

ORDINANCE NO. 505

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, TO AMEND ARTICLE XI IN – INSTITUTIONAL DISTRICT  
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:

**Article XI, IN Institutional District**, shall be amended as follows:

**Section 1. Article XI, IN Institutional District, §205-56, Subsection J** shall be  
amended by adding the following additional text to read as follows:

- J. Accessory uses as defined in §205-16. In addition, the following additional  
accessory uses shall be permitted for hospital use which may be located  
either within the hospital or in separate buildings:
- (1) Medical office building(s) which may be used by medical staff and  
physicians for out-patient services and administration, executive and  
professional uses, the normal attributes of which do not involve the  
actual storage, warehousing, exchange or delivery of merchandise on  
the premises.
  - (2) Fitness center limited to patients, occupants of temporary living  
quarters, employees and medical staff.
  - (3) Temporary living quarters limited to family members and visitors of  
patients, medical staff, physicians and employees directly affiliated  
with the hospital operation.
  - (4) Pharmacy limited to use by patients, visitors of patients, employees,  
and medical staff.
  - (5) Day-care center specifically limited to use by patients, visitors of  
patients, employees, and medical staff.
  - (6) Cafeteria specifically limited to use by patients, visitors of patients,  
employees, and medical staff.
  - (7) Gift shop specifically limited to use by patients, visitors of patients,  
employees, and medical staff.
  - (8) Helipad limited to emergency use for transporting physicians,  
emergency medical technician personnel and/or patients for critical  
care events subject to the following requirements:

(a) Outbound transport paths of the helicopter, once the patient or physician has been delivered to the hospital and stabilized, will not be over residential neighborhoods. Inbound transport paths of physicians will not be over residential neighborhoods. Except in the case of the transport of a critically ill patient, inbound paths of patients will not be over residential neighborhoods.

(b) The helipad must be at least four hundred (400) square feet or a circle with a 60-foot diameter and shall be paved, level and maintained dirt-free. Rooftop helipads shall be free of all loose stone and aggregate.

(c) At least two (2) approach lanes shall be provided and maintained free of obstructions and shall be located not less than ninety degrees (90°) apart. Each approach lane shall be located within forty-five degrees (45°) left or right of the prevailing winds and shall fan out at an angle of ten degrees (10°) from the width of the helipad to a width of one thousand feet (1,000') and shall have a glide angle slope of eight to one (8-1) measured from the outer edge of the helipad.

(d) Clear area for emergency landings of the helicopter in the event of mechanical failure shall be available. These emergency landing areas shall be located within the normal glide range of the helicopter with one engine off when operating in the approved takeoff or landing lane from the helipad.

(e) The helipad shall be permitted on the roof of a building or on the ground adjacent thereto. When the helipad is on the roof of a building, it shall be set back three hundred and fifty feet (350') or four times (4x) the height of the hospital, whichever is greater, from any residential zoning district. When the helipad is on the ground, it shall be set back at least two hundred and fifty feet (250') from any residential zoning district.

(f) In addition to the requirements of the township, a helipad shall comply with the rules and regulations pertaining thereto of the Bureau of Aviation, Pennsylvania Department of Transportation and the Federal Aviation Administration.

(g) Helipad shall not be used before the aforementioned state and federal agencies have approved the use of the helipad.

**Section 2. Article XI, IN Institutional District, §205-58, Conditional uses shall be deleted in its entirety and restated to read as follows:**

**§205-58. Regulations applicable to hospital use on properties having fifty (50) acres or greater.**

- A. All regulations of §205-59, General regulations shall apply except as specifically modified below.
- B. Green area. A minimum of thirty-five percent (35%) of the lot area shall be maintained as green area.
- C. Height regulation. The maximum building height of any building or structure shall be eighty-five (85) feet.
- D. Yard requirements adjacent to Residential Districts. The minimum depth of all yards adjacent to a Residential District shall be equal to a distance not less than twice the height of the building calculated to its highest elevation, but in no event less than one hundred (100) feet.
- E. Parking area setback adjacent to Residential Districts. Parking areas shall be set back a minimum of fifty (50) feet from a Residential District boundary line.

**Section 4. Severability.** In the event that any section, sentence, clause, phrase or word of this ordinance shall be declared illegal, invalid or constitutional 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 5. 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.

**ENACTED and ORDAINED** by the Board of Supervisors of East Norriton Township this 12<sup>th</sup> day of July, 2008.

BOARD OF SUPERVISORS  
EAST NORRITON TOWNSHIP

Lewis K. McQuirns  
Lewis K. McQuirns, Chairman



ATTEST:

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