

ORDINANCE NO. 517

EAST NORRITON TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

“Creation of Age-Targeted Residential District”

AN ORDINANCE AMENDING THE CODE OF EAST NORRITON TOWNSHIP, SPECIFICALLY CHAPTER 205, KNOWN AS THE EAST NORRITON TOWNSHIP ZONING ORDINANCE, ARTICLE II (WORD USAGE; DEFINITIONS), SECTION 205-5 (DEFINITIONS) TO ADD A NEW DEFINITION OF “AGE-TARGETED HOUSING”; AMENDING CHAPTER 205 TO ADD A NEW ARTICLE XXVII CREATING A NEW ZONING DISTRICT ENTITLED “AGE-TARGETED RESIDENTIAL DISTRICT” TO PROVIDE REGULATIONS FOR THE DEVELOPMENT OF AGE-TARGETED HOUSING.

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. Text Amendment. Chapter 205, known as the East Norriton Township Zoning Ordinance, Article II (Word Usage, Definitions), Section 205-5 (Definitions) is hereby amended by adding the following new definition of “Aged-Targeted Housing” in alphabetical order.

AGE-TARGETED HOUSING – A development of multiplex dwelling units and/or townhouses designed to be attractive to (but not required to be restricted to) older persons, with each unit having interior access to a garage; being limited to no more than three bedrooms; and with all exterior building surfaces, landscaping and parking facilities maintained by a homeowners’ association.

Section 2. Text Amendment. Chapter 205, known as the East Norriton Township Zoning Ordinance, is hereby amended to create the following new zoning district entitled “Aged-Targeted Residential District” as follows:

ARTICLE XXVII ATR Age-Targeted Residential District

§ 205-170.1 Creation; title.

A new district shall be created which will be entitled “ATR Age-Targeted Residential District.

§ 205-171 Permitted Uses.

The following uses shall be permitted, and a building may be erected, altered or used, and a lot or premises may be used for any of the following purposes:

- A. Age-Targeted Housing, as the sole use of a property, subject to the standards in this Article.
- B. As an accessory use, a no-impact home-based business as defined in Article II herein.

§ 205-172 Development requirements.

- A. A Master Plan shall be required for the entire tract and shall include a unified architectural theme.
- B. Phasing. If constructed in phases, each phase shall be planned so that the regulations shall be fully complied with at the time of completion of any stages.
- C. The minimum lot area devoted to this use shall be five acres and the maximum lot area devoted to this use shall be 10 acres.

§ 205-173 Area and bulk requirements.

- A. The maximum number of dwelling units shall be 10 dwelling units per gross acre of lot area.
- B. Building area shall not exceed 35% of the lot area.
- C. Impervious surface ratio, including building area, shall not exceed 68%.
- D. Minimum building setbacks from streets and property lines shall be as follows:
 - (1) When adjacent to a residential district:
 - (a) In the case of buildings less than two stories, a setback equal to the building height but in no event less than 25 feet.
 - (b) In the case of 2 or 2 1/2 story buildings, a setback of not less than 50 feet.
 - (2) When adjacent to a zoning district other than residential, all buildings shall be set back a distance equal to the height of the building but not less than 25 feet.
 - (3) When adjacent to an improved public street, all buildings shall be set back a distance not less than 50 feet from the ultimate right-of-way line, 25 feet of which must be a buffer area.

- E. Minimum space between buildings shall be 25 feet.
- F. Height of building. No building shall exceed a height of 35 feet nor shall it be more than 2 ½ stories.
- G. The foot print of a building shall not be longer than six units nor wider than two units.

§ 205-174 Off-street parking requirements.

- A. There shall be a minimum of two parking spaces for each Age-Targeted Housing residential dwelling unit. Driveways may be used in the calculation of off-street parking spaces, but one (1) garage parking space for each unit may not be used to address the parking requirements of this section. Overflow parking shall be provided at the rate of .2 spaces for every unit and shall be provided in approved areas accessible by all residents and visitors.
- B. When submitting a land development plan, the applicant shall design for the maximum parking that may be expected for the Age-Targeted Housing Development. This shall include the sum of applicable parking requirements outlined in this section. A specified number of the overflow parking spaces may be held in reserve with the permission of the Board of Supervisors.
- C. No parking or loading shall be permitted closer than 25 feet from any ATR Age-Targeted Residential District boundary line adjacent to a residential district, 25 feet from the ultimate right-of-way line of an existing street, and 10 feet from any ATR Age-Targeted Residential District boundary line adjacent to a zoning district other than residential.
- D. It shall be illegal to park any commercial vehicles with a manufacturer's specified payload of 2,000 pounds or greater in an ATR Age-Targeted Residential development.

§ 205-175 General provisions.

- A. Utilities. All buildings and units within the Age-Targeted Housing Development shall be served by both public water and public sanitary sewer. All utility lines such as electric, telephone and cable shall be installed underground.
- B. Signs. Identification signs and directional signs shall be permitted pursuant to § 205-110D or E, as may be applicable, of this Chapter. Traffic directional signs and signs indicating direction to delivery and loading areas are permitted and shall not exceed four square feet each.

- C. Lighting fixtures. External illumination of any Age-Targeted Housing Development as well as the parking lots, driveways, walkways and entrances thereto shall be arranged so as to protect the adjacent highways and neighboring properties, whether or not contiguous thereto, from unreasonable direct glare or hazardous visual interference. No freestanding light fixture shall exceed a height of 16 feet.
- D. Landscape plan. The developer of an Age-Targeted Housing Development shall provide a separate landscape plan for the perimeters of the tract, as well as any green or open space portions of the tract.
- E. Buffer area. A permanent landscape buffer of no less than 25 feet in width when adjacent to an existing street right-of-way line or a residential zoning district shall be provided along the perimeter boundaries of an Age-Targeted Housing Development, excluding access points only in accordance with the Township Subdivision and Land Development Ordinance.
- F. Declaration of age restriction. In an Age-Targeted Housing Development, the age restriction and recording of a declaration of age restriction, as set forth in Section 205-156 (F), shall be permitted, but shall not be required.
- G. In the ATR Age-Targeted Residential District, a 1 ½ story building is defined as a building with two floors of living space above ground and a height less than 25 feet. A 2 ½ story building shall have three floors of living space above ground with a height less than 35 feet. The top floor of a 1 ½ or 2 ½ story building shall have substantially less living space than the floor located immediately beneath the top floor.

Section 3. 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 4. 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 26th day of May, 2009.

BOARD OF SUPERVISORS
EAST NORRITON TOWNSHIP

Lewis K McQuirms
Lewis K McQuirms, Chairman

ATTEST:

Donald Delamater
Donald Delamater, Secretary

