the dwelling units, and the lease for the tenants of the rental units shall include a beneficial right in the use of the common land.

9. The maintenance of common land for private open space or recreational use shall be guaranteed by trust indenture approved by the Board of Supervisors and shall be held with the Recorder of Deeds of Montgomery County simultaneously with the recording of the final plan of the subdivision. Such common land shall be set aside by deed restrictions for a minimum period of 90 years.

E. Lighting Facilities. Lighting facilities shall be provided as required by the Board of Supervisors and arranged in a manner which will protect the highway and neighboring properties from unreasonable direct glare or hazardous interference of any

kind. Lighting facilities shall be required where deemed necessary for the safety and convenience of the CR--Residential District and shall be installed by the developer in districts developed subsequent to the enactment of this Ordinance.

F. Buffer Area. A CR--Residential District developed subsequent to the enactment of this Ordinance shall provide a permanent landscaped planting area in accordance with the following:

1. General Requirements. Along all exterior property boundary lines, there shall be a permanent buffer at least ten (10) feet in depth, unless this is waived pursuant to paragraph 4 below. A screen buffer (as defined herein) shall be provided wherever the development abuts existing residential uses, with the exception of garden apartments or high-rise structures, and where abutting other types of uses when deemed necessary by the East Norriton Board of Supervisors to provide sufficient buffering and transition. A softening buffer (as defined herein) shall be provided wherever the development abuts existing garden apartments or high-rise residential uses; existing commercial, office, industrial and institutional uses; any existing street (as modified by paragraph 3 below), drive, or parking area; or open (not wooded) undeveloped land. An open buffer shall be provided wherever the development abuts wooded undeveloped land, or where more extensive buffers are deemed unnecessary by the governing body. The buffer area shall not be a part of the individual lot, but shall be considered part of the open space.

2. Components. The minimum component of each type of buffer shall be as follows:

a. Screen Buffer. The primary components of a screen buffer shall be a row of evergreen trees, at a height of not less than six (6) feet when planted, spaced not more than ten (10) feet apart on-center, and these trees shall be of such species to attain a height at maturity of not less than twenty (20) feet. Also required as a secondary component of the buffer is one of the following: Mounding (the use of which is encouraged), provided the slopes shall be a maximum of 3 to 1; visually opaque fencing not greater than six (6) feet in height; and coniferous shrubbery. Any combination of evergreen trees, coniferous shrubs, mounding, fencing or other natural vegetation or man-made materials is allowable provided an effective visual screen at least fifteen (15) feet in height above the adjacent ground elevation in the development is achieved within a reasonable time. But whenever only vegetation is used there shall be at least a double row of evergreen trees, with the trees in one row offset five (5) feet from the trees in the other row, and the rows at least five (5) feet apart.

b. Softening Buffer. The primary component of a softening buffer shall be a row of trees, spaced not more than twenty-five (25) feet apart on-center, at least twenty-five (25%) percent of which shall be evergreens. The evergreen trees

shall be at least six (6) feet in height when planted and shall attain at least twenty (20) feet in height at maturity. Any deciduous trees shall be at least one and one-half (1 1/2) inches in caliper and eight (8) feet in height when planted, and shall attain a height of not less than twenty (20) feet at maturity. These trees shall be interspersed with other allowable components, including any other type of trees, shrubs, mounding, fencing and/or similar natural or man-made elements having a visible vertical dimension, or any combination thereof.

c. Open Buffer. The open buffer shall as a minimum consist of grass, ground cover, and/or similar vegetative material, and may include trees, shrubs, or other natural or man-made landscaping materials, but it shall be mostly vegetative with minimal paved areas if any.

3. Street Boundaries. Rather than the extensive buffers described in paragraph 2 above, the use of a single row of deciduous trees at least eight (8) feet in height when planted and at least twenty (20) feet in height at maturity, with a spacing of not more than forty (40) feet on-center, may be provided along all property boundaries which abut a street, wherever necessary for adequate sight distance or where the East Norriton Township Board of Supervisors determines this to be a sufficient buffer to protect the welfare and safety of the community.

