

**ORDINANCE NO. 472**

**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, FOR THE PURPOSES OF AMENDING ARTICLE II, WORD USAGE; DEFINITIONS; ARTICLE III, DISTRICTS; BOUNDARIES; ARTICLE IV, GENERAL PROVISIONS; ADDING A NEW RESIDENTIAL DISTRICT TO BE ENTITLED BR-1 RESIDENTIAL DISTRICT; RECLASSIFYING THE MR MEDIUM-DENSITY RESIDENTIAL DISTRICT AS ARTICLE VIB; ARTICLE XIII, C COMMERCIAL DISTRICT, FENCING HEIGHT; ARTICLE XIII A, C-1 COMMERCIAL DISTRICT, FENCING HEIGHT; ARTICLE XIII A, EC EXECUTIVE CAMPUS DISTRICT, USES; AND REPEALING ANY INCONSISTENT PROVISIONS THEREWITH**

**NOW, THEREFORE, BE IT ENACTED and ORDAINED** and it is hereby **ENACTED** and **ORDAINED** by the Board of Supervisors of East Norriton Township as follows:

**SECTION 1. Article II, Word Usage; Definitions, §205-5, Definitions** shall be amended by adding in alphabetical order the following definition:

LOT AREA, NET - Lot area excluding the following: area continuously covered by water, areas contained within the 100 Year Floodplain, areas contained within regulated wetlands, areas contained within steep slopes in excess of 15%, areas used for permanent storm water management facilities having a temporary storage elevation greater than 1½ feet, areas contained within overhead utility lines and 50% of areas contained within underground utility easements, and the area contained within the access leg of a flag or rear lot.

**SECTION 2. Article III, Districts; Boundaries, §205-6, Districts enumerated,** is hereby amended to add a new zoning district entitled:

BR-1 Residential District

**SECTION 3. The East Norriton Township Zoning Ordinance is hereby amended to add a new Article VIA, BR-1 Residential District,** to read as follows:

**§205-30.1 Legislative 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 to provide for lot area and building area requirements compatible with existing neighborhoods previously largely developed which cannot reasonably comply with the BR Residential District standards. In addition, for tracts having a minimum of 60,000 square feet an option shall be permitted for townhouses and/or twins to be permitted at a density not to exceed what otherwise could be achieved utilizing a net lot area of 7,500 square feet.

**§205-30.2 Permitted uses.**

- A. A building may be erected, altered or used, and a lot or premises may be used for any purpose(s) in §205-23.
- B. When approved as a conditional use, townhouse and/or twin house may be approved subject to the following:
  - (1) A tract having a minimum contiguous lot area of not less than 60,000 square feet shall be provided.
  - (2) The maximum density for twins or townhouses shall not exceed 5.5 dwelling units per net lot area.
  - (3) Except as modified above, §§205-37 through 205-41 of the CR Residential District shall apply.

**§205-30.3 Lot area and building requirements.**

- A. Net lot area shall be provided for each lot as follows:
  - (1) If not served by sanitary sewer: fifteen thousand (15,000) square feet.
  - (2) If served by sanitary sewer: seven thousand five hundred (7,500) square feet.
- B. The minimum width at the building line shall be seventy (70) feet.
- C. Yard requirements shall be as follows:
  - (1) Front yard: thirty (30) feet.
  - (2) Side yard: ten (10) feet minimum, twenty-five (25) feet aggregate.
  - (3) Rear yard: twenty-five (25) feet.
- D. The building height shall be as follows:
  - (1) Principal building: thirty-five (35) feet.
  - (2) Accessory building: twenty (20) feet.
- E. The maximum building coverage shall be twenty-four percent (24%) of the total lot area.

- F. Landscaping, including conservation of existing trees and woodlands, street trees, storm water basin landscaping and site element screens, shall be provided in accordance with the provisions of Chapter 175, Subdivision and Land Development.
- G. Fencing requirements of §205-24 shall apply.

**SECTION 4. The MR Medium-Density Residential District shall be reclassified as Article VIB and the sections contained therein renumbered accordingly.**

**SECTION 5. The EC Executive Campus District shall be amended by adding to §205-63.5D (2)(a) as follows:**

“except for Banks, Restaurants, Day-Care center and nursery school use not exceeding 30 feet in height shall be required to maintain a 50 feet setback from residentially zoned property.”

**SECTION 6. Article IV, General Provisions shall be amended by adding a new section to read as follows:**

**§205-21.3 Net Lot Area Requirements for Residential Districts.**

<u>Residential District</u>	<u>Minimum Lot Area</u>	<u>Net Lot Area</u>
AR Residential	20,000 square feet	10,000 square feet
BR Residential	10,000 square feet	7,500 square feet
BR-1 Residential	7,500 square feet	7,500 square feet
Twin houses, duplexes, townhouses, and attached dwellings in all Districts		Equal to the minimum lot area established in each District for the use. In unlotted developments, an area equal to the minimum front yard, the minimum required side yard(s), and an area equal to one-half the minimum rear yard, or equivalent setbacks established by the District shall be maintained around each dwelling unit.

**SECTION 7. Article XIII, C Commercial District, §205-66.N shall be amended to read as follows (new words underlined):**

- N. Fencing requirements of §205-24 shall apply. **[Added 10-16-1996 by Ord. No. 373]**  
In the C Commercial District the rear yard fence abutting a residential zoned property shall be allowed a height of eight (8) feet when constructed of a solid material, excluding chain link.

**SECTION 8. Article XIII.A, C-1 Commercial District, §205-66.3** shall be amended to add a new subsection N to read as follows:

N. Fencing requirements of §205-24 shall apply. In the C-1 Commercial District the rear yard fence abutting a residential zoned property shall be allowed a height of eight (8) feet when constructed of a solid material, excluding chain link.

**SECTION 9. Severability.** In the event that any section, sentence, clause, phrase or word of this ordinance shall be declared illegal, invalid or unconstitutional by any Court of competent jurisdiction, such declaration shall not prevent, preclude or otherwise foreclose enforcement of any of the remaining portions of this ordinance.

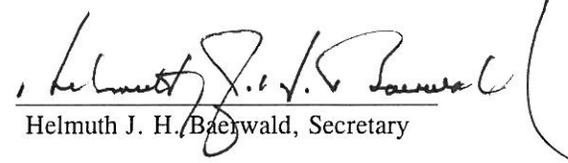
**SECTION 10. Repealer.** All ordinances or parts of ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed.

**ORDAINED and ENACTED** by the Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, this 25<sup>th</sup> day of January, 2005.

BOARD OF SUPERVISORS  
EAST NORRITON TOWNSHIP



Francis E. Denner, Chairman

ATTEST:   
Helmut J. H. Baerwald, Secretary

