

ORDINANCE NO. 303EAST NORRITON TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

AN ORDINANCE AMENDING THE CODE OF EAST NORRITON TOWNSHIP, SPECIFICALLY, CHAPTER 205, KNOWN AS THE EAST NORRITON TOWNSHIP ZONING ORDINANCE, BY CREATING A NEW ZONING DISTRICT KNOWN AS THE RO, RESIDENTIAL OFFICE DISTRICT, SETTING FORTH THE INTENT OF THE RO DISTRICT, PERMITTED USES, CONDITIONAL USES, GENERAL REGULATIONS, DEVELOPMENT REQUIREMENTS, LIGHTING STANDARDS, SIGNS, PARKING AND ACCESS DRIVEWAY REQUIREMENTS, PLANTING STRIPS AND INGRESS AND EGRESS REQUIREMENTS FOR THE RO 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, DOES HEREBY ENACT AND ORDAIN:

SECTION 1.

The Code of East Norriton Township, Chapter 205, known as the East Norriton Township Zoning Ordinance is hereby amended as set forth below.

Chapter 205 is hereby amended by adding Article X.A. RO Residential Office District as follows:

§ 205-54.1 Intent.

In expansion of the statement of community development objectives contained in Article I § 205-3, of this chapter, it is hereby declared to be the intent of this Article with respect to the RO Residential Office District to allow for restricted professional and business offices adjacent to and within residential areas, which would be compatible with such residential uses. Specifically, it is the intent of this Article to:

A. Encourage small-scale professional and/or business offices in existing residential structures that are located on major roadways.

B. Encourage the use of existing structures, now or lately used as residences, and discourage the demolition of such structures.

C. Discourage significant exterior alterations for existing structures.

D. Encourage the preservation of the residential character of the district.

E. Provide for services generally useful to and in harmony with residential neighborhoods.

F. Encourage the use of shared or common driveways and parking.

§ 205-54.2 Permitted Uses.

The following uses are permitted in the RO Residential Office District and no other:

A. Single-family detached dwellings.

B. Two-family detached dwellings.

C. Professional offices for doctors, dentists, chiropractors or any other practitioner of the healing arts for humans, lawyers, engineers, architects, land planners, accountants or economic consultants provided such permitted uses are limited to the principal building.

§ 205-54.3 Conditional Uses.

A. The following uses are permitted in the RO Residential Office District when authorized as conditional uses by the Board of Supervisors: Office uses which are similar to those in § 205-54.2C above.

B. In addition to all regulations pertaining to permitted uses, conditional use uses shall meet the following provisions:

(1) The proposed use will not attract larger volumes of traffic than the permitted uses would.

(2) Anticipated noise and congestion created by the use will be comparable to the levels created by the permitted uses.

(3) Proposed uses shall comply with § 205-21 of this chapter.

§ 205-54.4 General Regulations.

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

A. Minimum lot area:

(1) All lots in an RO Residential Office zoning district shall have a minimum of twenty thousand (20,000) square feet.

B. Minimum lot width at the building line: one hundred (100) feet.

C. Front Yard: Fifty (50) feet.

D. Side Yard: Twenty (20) foot minimum per side except where an RO zoning district abuts a residential district then the side yard shall be increased to thirty (30) feet including a ten (10) foot landscaped buffer.

E. Rear Yard: One hundred (100) feet.

F. Maximum height: Thirty-five (35) feet for a principal building. Twenty (20) feet for an accessory building. Only one accessory building is permitted per lot.

§ 205-54.5 Development Requirements.

A. A use must utilize an existing building for its purposes unless a conditional use approval has been granted by the East Norriton Township Board of Supervisors.

B. The maximum building coverage shall be fifteen percent (15%) of the total lot area.

C. The maximum total impervious coverage, including the building coverage, shall be thirty percent (30%).

D. Where a use, other than a residential use, in this district abuts a single-family residential use or district, the applicant shall install a landscaped planting strip a minimum of ten (10) feet in width in accordance with Section 205-54.9 of this ordinance.

§ 205-54.6 Lighting Standard.

Lighting facilities shall be of a residential nature and be arranged in such a manner so as to protect the highway and neighboring properties, whether contiguous or not, from casting glare, direct light or hazardous interference of any kind.

§ 205-54.7 Signs.

Signs in the RO Residential Office District shall comply with the provisions of Article XIX. Where the RO District is not specifically mentioned, the provisions regulating residential districts shall apply.

§ 205-54.8 Parking and access driveways.

Parking and access driveways will meet the following minimum standards:

A. Parking setback. Parking spaces, areas and driveways serving the spaces shall be setback a minimum of fifty (50) feet from the rear property line and ten (10) feet from the side property line except in the case of shared access driveways or common parking shared by one or more abutting lots, in which case parking may abut or cross the property lines shared by the common users. No parking, either paved or unpaved, shall be permitted in the front yard of an RO District.

B. When an access driveway is shared by two (2) or more lots, the following standards shall apply:

(1) The driveway may be located along or straddling the common boundary of the lots.

(2) The driveway shall be a minimum width of sixteen (16) feet and shall have a minimum five-foot planting strip along both sides.

(3) When a shared driveway is used:

a) Access easements and maintenance agreements or other suitable legal mechanisms shall be provided, which are acceptable to the Township Solicitor.

b) Parking will be provided in accordance with Article XVIII of Chapter 205.

c) Each lot will be permitted no more than one (1) curb cut for vehicular access, with the balance of the frontage to a depth of five (5) feet from the ultimate right-of-way being maintained as a green buffer strip. However, such green buffer strip shall not interfere with vehicular sight distance.

§ 205-54.9 Planting strips.

All planting strips required in this Article shall meet the following requirements:

A. Planting strips shall contain hedge, evergreen, shrubbery or other suitable vegetation of sufficient density to produce a year-round visual opacity of at least seventy-five percent (75%) from a height of three (3) to six (6) feet above the ground. A wood, brick or stone fence may be used to meet this opacity requirement, but in no case shall a fence or wall exceed a height of six (6) feet.

B. All plant material shall be guaranteed for two (2) years. All plant material which dies within that time shall be replaced by the applicant at applicant's cost.

C. All evergreen vegetation to be installed shall not be less than five (5) feet in height at the time of planting and shall be of such species that expected height at maturity shall not be less than fifteen (15) feet.

D. All deciduous material to be installed shall not be less than eight (8) feet in height and two (2) inches in caliper.

§ 205-54.10 Ingress and Egress.

All left turn movements to and from a property in this district shall be prohibited for any use other than single family detached dwellings. "No left turn" signs shall be installed by the property owner.

SECTION 2. Severability.

If any Section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such provisions shall be separate, distinct and independent, and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 3. Ratification.

This Ordinance shall in no other way affect, amend or modify the said Zoning Ordinance contained in Chapter 205 of the Code of East Norriton Township.

ENACTED AND ORDAINED by the Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, this 26th day of August, 1991.

BOARD OF SUPERVISORS
EAST NORRITON TOWNSHIP

By: John W. Lichten

ATTEST

Robert J. Barwald
Secretary