

ORDINANCE NO. 196

East Norriton Township
Montgomery County, Pennsylvania

AN ORDINANCE AMENDING THE EAST NORRITON TOWNSHIP ZONING ORDINANCE BY MAKING CERTAIN CHANGES TO THE TEXT OF THE ZONING ORDINANCE AS SET FORTH IN THE BODY OF THIS 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 is hereby amended as follows:

Section 406 is hereby amended by adding the following sentence: "There shall be a minimum setback of all temporary structures of ten (10) feet from any property line".

Section 703 (4) is hereby amended by adding the following sentence: "Building setbacks between separate parcels within a single GA District shall be fifty (50) feet from each property line".

Section 1001 is hereby amended by relettering the existing Section 1001 to 1001.1 and adding section 1001.2.

Section 1001.2. A building may be erected, altered or used and a lot or premises may be used for the following use when authorized as a conditional use:

A Medical Office Building when constructed as an adjunct to a hospital.

In giving consideration to approval, the following regulations will apply:

- a. In addition to a hospital use, the medical office building may be used as offices for administration, executive and professional, the normal attributes of which do not involve the actual storage, warehousing, exchange or delivery of merchandise on the premises.
- b. The medical office building, when adjoined to a hospital.

Sideyard setback requirements shall be waived when the Medical Office Building adjoins a hospital.

Section 1201 (3) is hereby amended to delete the words "tap room, restaurant, cafe".

Section 1201 (10) is hereby amended by adding subsection I. Hotel or Motel.

Section 1201 (10) is hereby amended by adding a new subsection (J) as follows: "J. Tap room, bar, tavern, liquor store, restaurant, cafe or any similar establishment".

Section 1202 is hereby amended by adding subsection (12) as follows: The minimum distance between buildings shall be at least thirty (30) feet".

Section 1301 (2) is hereby amended by deleting the words "tavern and restaurant".

Section 1301 is hereby amended by adding thereto subsection (13) to read as follows: "Additionally, the following uses, when authorized as a Special Exception by the Zoning Hearing Board, shall be permitted in this district:

1. Bar, tavern, tap room, restaurant or any similar use.
2. Liquor store, beer distributor or any similar use.

Section 1401 (3) is hereby amended by relettering subsection (ggg) to subsection (hhh) and by adding a new subsection (ggg) to read as follows: "Solid Waste transfer station".

Section 1901 shall be amended to provide that the second sentence thereof shall read as follows: "No building or lot shall be used or occupied after construction of change of use until . ."

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 3rd day of January, 1984.

BOARD OF SUPERVISORS
EAST NORRITON TOWNSHIP

By: Joseph C. Ronsa Jr.
Chairman

Attest:

Herbert J. Ronsa