

ORDINANCE NO. 512

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 §205-4, WORD USAGE, §§205-20.A, 205-20.A(4) AND 205-20.A(5), REQUIREMENTS FOR SPECIAL OUTDOOR EVENTS, §205-21.3, NET LOT AREA FOR RESIDENTIAL DISTRICTS, §205-21.3, FENCES, §205-24, FENCE REQUIREMENTS, §205-25.A, LOT AREA AND BUILDING COVERAGE, §205-25.C(3), LOT AREA AND BUILDING COVERAGE, §205-25.E, BUILDING COVERAGE, §205-29 FENCE REQUIREMENTS, §205-30.A, LOT AREA AND BUILDING COVERAGE, §205-30.3.E, BUILDING COVERAGE, §205.30.3.H, FENCING REQUIREMENTS, §205-34.O FENCING REQUIREMENTS, §205-39.G, FENCING REQUIREMENTS, §205-44.D(1), SETBACK FROM PROPERTY LINES, §205-44.N, FENCE REQUIREMENTS, §205-48.H, FENCE REQUIREMENTS, §205-54, INGRESS AND EGRESS, §205-54.5.E, FENCE REQUIREMENTS, §205-54.10, INGRESS AND EGRESS, §205-59.L, FENCE REQUIREMENTS, §205-63.L, FENCING REQUIREMENTS, §205-63.11.C(4)(e) GENERAL REGULATIONS FOR NONRESIDENTIAL USES, §205-65.A(12)(a) PERMITTED USES, §205-66.N, FENCE REQUIREMENTS, §205-66.3.N, FENCE REQUIREMENTS, §205-68.N(1) PERMITTED USES, §205-72.H, PERMITTED USES, §205-87.L, PERMITTED USES, §205-110.E, SIGNS PERMITTED IN RESIDENTIAL DISTRICTS, §205-141, HEARINGS, AND §205-148, FEE SCHEDULE ESTABLISHED, AND REPEALING ANY INCONSISTENT PROVISIONS THEREWITH**

WHEREAS, §1506 of the Second Class Township Code, as amended, and found at 53 P.S. 66506, entitled "General Powers", authorizes the Township Board of Supervisors to make and adopt ordinances, bylaws, rules and regulations, not inconsistent with or constrained by the Constitution and the laws of the Commonwealth necessary for the proper management, care, and control of the Township and the maintenance of the 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 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 the proposed ordinance, including holding a public meeting; and,

WHEREAS, the Board of Supervisors of the Township of East Norriton, after due consideration of the proposed ordinance at the 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 ENACTED and ORDAINED** by the Board of Supervisors of East Norriton Township and it is hereby ordained and enacted by the authority of the same, to wit:

**SECTION 1. CODE AMENDMENTS:**

**ARTICLE II, §205-4, Word Usage**, is hereby amended by adding the following definition:

205-4                   HELIPAD – An area designated for the takeoff and landing of helicopters that does not include ancillary services such as crew quarters, maintenance, repair, parking and fueling services for helicopters.

**ARTICLE II, §205-4, Word Usage**, is hereby amended by deleting the definition of “temporary structure” and replacing it with the following definition:

§205-4                   TEMPORARY STRUCTURE – A combination of materials assembled, constructed or erected, the use of which does not require attachment to the ground or attachment to something having location on the ground. No structure containing more than 168 square feet shall be considered a temporary structure.

**ARTICLE IV, §§205-20.A, 205-20.A(4) and 205-20.A(5), Requirements for special outdoor events**, are hereby deleted and replaced as follows:

§205-20.A               In the SC, C, EC and ECII districts, a nonrenewable special use permit may be issued by the Zoning Officer to existing lawful tenants to allow for special outdoor events including lawful retail sales, subject to the following conditions:

§205-20.A(4)           A nonrefundable permit fee and refundable escrow fee to ensure restoration of the area to its former condition, as required in the Township Fee Schedule must accompany the application.

§205-20.A(5)           All temporary structures erected as part of the special use must conform to the requirements of the Pennsylvania Uniform Construction Code, as amended. Temporary structures shall be removed immediately upon the conclusion of the event.

**ARTICLE IV, §205-21.3, Net lot area for residential districts**, is hereby deleted in its entirety.

**ARTICLE IV, §205-21.3, Fences**, is hereby created as follows:

§205-21.3.A Fences that do not exceed six feet in height are permitted in all districts. Fences shall not extend toward the front of the building line further than the front wall of the structure except that an open fence may enclose the front of the property but shall not exceed four feet in height and may not be placed in the right-of-way. The use of barbed wire or razor wire is prohibited.