4. Existing Buffers. In cases where an edge(s) of a development occurs along natural features which function as buffers, including but not limited to mature vegetation, significant grade changes or stream valleys, which are likely to be permanently preserved, buffering may be waived along that edge(s) upon approval of the East Norriton Township Board of Supervisors.

5. Maintenance. All vegetation shall be maintained permanently and in the event of death or other destruction shall be replaced within one year by the persons responsible for maintenance when death or destruction occurred.

6. Buffer Landscape Plan. A landscaping plan shall be submitted with the final plans, showing all pertinent information including the location, size and specie of all individual trees and shrubs to be preserved or planted, or alternately the general characteristics of existing vegetation masses which are to be preserved.

SECTION 805. Development Requirements for Districts Developed Subsequent to the Enactment of this Ordinance. In districts proposed to be developed subsequent to the enactment of and in accordance with this Ordinance, a general plan for the CR--Residential District shall be submitted to the township supervisors and 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 consider the surrounding land features of the area including but not limited to residences, schools, parks, other reservations, streets and location and arrangement of parking spaces, local and regional business areas and shopping centers, densities proposed for surrounding areas and other such features as shall contribute to the harmonious development of the area, with due regard to the character of the neighborhood and its peculiar suitability for this type of use.

B. 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 CR--Residential District 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.

2. In districts developed subsequent to the enactment of this Ordinance, 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 CR--Residential District and overall community development. However, all conditions deemed hazardous by the East Norriton Township 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.

C. The area shall be adaptable to community development, being located in relation to major thoroughfares, streets, railroads, public transportation, shopping or other facilities, and as far as possible shall have within or through it no major thoroughfare or other physical feature which will tend to destroy the neighborhood or community cohesiveness.

D. Procedural Requirements. All procedural requirements of the East Norriton Township Subdivision and Land Development Ordinance shall be adhered to.

1. Additional information to be Shown. The following information shall be shown on plans submitted for approval in addition to those requirements of the Subdivision and Land Development Ordinance:

- a) Floor area (in square feet) of dwelling units.
- b) Number of bedrooms per dwelling unit.
- c) Total number of dwelling units.
- d) Total number of acres in proposed plan.

e) Total number of all off-street parking spaces.

f) Exterior vertical and horizontal building dimensions.

g) Ground area of buildings by acres and by percentage of land coverage.

h) Buffer area by acres and by percentage of land coverage.

i) Areas for common use by acres and by percentage of land coverage.

j) Areas to be dedicated by acres and by percentage of land coverage.

E. Distance between Buildings. For developments where the individual lot requirements are not applicable under subsection 803 E, and in the case of two (2) or more buildings the horizontal distance between any two (2) buildings shall not be less than:

1. For any two (2) exterior facing walls, the buildings of which are oriented front to front, front to rear or rear to rear the minimum distance apart shall be fifty feet (50').

2. For any combination of exterior facing walls (not qualifying under E.1 stated previously), the minimum distance apart shall be forty feet (40').

SECTION 806. Application of Provisions. All construction in this district, whether or not lotted, shall conform to the requirements of the district regardless of ownership.

Section 3. Amendments, Modifications and Revisions to the Subdivision and Land Development Ordinance.

1. Section 503 A. is deleted and in its place is the following:

A. General Provisions. All alleys, driveways, and parking areas shall be constructed in accordance with the following provisions:

1. Paving. The paving requirements shall be the same as for street paving.

2. Intersections of right-of-way lines shall be rounded by a tangential arc; the minimum radius of which shall be ten feet, and the edge of the paving at intersections shall be rounded by a tangential arc; the minimum radius of which shall be fifteen feet.

3. Obstructions. No fences, hedges, trees, shrubbery, walls, plantings or other obstructions, shall be located within the right-of-way. Sight distance requirements as provided in Article V, §502E.5 of this Ordinance shall be provided at intersections with streets.

