

**West Norriton Township  
Planning Commission Agenda  
May 18, 2020**

1. Call To Order
2. Presentation By Fishburne, LLC Re: Riverview Boulevard (Former O'Neill Phase III)
3. Review And Discuss Proposed Ordinances
  - i. Amending BP District to Allow Townhouses
  - ii. Updating Township Regulations in RA and R3; and
  - iii. Zoning Map Amendment

Documents:

[ORDINANCE - AMENDING BP DISTRICT TO PERMIT TOWNHOUSES.PDF](#)  
[ORDINANCE - UPDATING TOWNHOUSE REGULATIONS.PDF](#)  
[ORDINANCE - AMENDING ZONING MAP- RIVERVIEW BLVD.PDF](#)

4. Public Comment
5. Adjournment

**TOWNSHIP OF WEST NORRITON  
MONTGOMERY COUNTY, PENNSYLVANIA  
ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING CHAPTER 27 [ZONING], PART 7 [B-P BUSINESS AND PROFESSIONAL DISTRICTS], SECTION 701 [USE REGULATIONS] AND ADDING NEW SECTIONS 710 [REGULATIONS FOR TOWNHOUSES] AND 711 [REGULATIONS FOR COMMERCIAL/RETAIL USES] OF THE WEST NORRITON TOWNSHIP ZONING ORDINANCE TO PERMIT “TOWNHOUSES”, “COMMERCIAL OR RETAIL USE” AND “UNIFIED DEVELOPMENT” IN THE B-P BUSINESS AND PROFESSIONAL DISTRICTS**

WHEREAS, the Board of Commissioners of West Norriton Township (“Township”) desires to amend the Township Zoning Ordinance (“Zoning Ordinance”) to amend Section 27-701 “Use Regulations” of the B-P Business and Professional (“B-P”) District to permit townhouses, commercial uses and unified development uses and to permit townhouses and commercial uses in accordance with new Sections 710 and 711, respectively, of the B-P District; and

WHEREAS, the Township Planning Commission, pursuant to the applicable provisions of the Zoning Ordinance and the Pennsylvania Municipalities Planning Code, has reviewed this proposed amendment and issued a recommendation to the Board of Commissioners regarding the same.

NOW, THEREFORE, the Board of Commissioners hereby ordains the Zoning Ordinance be amended as follows:

**Section 1.** The Zoning Ordinance of the West Norriton Township, Chapter 27 [Zoning], Part 7 [B-P Business and Professional Districts], Section 701 [Use Regulations], is hereby amended to add the following:

4. Townhouse(s) (as defined in Section 27-601) by conditional use pursuant to Section 27-1708 (Conditional Use Procedures) and provided no townhouses are constructed in the Floodway (as defined in Section 27-2207).
5. Any commercial or retail use permitted in the L-C Limited Commercial Districts under Section 27-901, except for those uses permitted under Sections 27-901.6, 27-901.7, and 27-901.8, provided that such commercial or retail use is adjacent to or combined with a permitted townhouse development on a minimum tract area of 20 acres.
6. Unified development as described in §27-1001Q of this chapter as a conditional use when authorized by the Board of Commissioners in accordance with the development standards contained in §27-1008 of this chapter, the procedures outlined in §27-1708 of this chapter, the provisions of §27-1803, Subsection 2C of this chapter, and the procedural requirements included in the Pennsylvania Municipalities Planning Code except as specifically provided below:

A. The following uses shall comprise not less than 80% of the total floor area of the unified development:

- (1) Office building, studio, financial uses.
- (2) Hotel.
- (3) Conference center facility.
- (4) Technical training.
- (5) Laboratories for scientific or pharmaceutical research.
- (6) Apartments.

Parking structures shall not be considered floor area for the purpose of this Subsection.

B. A minimum gross tract size of 25 acres shall be provided for the unified development, with direct access to at least one major street as said term is defined in the subdivision and land development ordinance. In the case where more than 750 dwelling units shall be proposed, then access to a second street shall be provided and subject to the approval of the Board of Commissioners.

