

ORDINANCE NO. 426

EAST 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, ARTICLE II, DEFINITIONS BY ADDING PRIVATE UTILITY FACILITY AND ARTICLE XV, I - INDUSTRIAL DISTRICT BY AMENDING SECTION 205-72B ADDING PUBLIC AND PRIVATE UTILITY FACILITY AS A USE BY SPECIAL EXCEPTION AND AMENDING CHAPTER 175, KNOWN AS THE EAST NORRITON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, ARTICLE III, IMPROVEMENT CONSTRUCTION REQUIREMENT BY ADDING NOTIFICATION TO NEIGHBORING PROPERTY OWNERS PRIOR TO THE START OF CONSTRUCTION.

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:

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

SECTION 1.

Amend Article II, Section 205-5, Definitions, by deleting Public Utility Facility and adding the following:

Public/Private Utility Facility - A building or structure and its equipment used for the transmission and exchange of electricity, gas, heat, steam, communications, transportation, water, sewage collection or other similar service; provided, however, that in a residential district these shall not include business facilities, storage of materials, truck or repair facilities or housing of repair crews.

Public Utility Office - Offices for administration, executive, business, professional, sales and other similar uses which do not involve the actual storage of materials, trucks or repair facilities or housing of repair crews on the premise.

Amend Article XV - Section 205-72B, Uses when authorized as special exceptions, to add the following:

- (5) Public and Private Utility Facility.

Amend Article XVI - Section 205-88, Prohibited Uses, to add the following:

- F. Public and Private Utility Facility.

SECTION II

Amend Article III - 175-11, Notice of Commencement of construction prior to inspection, to add the following:

All property owners within 200 feet of the subject property shall be notified by first class mail that construction on the subject property is about to commence. This notification shall be sent seven (7) days prior to the beginning stages of removal of trees, underbrush, installation of storm sewer and the like or prior to any work that necessitates the installation of soil and erosion control devices, whichever occurs first.

SECTION III. 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 IV. 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 or the Subdivision and Land Development Ordinance.

ENACTED AND ORDAINED by the Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, this 21st day August, 2000.

BOARD OF SUPERVISORS
EAST NORRITON TOWNSHIP

By: *[Signature]*
Chairman

ATTEST:
[Signature]
Secretary