2. The provisions of Section 503 A. "Alleys" shall now be known as Section 503 E., and all provisions shall remain the same.

3. Section 503 C. 2. is amended to read that the width of the cartway shall not be, in any event, less than 24 feet.

4. Section 503 D. 2. is amended to read as follows:

2. Neither angle nor perpendicular parking along the curbs of local, public or private access roads or streets shall be permitted except in the case of a CR--Residential District where off-street parking is permitted in accordance with the provisions of that Article. All parking lots and bays allowing any parking other than parallel shall be physically separated from the cartway by a minimum of seven feet (7') and confined by barrier curbing.

5. Section 504 A. 4. second paragraph, shall be amended to read 3,300 P.S.I.

6. Section 504 B. 1. shall be amended to read that concrete curbs shall be seven inches wide at the top and eight inches wide at the base. Also the nominal distance from the top of curb to flow line of the gutter shall be eight inches on Secondary, Commercial, Primary and Residential Streets.

7. Section 504 B. 1. second paragraph, shall be amended to read 3,300 P.S.I.

8. Section 510 C. is deleted in its entirety and in its place is the following:

C. Size and Grade. Storm drains shall be adequate for the anticipated run-off when the area is fully developed as permitted by zoning. They shall have a minimum grade of 0.5 percent unless otherwise approved by the Township Engineer. The rainfall frequency shall be 50 years, provided that frequencies of 100 years shall be required in 100 year flood plain areas designated as such by the East Norriton Township Flood Plain Overlay Map.

9. Section 510 J. is amended by deleting the words "wherever practicable".

10. Section 510 is supplemented by adding the following section:

K. Detention Basins. Detention basins shall be designed in accordance with the "Erosion and Sediment Control Handbook" as published by the Montgomery County Conservation District and "The Engineering Field Manual for Conservation Practices: - Soil Conservation Service, Washington, D.C." In addition to the requirements set forth in the above mentioned publications, the following will also be required for all detention basins:

1. The detention basin area will be enclosed by a four foot high chain link fence (green) constructed along the berm of the basin. A double gate shall be provided for access of maintenance equipment.

2. In cases where the bottom elevation of the detention basin is below natural ground level and is within one foot or lower than the seasonal high water table as designated by the Montgomery County Soil Survey, the design of the basin shall provide for pipe underdrain which is properly outletted from the basin.

3. The minimum slope of the basin bottom running from inlet pipe to outlet pipe shall be two percent (2%).

4. Flow from the inlet pipes to the outlet pipe will be directed in a sodded swale eight feet wide by six inches in depth.

5. The exterior slope bank shall not be steeper than a 5:1 slope.

6. The interior slope bank shall not be steeper than 4:1 slope and shall be planted with plugs of crown vetch.

7. In all cases, the discharge end of the basin will be provided with a properly designed culvert pipe and end-wall. Perforated riser pipes without provisions for the culvert pipe and endwall will not be acceptable for permanent detention basins.

8. Access ramps (for maintenance equipment) 12 feet in width and having a maximum slope of 12 1/2 percent shall be provided for all basins. These ramps shall be constructed of a six inch compacted layer of topsoil on six inches of compacted 2A modified aggregate or an approved equal.

9. Any area of the basin that does not have adequate grass cover within nine months from the time of first discharge from the inlet pipes into the basin will be immediately sodded.

11. Section 510 is supplemented by adding the following section:

L. Sub Base and U Drains. Sub base in combination with six inch pipe U drains and/or combination storm sewers and U drains (PennDOT Standard RC-30) shall be installed in roadways where finished roadway grade is within one foot of the seasonal high water table as designated for the soils by the Montgomery County Soil Survey.

12. Section 510 K. is relettered as Section 510 M.

Section 4. Creation of Mobile Home Parks--Standards and Requirements.

A new Article shall be added to the East Norriton Township Subdivision and Land Development Ordinance of 1972 entitled Mobile Home Parks--Standards and Requirements.