**Section 2.** The Zoning Ordinance of the West Norriton Township, Chapter 27 [Zoning], Part 7[B-P Business and Professional Districts] is hereby amended to add a new Section 710 as follows:

§27-710 Regulations for Townhouses

1. Townhouses and townhouse developments shall comply with the following regulations:

- A. Minimum Tract Area: 20 acres
- B. Maximum Impervious Coverage: 65%
- C. Maximum Building Coverage: 50%
- D. Maximum Density: 12.0 DU/gross acre
- E. Minimum Off-Street Parking:
  - (1) 2 spaces/DU + 0.5 spaces for guests/visitors
  - (2) Parking will be distributed throughout development
- F. Minimum Front Yard Setback:

- (1) 22' (front access; measured from rear edge of sidewalk, and if no sidewalk from back of curb)
- (2) 10'(alley access; measured from street line)
- (3) 5'(non-garage; measured from rear edge of sidewalk)(if no sidewalk, then 10' front yard setback from back of curb)

G. Minimum Building Separations:

- (1) Front to front: 35'
- (2) Side to front: 30'
- (3) Side to Side 10'
- (4) Rear to rear: 35'
- (5) Side to rear: 30'

H. Minimum private roadway widths:

- (1) Two way: 26' (with no on-street parking)  
34' (one side on-street parking)
- (2) One way: 16' (with no on-street parking)  
24' (one side on-street parking)
- (3) Alleys: 16' (with no on-street parking)

I. Maximum height:

- (1) 55' not to exceed 4 stories (not to exceed 65% of units)
- (2) 45' not to exceed 4 stories (not to exceed 35% of units)

J. Maximum # of townhouses attached in a building:

8 units, but in no more than 10% of total townhouse buildings

K. Maximum building length:

150'

L. Maximum % of front garage townhouses:

35%

M. Maximum % of same type of Townhouses:

45%

N. Minimum open space and active recreation areas:

- (1) At least 25% of the gross tract area must be open space area
- (2) At least 50% of open space area must be active recreation area
- (3) In lieu of providing either or both of the minimum percentage of open space or active recreation area, a fee in the amount of \$750/unit

O. Townhouse units may be of the following types:

- (1) front access with 2-car garage
  - (2) front access with 1-car garage
  - (3) alley access with 2-car garage
  - (4) alley access with 2-car tandem garage
  - (5) alley access with 1-car garage
  - (6) non-garage
- P. Front porches are permitted but shall not exceed 4' in depth, must have a roof or covering but cannot be fully enclosed.
- Q. Patios and decks are permitted but shall not exceed 12' in depth but must be located in the rear or alley side and cannot be enclosed.
- R. If retaining walls are proposed, then segmental block walls or other similar design shall be used that are consistent with earth tone colors.
2. All townhouse development roads/alleys, stormwater facilities, sidewalks, landscaping and open space shall be privately maintained in perpetuity by a single entity or association.
3. As part of the conditional use application, townhouses and townhouse developments shall provide the following information for review and approval:
- A. Conceptual architectural renderings.
  - B. Conceptual landscaping plans.
  - C. A list of building materials.
  - D. The truck turning template.
  - E. The following standards must be met for any townhouse development:
    - (1) Units with garage doors occupying greater than 50% of the unit/building façade, then the unit/building façade shall be designed to articulate or undulate;
    - (2) Unit/building's front façade must contain a minimum of 25% stone or brick material;
    - (3) Units within townhouse buildings must be provided with some offset; and
    - (4) If required by a Township Public Safety Agency, all buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communications systems at the exterior of the building.
    - (5) Front access townhomes must have sidewalks on street side of property.

