

EAST NORRITON TOWNSHIP  
COUNTY OF MONTGOMERY, PENNSYLVANIA

**AN ORDINANCE OF THE TOWNSHIP OF EAST NORRITON AMENDING THE TOWNSHIP OF EAST NORRITON ZONING ORDINANCE OF 1989 (THE "CODE"), BY AMENDING ARTICLE II, § 205-5, DEFINITIONS, TO PROVIDE A DEFINITION AND REGULATIONS FOR NO-IMPACT HOME-BASED BUSINESS AND OTHER DEFINITIONS; BY AMENDING ARTICLE III, § 205-6, BY ADDING DISTRICT BOUNDARIES, ARTICLE V, § 205-23, AR RESIDENTIAL DISTRICT; 205-30.2, MR MEDIUM-DENSITY RESIDENTIAL DISTRICT; ARTICLE VII, § 205-32, GA GARDEN APARTMENT DISTRICT; ARTICLE VIII, § 205-36, CR RESIDENTIAL DISTRICT; ARTICLE IX, § 205-42, HR HIGH-RISE RESIDENTIAL DISTRICT; ARTICLE X, § 205-46, RP RESIDENTIAL AND PROFESSIONAL DISTRICT; ARTICLE XII, § 205-61, BP BUSINESS AND PROFESSIONAL DISTRICT; ARTICLE XA, § 205-54.2, RO RESIDENTIAL OFFICE DISTRICT; ARTICLE XIIB, §205-63.8.A, EXECUTIVE CAMPUS II; ARTICLE XXV, §205-152, RR RETIREMENT RESIDENTIAL DISTRICT TO ADD NO-IMPACT HOME-BASED BUSINESS, ARTICLE XIX, SIGNS, § 205-110(E), BY ALLOWING SPECIAL CARVED WOOD SIGNS, ARTICLE XIX, SIGNS § 205-111 AND § 205-112, REGULATING THE PLACEMENT OF SIGNS, ARTICLE XIX, SIGNS §205-114, §205-115, §205-116 AND §205-118; ALLOWING SIGNS IN CERTAIN DISTRICTS AND REPEALING AN INCONSISTENT PROVISIONS THEREWITH.**

**WHEREAS**, the Board of Supervisors for the Township of East Norriton deems it be in the best interest and general welfare of the citizens and residents of the Township to provide for the use and regulation of No-Impact Home-Based Business within the Township and enact new provisions in the Code relative to such uses and regulations; and,

**WHEREAS**, §1506 of the Second Class Township Code, *as amended*, and found at 53 P.S. 66506, entitled "General powers", authorizes the Board of Supervisors to make and adopt ordinances, bylaws, rules and regulations, not inconsistent with or constrained by the Constitution and laws of the Commonwealth necessary for the proper management, care, and control of the Township and the maintenance of peace, good government, health and welfare of the Township and its citizens; and,

**WHEREAS**, §1516 of the Second Class Code, *as amended*, and found at 53 P.S. § 66516, entitled “Land use regulations”, authorizes the Township Board of Supervisors to plan for the development of the township through zoning, subdivision and land development regulations; and,

**WHEREAS**, the Board of Supervisors of the Township of East Norriton has met the procedural requirements of 53 P.S. §10101, *et. seq.* of the Pennsylvania Municipalities Planning Code, for the adoption of the proposed ordinance, including holding a public hearing; and,

**WHEREAS**, the Board of Supervisors of the Township of East Norriton, after due consideration of the proposed ordinance at a duly advertised public hearing, has determined that the health, safety, and general welfare of the residents of East Norriton will be served by providing for the use and regulation of No-Impact Home-Based Business within the Township and enacting provisions related thereto.

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED** by the Board of Supervisors of the Township of East Norriton and it is hereby ordained and enacted by the authority of the same, to wit:

**§1. CODE AMENDMENTS**

**Article II, Word Usage; Definitions, § 205-5, Definitions, shall be amended by adding a new definitions to read as follows:**

**NO-IMPACT HOME-BASED BUSINESS** - A business or commercial activity administered or conducted as an accessory use which is clearly secondary to the use as a residential dwelling and which involves no customer, client or patient traffic, whether vehicular or pedestrian, pickup, delivery or removal functions to or from the premises, in excess of those normally associated with residential use. The business or commercial activity must satisfy the following requirements:

- (1) The business activity shall be compatible with the residential use of the property and surrounding residential uses.
- (2) The business shall employ no employees other than family members residing in the dwelling.
- (3) There shall be no display or sale of retail goods and no stockpiling or inventory of a substantial nature.
- (4) There shall be no outside appearance of a business use, including, but not limited to, parking, signs or lights.

- (5) The business activity may not use any equipment or process, which creates noise, vibration, glare, fumes, odors or electrical or electronic interference, including interference with radio or television reception, which is detectable in the neighborhood.
- (6) The business activity may not generate any solid waste or sewage discharge in volume or type, which is not normally associated with residential use in the neighborhood.
- (7) The business activity shall be conducted only within the dwelling and may not occupy more than 25% of the habitable floor area.
- (8) The business may not involve any illegal activity.

**TRIPLEX** – An attached dwelling unit having a vertical party wall in common with another dwelling unit. The building is designed so that the vertical party wall separates three (3) families.