ARTICLE XIII

MOBILE HOME PARKS--STANDARDS AND REQUIREMENTS

1301. Site Drainage. The ground surface of all parts of every mobile home park shall be graded and equipped to drain all surface water without risk of harmful run-off to lands adjoining or in the vicinity of the proposed mobile home development and the following site drainage requirements in addition to the Storm Water Management Act, Act of October 4, 1978, P.L. 864, 32 P.S. §680.1 et seq., shall apply:

A. Surface Water. The ground surface in all parts of the development shall be graded and equipped to drain all surface water in a safe, efficient manner. The velocity of run-off during and after development shall not exceed 1.5 feet per second as required by Chapter 102, Section 102.22(c) of the Erosion Control Rules and Regulations published by the Pennsylvania Department of Environmental Resources, July 1, 1973 and as subsequently amended.

B. Ponds and Retention Structures. Surface water collectors and other bodies of standing water capable of breeding mosquitoes and other insects shall be eliminated or controlled in a manner approved by the Pennsylvania Department of Environmental Resources.

C. Wastewater. Wastewater from any plumbing fixture or sanitary sewer line shall not be deposited upon the ground surface in any part of a mobile home development or the surrounding properties.

D. Erosion and Sediment Control. All applicable regulations and permit requirements to prevent accelerated soil erosion and resulting sedimentation as stipulated in the Pennsylvania Department of Environmental Resources Soil Erosion and Sedimentation Control Manual, July 1, 1973 and as subsequently amended, shall be followed by all parties engaged in establishment of a Mobile Home Development. (The manual is available at the office of the Montgomery County Soil and Water Conservation District, Court House, Norristown, Pennsylvania.)

1302. Soil and Ground Cover Requirements. Park grounds shall be maintained free of vegetative growth which may harbor rodents or insects or other pests harmful to man.

1303. Mobile Home Pad.

A. No Mobile home shall be erected in a mobile home lot except upon a mobile home pad.

B. Each mobile home pad shall have a minimum dimension of sixty (60) feet by twelve (12) feet.

C. Each mobile home pad shall have a paved access to a street in the mobile home park.

D. The pad shall be constructed from either concrete, asphalt concrete, or other material sufficient to adequately support the mobile home to prevent abnormal settling or heaving under the weight of the home. The corners of the mobile home shall be anchored to prevent wind overturn and rocking, with tie-downs such as concrete "dead men", screw augers, arrowhead anchors, or other devices suitable to withstand a tension of at least 2,800 pounds.

E. In any event, minimum installation shall be as contained in the NFPA publication number 501A "Standards for the Installation of Mobile Homes".

1304. Skirting. The area between ground level and the perimeter of the mobile home shall be enclosed by means of a skirting of wood, aluminum, or other similar material.

1305. Street Systems.

A. General Requirements. A safe and convenient vehicular access shall be provided for abutting public streets or roads. Gridiron layouts and street patterns unrelated to the topography of the site are to be avoided.

B. Access and Internal Streets. Access to internal streets of mobile home parks shall be designed to minimize congestion and hazards at the entrance or exit and allow free movement of traffic on adjacent streets. Internal streets not intended to be dedicated shall have a minimum road pavement width of twenty (20) feet with a four (4) foot shoulder provided parking is prohibited on both sides.

C. Intersections. Within fifty (50) feet of an intersection, streets shall be at approximately right angles. A distance of at least two hundred (200) feet shall be maintained between center lines of offset intersecting streets. Intersections of more than two (2) streets at one point shall be avoided.

D. Unless otherwise provided in this Article (XIII), streets shall be in conformance with the standards for public streets of Article V of this Ordinance.

1306. Pedestrian Circulation.

A. General Requirements. All mobile home developments shall provide safe, convenient, all-season pedestrian walkways of adequate width for intended use, durable and convenient to maintain, between individual mobile homes, mobile home development streets; all community facilities provided for the residents, and off-site pedestrian traffic generators, such as schools, bus stops, commercial centers, etc. These pedestrian walkways may parallel vehicular roadways, where they shall only be required on one side, or they may form a separate but coordinated system away from streets. Walkways must be provided wherever pedestrian traffic is concentrated and where school children congregate, but may be waived elsewhere if the applicant successfully demonstrates a lack of need.

