

**EAST NORRITON TOWNSHIP  
ORDINANCE NO. 571**

**AN ORDINANCE OF EAST NORRITON TOWNSHIP, MONTGOMERY COUNTY,  
COMMONWEALTH OF PENNSYLVANIA, AMENDING THE CODE OF EAST  
NORRITON TOWNSHIP, CHAPTER 205, KNOWN AS THE EAST NORRITON  
TOWNSHIP ZONING ORDINANCE, TO AMEND ARTICLE II WORD USAGE;  
DEFINITIONS, ARTICLE VIII, CR RESIDENTIAL DISTRICT AND AMENDING THE  
ZONING MAP BY CHANGING THE ZONING CLASSIFICATION OF A CERTAIN  
PARCEL OF GROUND FROM AR RESIDENTIAL DISTRICT TO BR-1 RESIDENTIAL  
DISTRICT**

**AND**

**AMENDING CHAPTER 175: SUBDIVISION AND LAND  
DEVELOPMENT TO AMEND ARTICLE V: DESIGN STANDARDS  
AND REPEALING ANY INCONSISTENT PROVISIONS THEREWITH**

**WHEREAS**, Section 1506 of the Second Class Township Code, as amended, and found at 53 P.S. 66506, 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**, Section 1516 of the Second Class Township 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 is vested with the authority to enact amendments to the Township Zoning Map, as set forth under the Pennsylvania Municipalities Planning Code; and

**WHEREAS**, a Petition for Change of Zoning has been submitted by MEH Investments, LLC, the equitable owner of Montgomery County Tax Parcel Number 33-00-00238-00-8 (the "Property") to rezone the Property from AR Residential District to BR-1 Residential District, to amend the Definitions and the CR Residential in the Zoning Ordinance, and amend the Subdivision and Land Development Ordinance relative to the parking design standards; and

**WHEREAS**, the Board of Supervisors of East Norriton Township, 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.

**WHEREAS**, the Board of Supervisors finds that the Petition for Change of Zoning requested by the Applicant is appropriate; and

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

**SECTION I.**

**Chapter 205, Article VIII, CR Residential District, §205-38.H.(3)** shall be deleted in its entirety and restated to read as follows:

- (3) From a privately owned street: 25 ft. to the curb of the privately owned street.

**SECTION II.**

**Chapter 205, Article II, Word Usage; Definitions** shall be amended to delete the definition of “Parking Space” and “Parking Space, Residential”.

**SECTION III.**

**Chapter 175, Article V: Design Standards, §175-19.D.(7)** shall be deleted and replaced with the following:

- (7) Parking:
  - (a) Non-Residential: Parking stall dimensions shall be not less than 9 feet in width and 18 feet in depth and shall be marked and striped.
  - (b) Residential parking stalls shall consist of a reasonably level space available for parking of 1 motor vehicle, not less than 10 feet wide and having an area of not less than 200 square feet exclusive of passage ways, driveways or other means of circulation or access. The area of each parking space shall be computed net of any required street line or, in the case of a private street without a designated right-of-way, shall be calculated net of an assumed street line established 7 feet behind of the edge of the cartway or face of curb.

**SECTION IV.**

The Zoning Map of East Norriton Township is hereby amended by changing the zoning classification of the Property described below from the AR, Residential District to BR-1 Residential District.

ALL THAT CERTAIN tract or piece of land, with the buildings and improvements thereon erected, Situate in the Township of East Norriton, County of Montgomery and Commonwealth of Pennsylvania, bounded and described Montgomery County Tax Parcel Number: 33-00-00238-00-8.

**SECTION V.**

This Ordinance shall in no other way affect, amend, or modify the said Zoning Map.

**SECTION VI. SEVERABILITY.**

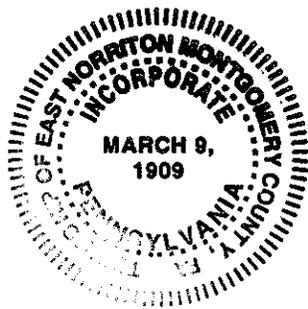
The terms, conditions and provisions of this Ordinance are hereby declared to be severable, and, should any portion, part or provision of this Ordinance be found by a court of competent jurisdiction to be invalid, unenforceable or unconstitutional, the Board of Supervisors hereby declares its intent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

**SECTION VII. REPEALER.**

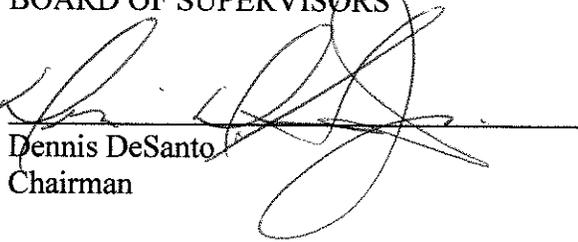
The terms, conditions and provisions of this Ordinance are intended to supersede, repeal and replace any inconsistent terms, conditions or provisions of the Code of the Township of East Norriton, and any term, condition or provision of the Code not in conflict with the terms, conditions and provisions of this Ordinance shall survive the enactment of this Ordinance.

**SECTION VIII. EFFECTIVE DATE.** This Ordinance shall become effective in accordance with the provisions of East Norriton Township Code.

**ORDAINED and ENACTED** this 28<sup>th</sup> day of February, 2017.



**EAST NORRITON TOWNSHIP**  
**BOARD OF SUPERVISORS**

  
Dennis DeSanto  
Chairman

**ATTEST:**



Robert R. Hart  
Secretary