**HEIGHT OF BUILDING** – amend by adding Pentwall, which shall not be included in calculating the height.

**Article III, District Boundaries**, § 205-6, Districts enumerated, shall be amended to include:

HI – Heavy Industrial

RR – Residential Retirement

ECII – Executive Campus II

and delete: SN – Senior Citizens Community District

**Article V, AR Residential District, § 205-23, Permitted Uses**, shall be amended to include new subsection D to be known as § 205-23.D which shall provide as follows:

- D. No-Impact Home-Based Business as defined in Article II herein.

**Article V, AR Residential District, § 205-24, Fence Requirements**, be deleted and the following shall replace: “ No fence will be allowed which exceeds six (6) feet in height, and such fence shall not extend beyond the building line of the adjacent properties, unless it is on a corner lot, then one side of the fence can be extended to within fifteen feet of the face of curb or edge of roadway as determined by the Zoning Officer. An open fence may enclose the property but not exceed a height of forty-eight (48) inches. The use of barbed or razor wire is prohibited.”

**Article VIA, MR Medium Density Residential District, § 205-30.2, Permitted Uses**, shall be amended to include new subsection F to be known as § 205-30.2.F which shall provide as follows:

F. No-Impact Home-Based Businesses as defined in Article II herein.

**Article VII, GA Garden Apartment Residential District, § 205-32, Permitted Uses**, shall be amended to include new subsection E to be known as § 205-32.E which shall provide as follows:

E. No-Impact Home-Based Business as defined in Article II herein.

**Article VIII, CR Residential District, § 205-36, Permitted Uses**, shall be amended to include new subsection A.(8) to be known as § 205-36.A.(8) which shall provide as follows:

A.(8) No-Impact Home-Based Business as defined in Article II herein.

**Article IX, HR High-Rise Residential District, § 205-42, Permitted Uses**, shall be amended to include new subsection A.(5) to be known as § 205-42.A.(5) which shall provide as follows:

A.(5) No-Impact Home-Based Business as defined in Article II herein.

**Article X, RP Residential and Professional District, § 205-46, Permitted Uses**, shall be amended to include new subsection F to be known as § 205-46.F which shall provide as follows:

F. No-Impact Home-Based Businesses as defined in Article II herein.

**Article XA, RO Residential Office District, § 205-54.2, Permitted Uses**, shall be amended to include new subsection D to be known as § 205-54.2.D which shall provide as follows:

D. No-Impact Home-Based Business as defined in Article II herein.

**Article XII, BP Business and Professional District, § 205-61, Permitted Uses**, shall be amended to include in subsection “A”: “Professional offices for doctors, dentist, chiropractors or any other practitioner of the healing arts for humans.”

**Article XXV, RR Residential Retirement District. § 205-152, Permitted Uses**, shall be amended to include a new subsection B1.(11) to be known as § 205-152.B1(11) which shall provide as follows:

(11) No-Impact Home-Based Business as defined in Article II herein.

**Article XIIB, ECII Executive Campus II District, § 205-63.8, Permitted Uses**, shall be amended to include new subsection A.(15) to be known as § 205-63.8A(15) which shall provide as follows:

(15) No-Impact Home-Based Business as defined in Article II herein.

**Article XIX, Signs, § 205-110(E)**, shall be amended by adding: It is encouraged to provide the community with an attractive unified outdoor advertising scheme. If the user chooses to erect a professionally made carved wood style unified sign, it may be externally illuminated only with a white light not exceeding the equivalent of twenty-five (25) watt incandescent light source and the size may be increased to twenty (20) from sixteen (16) square feet. The height shall not exceed six (6) feet. Window signs shall not exceed six (6) square feet per property.

**Article XIX, Signs, § 205-111, § 205-112** shall be amended by adding: D. All signs shall be placed a minimum of 10 feet behind the face of the curb or edge of pavement in non-curbed areas.

**Article XIX, Signs, § 205-114, § 205-115, § 205-118** shall be amended by adding C-1 Commercial and LI – Limited Industrial to the Districts in which the sign shall be permitted and § 205-114 ( C ), § 206-116 shall be amended by adding LI – Limited Industrial to the Districts in which the sign shall be permitted.

## **§2. REPEALER**

All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed, it being understood and intended that all ordinances and the Code of the Township of East Norriton Pennsylvania, such as are not otherwise specifically in conflict or inconsistent with this ordinance, shall remain in full force and effect, the same being reaffirmed hereby.

§3. REVISIONS

The Township Board of Supervisors does hereby reserve the right, from time to time, to adopt modifications of, supplements to, or amendments of its ordinance, including this provision.

§4. SEVERABILITY

If any sentence, clause, section, term, phrase or part of this ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, terms, provisions, or parts of this ordinance. It is hereby declared the intent of the Board of Supervisors of the Township of East Norriton that this ordinance would have been adopted had such an unconstitutional, illegal, or invalid sentence, clause, section, or part thereof not been included herein.

§5. EFFECTIVE DATE

This amendment shall become effective five (5) days after date of adoption.

**ORDAINED AND ENACTED** by the Board of Supervisors of the Township of East Norriton, this 27<sup>th</sup> day of June, A.D., 2003.

**TOWNSHIP OF EAST NORRITON**

Lewis K. McQuirns  
By: **LEWIS K. MCQUIRNS**  
**CHAIRMAN**

**ATTEST:**  
**TOWNSHIP SECRETARY**

Helmuth J.H. Baerwald  
By: **Helmuth J.H. Baerwald,**  
**Township Manager**