B. Common Walk System. Where a common walk system is provided and maintained between locations, such common walks shall have a minimum width of four (4) feet. Where these walks parallel roadways they shall be separated from the road pavement by a distance of at least four (4) feet.

C. Individual Walks. All dwellings shall be connected to common walks, or to streets, or to driveways or parking spaces connecting to a paved street. Such individual walks shall have a minimum width of two (2) feet.

1307. Off-Street Parking. Off-street parking shall be provided in accordance with Article XVI of the Zoning Ordinance and the construction requirements for parking areas as stipulated in this Subdivision and Land Development Ordinance.

1308. Sewage Disposal.

A. Public sewage shall be required in all mobile home parks and shall be approved by the Pennsylvania Department of Environmental Resources and the Department of Health and be consistent with the Township Sewerage Facilities Plan.

B. Each mobile home lot shall be provided with a sewer riser pipe at least four (4) inches in diameter. The sewer riser pipe shall be so located on each mobile home pad that the sewer connection to the mobile home drain will be in an approximate rational position. A sewer riser pipe is that portion of the sewer lateral which extends vertically from the ground elevation to the mobile home site.

C. The sewer connection shall be in accordance with the East Norriton Township Plumbing Code.

D. Provisions shall be made for plugging the sewer riser pipe when a mobile home does not occupy the lot. Surface drainage shall be diverted from the riser. The rim of the riser pipe shall extend at least six (6) inches above ground elevation.

1309. Electrical Distribution System.

A. Every mobile home park shall contain an electrical wiring system consisting of wiring, fixtures, equipment, and appurtenances with local electric power company specifications regulating such systems.

B. Power Distribution Lines.

1. All utility lines shall be installed underground.

2. All direct burial conductors or cable shall be buried at least eighteen (18) inches below the ground surface and shall be insulated and specifically designed for the purpose, as required by the Philadelphia Electric Company and the Middle Department Underwriters.

C. Individual Electrical Connections. Each mobile home lot shall be provided with an approved disconnecting device and overcurrent protective equipment. The minimum service per outlet shall be 120/240 volts AC, 100 amperes.

D. Ground Required. All exposed non-current-carrying metal parts of mobile homes and all other equipment shall be grounded by means of an approved grounding conductor, run with branch circuit conductors and other approved methods of grounded metallic wiring. The neutral conductor shall not be used as an equipment ground for mobile homes or other equipment.

1310. Fuel Supply and Storage.

A. Liquefied Petroleum Gas Systems. Liquefied petroleum gas systems provided for mobile homes, and mobile home parks, service buildings or other structures when installed in mobile home parks shall be maintained in conformity with the "Standards for the Storage and Handling of Liquefied Petroleum Gases" (National Fire Protection Association, NFPA, No. 58 and American National Standard Institute, ANSA, No. 2106.01) and to NFPA No. 501A, "Standard for Mobile Home Parks".

1. The systems shall be provided with safety devices to relieve excessive pressures and shall be arranged so that the discharge terminates at a safe location.

2. The systems shall have at least one accessible means for shutting off gas. Such means shall be located outside the mobile home and shall be maintained in an effective operating condition.

3. All liquefied petroleum gas piping outside the mobile home shall be well supported and protected against mechanical injury. Undiluted liquefied petroleum gas in liquid form shall not be conveyed through piping equipment and systems in the mobile home.

4. Vessels of more than twelve (12) U.S. gallons gross capacity must be secured, but not permanently fastened, to prevent accidental overturning.

5. No liquefied petroleum gas vessel shall be stored or located inside or beneath any mobile home or other structure.

#### B. Fuel Oil Supply Systems.

1. All fuel oil supply systems provided for mobile homes shall be installed and maintained in conformity with the rules and regulations of the National Fire Protection Association Standard, NFPA, No. 31.

