

**ORDINANCE NO. 480**

**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, AND THE ZONING MAP ATTACHED THERETO, BY CHANGING THE ZONING CLASSIFICATION OF A CERTAIN TRACT OF GROUND LOCATED IN THE TOWNSHIP OF EAST NORRITON FROM BP-BUSINESS PROFESSIONAL DISTRICT TO RR- RETIREMENT RESIDENTIAL DISTRICT.

The Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, under and by virtue of authority granted by the Second Class Township Code and the Municipalities Planning Code, do hereby enact and ordain:

SECTION 1. The Code of East Norriton Township, specifically, Chapter 205, known as the East Norriton Township Zoning Ordinance, and the zoning map attached thereto, is hereby amended by changing the zoning classification of the area described below from BP-Business Professional District to RR - Retirement Residential District.

SECTION 2. The area of the zoning map changed by this Ordinance shall be as follows:

**ALL THAT CERTAIN** lot or piece of ground, with the buildings and improvements thereon erected, Situate in the Township of East Norriton, County of Montgomery, Commonwealth of Pennsylvania described in accordance with a Plan of Subdivision of Land for 196 W. Johnson Highway by Chambers Associates, dated April 4, 2004, as follows, to wit:

**Beginning** at a point, a concrete monument, on the northeasterly right-of-way line of Johnson Highway (variable width), said point being located the following two (2) courses and distances from the centerline intersection of DeKalb Pike and Johnson Highway: 1) North 47 degrees 45 minutes 00 seconds West 450.00 feet; 2) North 42 degrees 15 minutes 00 seconds East 22.50 feet; thence from said point of beginning continuing along said right-of-way North 47 degrees 45 minutes 00 seconds West 242.38 feet to a point, thence along the common property line with Lot-1 North 42 degrees 15 minutes 00 seconds East 253.43 feet to a point, thence North 47 degrees 45 minutes 00 seconds West 13.81 feet to a point, thence North 42 degrees 15 minutes 00 seconds East 184.59 feet a point on a common property line with various owners, thence South 47 degrees 39 minutes 00 seconds East 675.32 feet to a point on the northwesterly right-of-way line of DeKalb Pike (66 feet wide), thence along said right-of-way line South 42 degrees 31 minutes 00 seconds West 358.22 feet to point of curvature, thence along the

arc of a curve to the right with a radius of 76.50 feet, the arc distance of 119.81 feet to appoint of tangency on the aforementioned right-of-way line of Johnson Highway, thence along said right-of-way North 47 degrees 45 minutes 00 seconds West 340.97 feet to a point, thence South 42 degrees 15 minutes 00 seconds West 2.50 feet to the first mentioned point and place of beginning.

**Containing:** 6.64 acres more or less

**BEING PARCEL NO.** 33-00-04711-017, Block 024, Unit 027, of the Montgomery County Commissioners Registry, known as 2 West Johnson Highway, East Norriton, PA

SECTION 3. 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 provision shall be separate, distinct, and independent and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4. 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 23<sup>rd</sup> day of August, 2005.

BOARD OF SUPERVISORS  
EAST NORRITON TOWNSHIP

BY: Francis E. Denner  
Francis E. Denner, Chairman

ATTEST:

Helmuth J. H. Baerwald  
Helmuth J. H. Baerwald, Secretary

