

EAST NORRITON TOWNSHIP

ORDINANCE NO. 553

**AN ORDINANCE OF EAST NORRITON TOWNSHIP, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA, AMENDING PART II, CHAPTER 205, ZONING, OF THE CODE OF THE TOWNSHIP OF EAST NORRITON TO ADD THE DEFINITION OF “GROUP HOME” AND TO ADD GROUP HOME AS A USE PERMITTED BY SPECIAL EXCEPTION IN ALL RESIDENTIAL ZONING DISTRICTS AND THE INSTITUTIONAL DISTRICT AND PROVIDE ADDITIONAL REGULATIONS**

**WHEREAS**, the Board of Supervisors of East Norriton Township desires to amend The Code of the Township of East Norriton by adopting certain amendments to Chapter 205, Zoning, to add a definition of “Group Home,” and to provide for the Group Home use in all residential districts, in compliance with the Civil Rights Act of 1968, Title VIII, as amended by the Fair Housing Amendments Act of 1988, 42 U.S.C.A. § 3604, and to provide regulations for the group home use.

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

**SECTION I.** Chapter 205 of the East Norriton Township Code entitled “Zoning” is amended as follows:

(1) Section 205-5 entitled “Definitions” is amended to add the definition of “Group Home” to read as follows:

“GROUP HOME – A residential facility used as living quarters by any number of unrelated persons requiring special care, specifically designed to create a residential setting for the mentally and physically handicapped. The individuals may be either transient or permanent residents. Any number of handicapped persons, as defined in Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988, have the right to occupy a dwelling unit in the same manner and to the same extent as any family unit.”

(2) New Section 205-21 is added to read as follows:

“Group homes shall be permitted by special exception in the AR, BR, BR-1, MR, GA, CR, HR, HR-1, RR, RP, RO, ATR, and IN Zoning Districts, subject to the additional requirements listed below. Prior to obtaining a permit for a group home use, Applicant shall provide evidence that the group home will be in compliance with the below regulations, and the below regulations shall be in full force and effect so long as the dwelling continues to be used as a group home.

A. A fire sprinkler system which complies with NFPA 13D (2007) shall be installed throughout the group home and any attached accessory buildings.

B. A fire alarm system which complies with Chapter 11 of NFPA 72 (2007) shall be installed throughout the group home and any attached accessory structures.

C. When applying for a group home permit, Applicant shall provide a dimensioned floor plan indicating the size of each room, including sleeping rooms, and identifying the maximum number of residents who will occupy each sleeping room, to demonstrate that the home will not be overcrowded and in compliance with all applicable building codes.

D. When applying for a group home permit, Applicant shall provide a written statement describing how the facility will have adequate trained staff supervision for the number of residents and their related disability or disabilities.

E. In place of the off-street residential parking requirements for residential units, a group home shall provide a minimum of four off-street parking spaces. A group home with more than four residents shall provide one additional off-street parking space for every two residents, or fraction thereof, in excess of four residents. All parking spaces shall measure no less than 9' in width and 18' in length and a garage shall not be counted as a parking space.

F. Supervisory, counseling and medical services shall be provided only to residents of the group home and no outpatient services will be provided to individuals who are not residents of the group home.

G. A minimum of one non-resident (caretaker) employee shall be on the premise at all times and shall be readily available to provide assistance to residents of the group home.

H. All non-resident (caretaker) employees shall be qualified by training and/or experience to provide supervision and care to residents of the group home.

I. If a group home is in a residential district, an appearance shall be maintained closely similar to nearby dwellings, and no sign shall identify the use.”

- (3) Old Section 205-21 shall become Section 205-22
- (4) Section 205-21.1 shall become Section 205-22.1
- (5) Section 205-21.2 shall become Section 205-22.2
- (6) Section 205-21.3 shall become Section 205.22.3
- (7) Section 205-22 shall become Section 205-23
- (8) Section 205-23 shall become Section 205-24

## **SECTION II. REPEALER**

Any and all terms, conditions and provisions of any Ordinance or Resolution of the Township of East Norriton in conflict with the terms, conditions and provisions of this Ordinance are hereby repealed to the extent of such conflict.

**SECTION III. SEVERABILITY**

The terms, conditions, and provisions of this Ordinance are hereby declared to be severable, and, should any portion, part or provision of this Ordinance be found by a court of competent jurisdiction to be invalid, unenforceable or unconstitutional, the East Norriton Township Board of Supervisors hereby declares its intent that the Ordinance shall have been enacted without regard to the invalid, unenforceable, or unconstitutional portion, part or provision of this Ordinance.

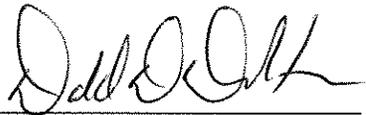
**SECTION IV. EFFECTIVE DATE**

This Ordinance shall become effective five (5) days after enactment by the Board of Supervisors of East Norriton Township.

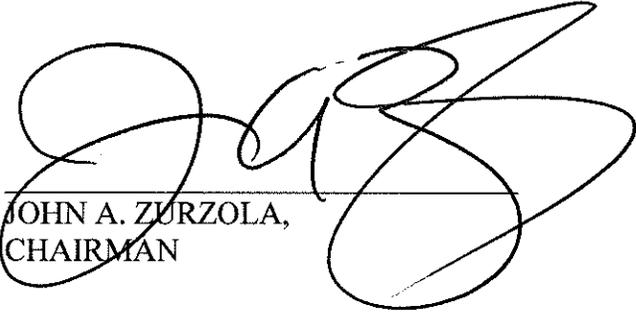
**ORDAINED AND ENACTED**, by the Board of Supervisors of the Township of East Norriton, Montgomery County, Commonwealth of Pennsylvania, this 27<sup>th</sup> day of May, 2014.



ATTEST:

  
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DONALD DELAMATER,  
SECRETARY

**EAST NORRITON TOWNSHIP  
BOARD OF SUPERVISORS**

  
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JOHN A. ZURZOLA,  
CHAIRMAN