2. All piping from outside fuel storage tanks or cylinders to mobile homes shall be securely, but not permanently, fastened in place.

3. All fuel oil supply systems provided for mobile homes shall have shut-off valves located within five (5) inches of storage tanks.

4. All fuel storage tanks or cylinders shall be securely placed and shall be not less than five (5) feet from any mobile home exit.

5. Storage tanks located in areas subject to traffic shall be protected against physical damage.

1311. Lighting Facilities. Adequate provisions shall be made in the mobile home park for lighting of the streets. Lighting facilities for parking areas and any other deemed necessary for the safety and convenience to the mobile home park residents shall be required. All lighting facilities shall be so designed and arranged in a manner which will protect the highway and neighboring properties whether contiguous or not from unreasonable glare or hazardous interference of any kind.

1312. Other Provisions. All provisions, regulations, and procedures provided in the East Norriton Township Subdivision and Land Development Ordinance shall apply to Mobile Home Parks and no such park shall be opened or constructed without full compliance with same. In addition thereto, the following regulations shall apply:

#### A. Site Design.

1. Arrangement of Structures and Facilities. The tract, including mobile home stands, patios, other dwellings and structures, and all tract improvements, shall be organized in relation to topography, the shape of the plot, and the shape, size, and position of structures and common facilities. Special attention shall be given to new mobile home designs and to common appurtenances that are available.

2. Adaptation to Tract Assets. Each mobile home unit or other dwelling or structure shall be fitted to the terrain with a minimum disturbance of the land and a minimum elevation difference between the floor level of the unit and the ground elevation under it. Existing trees and shrubs, rock formations, streams, floodplains, steep slopes, and other natural features of the tract shall be preserved to the maximum extent practical. Favorable views shall be emphasized by the plan.

3. Courts and Spaces. Groups or clusters of units, so placed as to create interior spaces and courtyards shall be incorporated whenever feasible.

4. Orientation. Mobile homes are encouraged to be arranged in a variety of orientations, and are strongly encouraged to have many units with their long sides facing the street rather than their ends, in order to provide variety and interest. Site layout shall be designed to insure that mobile home units are offset to block long uninterrupted vistas between the units.

B. Common Open Space. In addition to the requirements of the East Norriton Township Zoning Ordinance, the following regulations shall also apply.

1. Arrangement. The common space shall be designed as a contiguous area unless the applicant demonstrates to the satisfaction of the East Norriton Township Board of Supervisors that two or more separate areas would be preferable. The open space shall also have easily identifiable pedestrian and visual accessibility to all residents of the mobile home development, although all units do not have to abut the common open space.

2. Recreation. Recreation areas and facilities shall be provided to meet the anticipated needs of the residents of the development. Not less than twenty-five (25%) percent of the required open space area exclusive of lands within the required buffers, shall be devoted to recreation. Recreation areas should be of a size, shape and relief that is conducive to active and passive recreation.

C. Buffers.

1. General Requirements. Along all exterior property boundary lines except those which abut another mobile home development, there shall be a permanent buffer at least ten (10) feet in depth, unless this is waived pursuant to paragraph 4 below. A screen buffer (as defined herein) shall be provided wherever the mobile home development abuts existing residential uses, with the exception of high-rise structures, and where abutting other types of uses when deemed necessary by the East Norriton Township Board of Supervisors to provide sufficient buffering and transition. A softening buffer (as defined herein)

shall be provided wherever the mobile home development abuts existing high-rise residential uses; existing commercial, office, industrial and institutional uses; any existing street (as modified by paragraph 3 below), drive, or parking area; or open (not wooded) undeveloped land. An open buffer shall be provided wherever the mobile home development abuts wooded undeveloped land, or where more extensive buffers are deemed unnecessary by the East Norriton Township Board of Supervisors.