**Section 3.** The Zoning Ordinance of the West Norriton Township, Chapter 27 [Zoning], Part 7[B-P Business and Professional Districts] is hereby amended to add a new Section 711 as follows:

§27-711 Regulations for Commercial and Retail Uses

1. Commercial or retail uses shall comply with the following regulations:

- A. Minimum Tract Area: 1.5 acres
- B. Maximum Impervious Coverage: 90%
- C. Maximum Building Coverage: 40%
- D. Minimum Off-Street Parking: Per §27-1410
- E. Minimum Yard Setback: 25' (front yard measured from rear edge of sidewalk, and if no sidewalk from back of curb)

**Section 4.** Nothing in this Ordinance or in the Zoning Ordinance, as hereby amended, shall be construed to affect any suit or proceeding in any Court, any rights acquired, or liability incurred, any permit validly issued, or any cause or causes of action existing under said Zoning Ordinance prior the adoption of this amendment.

**Section 5.** The provisions of this Ordinance are severable, and if any section, sentence, clause, part, or provision thereof shall be held illegal, invalid, or unconstitutional by any Court of competent jurisdiction, such decision of Court shall not affect or impair the remaining sections, sentences, clauses, parts, or provisions of this Ordinance. It is hereby declared to be the intent of the Board of Commissioners that this Ordinance would have been adopted as if such illegal, invalid, or unconstitutional section, sentence, clause, part or provision had not been included herein.

**Section 6.** This Ordinance shall take effect and be in force from and after its enactment or adoption as required by law and shall be considered as having been filed in the Township's official book of Ordinances as of the date of the Board of Commissioners' enactment.

**Section 7.** This Ordinance repeals any prior ordinance or portion thereof to the extent that such prior ordinance or portion thereof is inconsistent with this Ordinance.

ORDAINED and ENACTED by the Board of Commissioners of West Norriton Township this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

ATTEST:

BOARD OF COMMISSIONERS  
OF WEST NORRITON TOWNSHIP

\_\_\_\_\_  
Jason Bobst, Manager

\_\_\_\_\_  
Martin Miller, Chair

**TOWNSHIP OF WEST NORRITON  
MONTGOMERY COUNTY, PENNSYLVANIA  
ORDINANCE NO. 2020-740**

**AN ORDINANCE TO UPDATE AND ADD TOWNHOUSE REGULATIONS BY AMENDING CHAPTER 27 [ZONING] PART 3 [R-A RURAL – RESIDENCE DISTRICT] SECTION 301; PART 6 [R-3 RESIDENCE DISTRICTS] SECTIONS 602 [USE REGULATIONS], 603 [AREA REGULATIONS] AND ADDING A NEW SECTION 608 [TOWNHOUSE REGULATIONS]; AND PART 14 [GENERAL REGULATIONS] SECTION 1402 [DECKS AND PATIOS]; PROVIDING A SEVERABILITY CLAUSE; A REPEALER; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Commissioners of West Norriton Township (“Township”) desires to amend the Township Zoning Ordinance (“Zoning Ordinance”) to amend Sections 27-602 and 603 and add a new Section 27-608 of the R-3 Residence Districts to update the townhouse requirements to correspond with the B-P Business and Professional Districts requirements; and

**WHEREAS**, the Board of Commissioners also desires to amend Sections 27-301 to permit multiplex buildings, including townhouses, in the R-A District as a conditional use; and

**WHEREAS**, the Board of Commissioners further desires to amend Section 27-1402 regarding decks and patios to remove the reference to multiplex buildings since the new Section 27-608 standards include specific townhouse deck and patio requirements; and

**WHEREAS**, the Montgomery County Planning Commission and Township Planning Commission, pursuant to the applicable provisions of the Zoning Ordinance and the Pennsylvania Municipalities Planning Code, have reviewed this proposed amendment and issued a recommendation to the Board of Commissioners regarding the same.

**NOW, THEREFORE**, the Board of Commissioners hereby ordains the Zoning Ordinance be amended as follows:

**Section 1.** The Zoning Ordinance of the West Norriton Township, Chapter 27 [Zoning], Part 3 [R-A Rural- Residence District], Section 301 [Use Regulations], is hereby amended as indicated below:

10. Multiplex buildings, including townhouse(s) (as defined in Section 27-601) by conditional use pursuant to Section 27-1708 (Conditional Use Procedures) provided
  - A. No townhouses are constructed in the Floodway (as defined in Section 27-2207).
  - B. Townhouses are exempt from 27-302 (Area Regulations) and 27-303 (Height Regulations) and will follow the standards and regulations listed in 27-603 through 27-608.

