

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF MONTGOMERY  
TOWNSHIP OF EAST NORRITON

**ORDINANCE 466**

**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 FOR "PERSON", ARTICLE IV, GENERAL PROVISIONS § 205-14, MODIFICATION OF FRONT YARD REQUIREMENT, § 205-16, ACCESSORY USE BY REQUIRING A ZONING PERMIT FOR A PRIVATE GARAGE, § 204-14, CONTINUATION OF REATIVE QUARTERS, ALLOWABLE SIZE FOR TEMPORARY STRUCTURES, 175-19D(12) & 175-19E(2), ALLEYS, DRIVEWAYS AND PARKING AREAS BY AMENDING THE NUMBER OF CONTINIOUS PARKING SPACES ALLOWED 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 front yard requirements, Accessory structures, continuation of a Relative Quarters and the addition of a definition for "Person"; 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 following amendments 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 the following:** Person: A natural person, heirs, executors, administrators or assigns, and includes a firm, partnership or corporation, or Limited Liability Corporation its or their successors or assigns, or the agent of any of the aforesaid.

**Article IV, General Provisions, 205-14 – Modification of front yard requirements** adding the following: Where there is a conflict in providing for the installations of the requirements to comply with the American Disabilities Act, the front yard setback shall be allowed to be reduced to meet these requirement so long as no interference is created with pedestrian, vehicle or emergency access.

**Article IV, General Provisions, 205-16 Accessory Uses,** shall be amended as follows:

205-16 B(1) - Uses Accessory to dwelling – add the following sentence at the beginning “A private garage shall require a Zoning Permit and be constructed to the then current Building Codes in affect.”

205-16 B(4)d - the following shall be added after the word property “Unless the appropriate deed restriction has been filed with the Recorder of Deeds and the property is being continued as a Relative Quarters by the new owner/buyer.”

205-17 (A) - shall be amended to read “ For temporary structures of up to one hundred sixty eight (168) square feet, there shall be a minimum setback of five (5) feet from any side or rear property line. The placement of any temporary structure not be any further than the rear of the structure, shall not be located in front yard, any easement, drainage way that would affect the overall public interest and shall not be greater than fourteen (14) feet in height.”

**Article V, Design Standards, 175-19D(12) Alleys, Driveways and Parking Areas** shall be amended to read “No more than fifteen (15) parking spaces.”

**Article V, Design Standards, 175-19E(2) Alleys, Driveways and Parking Areas** be amended to read "Planting islands shall be provided at least every fifteen (15) adjacent parking stalls."

**§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**

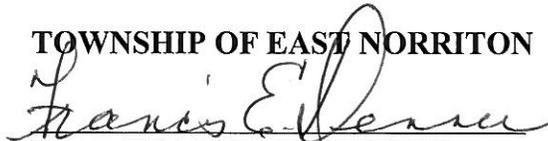
The Township Board of Supervisors does hereby reserve the right, from time to time, to adopt modifications of, supplements to, or amendments of its ordinance, including this provision.

**§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.

**ORDAINED AND ENACTED** by the Board of Supervisors of the Township of East Norriton, this 25<sup>TH</sup> day of May, A.D., 2004.

**TOWNSHIP OF EAST NORRITON**



By: **FRANCIS E. DENNER**  
**CHAIRMAN**

**ATTEST:**



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