§205-21.3.B In non-residential districts that abut a residential district a solid wood or PVC fence not exceeding eight feet in height may be installed along the rear property line to serve as a buffer between the non-residential and residential districts. In all other non-residential districts, fences greater than six feet in height but not exceeding eight feet in height are permitted by special exception when authorized by the Zoning Hearing Board.

**ARTICLE V, §205-24, Fence requirements,** is hereby deleted in its entirety.

**ARTICLE V, §205-25.A, Lot area and building coverage,** is hereby amended by adding the following:

§205-25.A(3) Under no circumstances shall the net lot area be less than 10,000 square feet.

**ARTICLE V, §205-25.C(3), Lot area and building coverage,** is hereby amended so that the reference to “20 feet” shall be deleted and replaced with “25 feet”.

**ARTICLE V, §205-25.E, Building coverage,** is hereby deleted and replaced with the following:

§205-25.E The building coverage shall not exceed 15% of the total lot area.

**ARTICLE VI, §205-29, Fence requirements,** is hereby deleted in its entirety.

**ARTICLE VI, §205-30.A, Lot area and building coverage,** is hereby amended by adding the following:

§205-30.A(3) Under no circumstances shall the net lot area be less than 7,500 square feet.

**ARTICLE VIA, §205-30.3.E, Building coverage,** is hereby deleted and replaced with the following:

§205-30.3.E The building coverage shall not exceed 15% of the total lot area.

**ARTICLE VIA, §205-30.3.H, Fencing requirements,** is hereby deleted in its entirety.

**ARTICLE VII, §205-34.O, Fence requirements,** is hereby deleted in its entirety.

ARTICLE VIII, §205-39.G, **Fence requirements**, is hereby deleted in its entirety.

ARTICLE IX, §205-44.D(1), **Setback from property lines**, is hereby deleted and replaced with the following:

§205-44.D(1)            One foot for each foot of building height, but not less than one hundred feet from any residential (except HR & HR-1) or institutional district; or

ARTICLE X, §205-48.H, **Fencing requirements**, is hereby deleted in its entirety.

ARTICLE X, §205-54, **Ingress and egress**, is hereby deleted in its entirety.

ARTICLE XA, §205-54.5.E, **Fence requirements**, is hereby deleted in its entirety.

ARTICLE XA, §205-54.10, **Ingress and egress**, is hereby deleted in its entirety.

ARTICLE XI, §205-59.L, **Fencing requirements**, is hereby deleted in its entirety.

ARTICLE XII, §205-63.L, **Fencing requirements**, is hereby deleted in its entirety.

ARTICLE XIIB, §205-63.11.C(4)(e), **General regulations for nonresidential uses**, is hereby amended to read as follows:

§205-63.11.C(4)(e)    Twenty feet from any building unless said parking is located under the building.

ARTICLE XIII, §205-65.A(12)(a), **Permitted Uses**, is hereby deleted.

ARTICLE XIII, §205-66.N, **Fence requirements**, is hereby deleted in its entirety.

ARTICLE XIII A, §205-66.3.N, **Fence requirements**, is hereby deleted in its entirety.

ARTICLE XIV, §205-68.N(1) **Permitted Uses**, is hereby deleted.

ARTICLE XV, §205-72.H, **Permitted Uses**, is hereby deleted.

ARTICLE XVI, §205-87.L **Permitted Uses**, is hereby deleted.

ARTICLE XIX, §205-110.E, **Signs permitted in residential districts**, is hereby deleted and replaced with the following:

§205-110.E            For Residential and Professional and Residential Office district uses: One freestanding sign, not to exceed twenty square feet which shall be placed a minimum of ten feet from the ultimate right of way. Such signs may not exceed six feet in height.

**ARTICLE XXII, §205-141, Hearings**, is hereby deleted in its entirety and replaced with the following:

§205-141                    The Board shall conduct hearings and make decisions in accordance with the Pennsylvania Municipalities Planning Code.

**ARTICLE XXIV, §205-148, Fee schedule established**, is hereby deleted and replaced with the following:

§205-148                    The Board of Supervisors shall establish a fee schedule in which shall be listed the various fees for applications, permits and hearings. Said fee schedule shall be based, as nearly as possible, upon actual costs to the Township for said applications, permits and hearings. The fee schedule may be amended from time to time by Resolution.

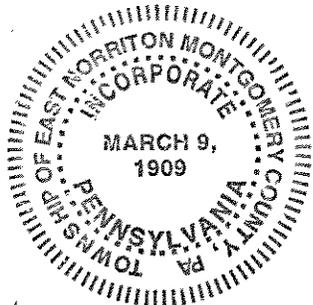
**SECTION 2. Severability.**

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 3. 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 this 23rd day of December, 2008.



BOARD OF SUPERVISORS  
EAST NORRITON TOWNSHIP

Lewis M. Juims  
Chairman

ATTEST: [Signature]  
Secretary