

ORDINANCE NO. 182

East Norriton Township
Montgomery County, Pennsylvania

AN ORDINANCE AMENDING THE "EAST NORRITON TOWNSHIP ZONING ORDINANCE OF 1963" (ORDINANCE NO. 96 AS AMENDED AND REVISED) BY ADDING A SECTION GOVERNING OUTDOOR SALES IN AN SC - SHOPPING CENTER DISTRICT AND AMENDING §1301 OF ARTICLE III, SC - SHOPPING CENTER DISTRICT

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. 96 as amended and revised) is hereby amended as follows:

Section 409. Special use permits for outdoor sales.

In an SC-Shopping Center District, a non-renewable special use permit may be issued by the Zoning Officer to allow for special outdoor events in a shopping center, including lawful retail sales, subject to the following conditions:

1. Events must be temporary in nature not to exceed seven (7) consecutive days, except those seasonal sale items, which, by their nature, require a longer selling period (e.g. Christmas tree sales).
2. No event shall use more than 25% of the useable lot area, excluding buffer zones.
3. Application for such temporary use permit must be made in writing to the Township Zoning Officer and must be executed by both the landowner and the proposed land user.
4. A non-refundable permit fee of \$100.00 and an escrow fee of \$200.00 to ensure restoration of the area to its former condition must accompany the application.

5. All temporary structures erected as part of the special use must conform to Section 310 of the Basic Building Code of 1981 (BOCA) and same shall be removed immediately upon the conclusion of the use.
6. All applicants shall provide safe and adequate off-street parking and adequate traffic and crowd control.
7. All appropriate township licenses, taxes and permits must be obtained from the respective township offices prior to issuance of this permit.

Failure to comply with any of the aforesaid requirements or conditions shall constitute a violation of this ordinance, and shall result in forfeiture of applicant's escrow deposit and any other penalties provided for under this ordinance.

Section 1301.1 shall be amended to read:

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 outside the building area, or on that lot, except pursuant to Article IV, Section 409, and provided that only incidental storage, including floor samples, shall be permitted. Building area shall be defined as that area covered by the principal roof of the building.

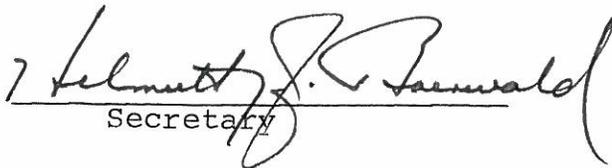
ENACTED AND ORDAINED by the Board of Supervisors of the Township of East Norriton, Montgomery County, Pennsylvania, this *8th* day of *November*, 1982.

BOARD OF SUPERVISORS OF THE
TOWNSHIP OF EAST NORRITON

BY: 

Chairman

Attest:


Secretary