2. Components. The minimum component of each type of buffer shall be as follows:

a. Screen Buffer. The primary components of a screen buffer shall be a row of evergreen trees, at a height of not less than six (6) feet when planted, spaced not more than ten (10) feet apart on-center, and these trees shall be of such species to attain a height at maturity of not less than twenty (20) feet. Also required as a secondary component of the buffer is one of the following: Mounding (the use of which is encouraged), provided the slopes shall be a maximum of 3 to 1; visually opaque fencing not greater than six (6) feet in height; and coniferous shrubbery. Any combination of evergreen trees, coniferous shrubs, mounding, fencing or other natural vegetation or man-made materials is allowable provided an effective visual screen at least fifteen (15) feet in height above the adjacent ground elevation in the Mobile Home Development is achieved within a reasonable time. But whenever only vegetation is used there shall be at least a double row of evergreen trees, with the trees in one row offset five (5) feet from the trees in the other row, and the rows at least five (5) feet apart.

b. Softening Buffer. The primary component of a softening buffer shall be a row of trees, spaced not more than twenty-five (25) feet apart on-center, at least twenty-five (25%) percent of which shall be evergreens. The evergreen trees shall be at least six (6) feet in height when planted and shall attain at least twenty (20) feet in height at maturity. Any deciduous trees shall be at least one and one-half (1 1/2) inches in caliper and eight (8) feet in height when planted, and shall attain a height of not less than twenty (20) feet at maturity. These trees shall be interspersed with other allowable components, including any other type of trees, shrubs, mounding, fencing and/or similar natural or man-made elements having a visible vertical dimension, or any combination thereof.

c. Open Buffer. The open buffer shall as a minimum consist of grass, ground cover, and/or similar vegetative material, and may include trees, shrubs, or other natural or man-made landscaping materials, but it shall be mostly vegetative with minimal paved areas if any.

3. Street Boundaries. Rather than the extensive buffers described in paragraph 2 above, the use of a single row of deciduous trees at least eight (8) feet in height when planted and

at least twenty (20) feet in height at maturity, with a spacing of not more than forty (40) feet on-center, may be provided along all property boundaries which abut a street, wherever necessary for adequate sight distance or where the East Norriton Township Board of Supervisors determines this to be a sufficient buffer to protect the welfare and safety of the community.

4. Existing Buffers. In cases where an edge(s) of a development occurs along natural features which function as buffers, including but not limited to mature vegetation, significant grade changes or stream valleys, which are likely to be permanently preserved, buffering may be waived along that edge(s) upon approval of the East Norriton Township Board of Supervisors.

5. Maintenance. All vegetation shall be maintained permanently and in the event of death or other destruction shall be replaced within one year by the persons responsible for maintenance when death or destruction occurred.

6. Buffer Landscape Plan. A landscaping plan shall be submitted with the final plans, showing all pertinent information including the location, size and specie of all individual trees and shrubs to be preserved or planted, or alternately the general characteristics of existing vegetation masses which are to be preserved.

1313. Additional Definitions. The following additional definitions shall apply in this Article:

A. Anchoring. The fastening of the mobile home to its mobile home stand in order to prevent upset or damage due to wind, erosion, flooding, or other natural forces.

B. Hitch. A device which is part of the frame or attaches to the frame of a mobile home and connects it to a power source for the purpose of transporting the unit.

C. Mobile Home Stand. That part of an individual lot which has been reserved and prepared for the placement of the mobile home.

Section 5. Amendments to the Zoning Ordinance Governing Noise and Odor Controls in an Industrial Zoning District.

The Township of East Norriton Zoning Ordinance of 1963 is hereby amended as follows:

Section 1404: Control of Noise is amended to read as follows: At no point on the boundary of a residential or commercial district shall the sound pressure level of any operation exceed the described levels in the designated octave bands shown below for the districts indicated.

Octave Band (cycles per second)	Sound Levels	
	Along Residential District Boundaries Maximum Permitted Sound Level (decibels)	At Any Other Point on the Lot Boundary Maximum Permitted Sound Level (decibels)
0 to 75	72	79
75 to 150	67	74
150 to 300	59	66
300 to 600	52	59
600 to 1,200	46	53
1,200 to 2,400	40	47
2,400 to 4,800	34	41
above 4,800	32	39

Section 1405. Control of Odor is amended to read as follows: There shall be no emission of odorous matter in such quantities as to be offensive along a 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 safeguard system should fail. There is hereby established as a guide in determining such quantities of offensive odors, Table III (Odor Thresholds) in Chapter 5 of the Air Pollution Abatement Manual, copyright 1951, by the Manufacturing Chemists Association, Inc., Washington D.C., or the latest revised edition thereof.

Section 6. Amendments to the Zoning Ordinance and Zoning Map Attached Thereto by Changing the Zoning Classification of the Below Described Properties.

The East Norriton Township Zoning Ordinance of 1963, as amended, and the Zoning Map attached thereto are hereby amended by changing the zoning classification of all areas currently designated as TH - Townhouse Residential District to CR - Residential District.

The East Norriton Township Zoning Ordinance of 1963, as amended, and the Zoning Map attached thereto are amended by changing the zoning classification of the area described below from High Rise Residential District to CR - Residential District:

BEGINNING at a point in the Northwesterly side of Stanbridge Street which is located by the following two courses and distances from a spike at the intersection with the title line in the bed of Stanbridge Street (forty-five feet wide) formed by the intersection with the Southwesterly edge of Germantown Pike and 10 feet from its center line: (1) Thence from said point along the center line of Stanbridge Street  $S39^{\circ}33'W$  30.96 feet to a point; (2) Thence  $N62^{\circ}52'W$  300.35 feet to a point of curve formed by the intersection of the West right of way line of Germantown Pike and North right of way of New Stanbridge Street and point of BEGINNING.

Thence from said point of BEGINNING along the proposed North right of way line of New Stanbridge Street on the arc of a curve, curving to the Right having a radius of 25.00 feet, the arc distance of 39.27 feet to a point of tangent; Thence along the proposed North right of way line of New Stanbridge Street running parallel and 30 feet from its center line the three following courses and distances: (1)  $S27^{\circ}08'W$  602.53 feet to a point of curve; (2) Thence on the arc of a curve, curving to the Right having a radius of 383.68 feet, the arc distance of 83.15 feet to a point of tangent; (3)  $39^{\circ}33'W$  295.00 feet to a point; Thence leaving the North right of way line of New Stanbridge Street and extending through the interior of the property the nine following courses and distances: (1)  $N50^{\circ}27'W$  90.00 feet to a point; (2)  $S39^{\circ}33'W$  34.00 feet to a point; (3)  $N50^{\circ}27'W$  285.98 feet to a point; (4)  $N25^{\circ}20'E$  184.16 feet to a point; (5)  $N39^{\circ}33'E$  85.00 feet to a point; (6)  $N4^{\circ}40'57''E$  47.65 feet to a point; (7)  $N39^{\circ}33'E$  230.00 feet to a point; (8)  $S53^{\circ}21'33''E$  92.42 feet to a point; (9)  $N27^{\circ}08'E$  405 feet to a point in the proposed West right of way line of Germantown Pike and 65.00 feet from its center line; Thence along the proposed West right of way line of Germantown Pike the three following courses and distances: (1) Running parallel to and 65.00 feet from its center line  $S62^{\circ}52'E$  75.00 feet to a point; Thence  $N27^{\circ}08'E$  25.00 feet to a point; (3) Thence running parallel to and 40.00 feet from the center line of Germantown Pike  $S62^{\circ}52'E$  212.00 feet to a point and place of BEGINNING.

CONTAINS: 8.399 acres of land be the same more or less.

Section 7. This Ordinance shall in no other way affect, amend or modify the said Zoning Ordinance and Subdivision and Land Development Ordinance.

**ENACTED AND ORDAINED** by the Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, this 15th day of December , 1980 .

BOARD OF SUPERVISORS  
EAST NORRITON TOWNSHIP

By: Alan R. Jaydah  
Chairman

Attest:

Herbert J. J. J. J. J.  
Secretary