**Section 2.** The Zoning Ordinance of the West Norriton Township, Chapter 27 [Zoning], Part 6 [R-3 Residence Districts], Section 602 [Use Regulations], is hereby amended as indicated below:

4. Delete the words “Multiplex buildings” and replace with the following “Multiplex buildings, including townhouse(s) (as defined in Section 27-601) by conditional use pursuant to Section 27-1708 (Conditional Use Procedures) and provided no townhouses are constructed in the Floodway (as defined in Section 27-2207).

**Section 3.** The Zoning Ordinance of the West Norriton Township, Chapter 27 [Zoning], Part 6 [R-3 Residence Districts], Section 603 [Area Regulations], is hereby amended as indicated below:

3. Delete the words “2 feet on each end of building” and replace with “20 feet on each end of building.”

5. Delete the sentences “Townhouse buildings, when located in parallel, shall have a distance between parallel faces of twice the height of the taller building. The building shall be considered parallel if the long dimensions form an angle of less than 45° when extended to intercept.”

6. Delete the number “216” and replace with “150.”

**Section 4.** The Zoning Ordinance of the West Norriton Township, Chapter 27 [Zoning], Part 6 [R-3 Residence Districts], is amended to add a new Section 608 [Townhouse Regulations] as indicated below:

§26-608 Townhouse Regulations.

1. In addition to the standards contained in this Part, Townhouses and townhouse developments shall comply with the following regulations:

A. Maximum Impervious Coverage: 65%

B. Maximum Building Coverage: 50%

C. Minimum Off-Street Parking:

(1) 2 spaces/DU + 0.5 spaces for guests/visitors

(2) Parking will be distributed throughout development

D. Minimum Building Separations:



- (1) Front to front: 35'
- (2) Side to front: 30'
- (3) Side to Side 20'
- (4) Rear to rear: 35'
- (5) Side to rear: 30'

E. Minimum private (non-public) roadway widths:

- (1) Two way: 26' (with no on-street parking)  
34' (one side on-street parking)
- (2) One way: 16' (with no on-street parking)  
24' (one side on-street parking)
- (3) Alleys: 16' (with no on-street parking)

F. Maximum height:

- (1) 55' not to exceed 4 stories (not to exceed 65% of units)
- (2) 45' not to exceed 4 stories (not to exceed 35% of units)

G. Maximum # of townhouses attached in a building:

8 units, but in no more than 10% of total townhouse buildings

H. Maximum % of front garage townhouses:

35%

I. Maximum % of same type of Townhouses:

45%

J. Minimum open space and active recreation areas:

- (1) At least 25% of the gross tract area must be open space area
- (2) At least 50% of open space area must be active recreation area
- (3) In lieu of providing either or both of the minimum percentage of open space or active recreation area, a fee in the amount of \$750/unit

K. Townhouse units may be of the following types:

- (1) front access with 2-car garage
- (2) front access with 1-car garage
- (3) alley access with 2-car garage
- (4) alley access with 2-car tandem garage
- (5) alley access with 1-car garage
- (6) non-garage

L. Front porches are permitted but shall not exceed 4' in depth, must have a roof or covering but cannot be fully enclosed.

- M. Patios and decks are permitted but shall not exceed 12' in depth but must be located in the rear or alley side and cannot be enclosed.
  - N. If retaining walls are proposed, then segmental block walls or other similar design shall be used that are consistent with earth tone colors.
2. All townhouse development roads/alleys, stormwater facilities, sidewalks, landscaping and open space shall be privately maintained in perpetuity by a single entity or association.
  3. As part of the conditional use application, townhouses and townhouse developments shall provide the following information for review and approval:
    - A. Conceptual architectural renderings.
    - B. Conceptual landscaping plans.
    - C. A list of building materials.
    - D. The truck turning template.
    - E. The following standards must be met for any townhouse development:
      - (1) Units with garage doors occupying greater than 50% of the unit/building façade, then the unit/building façade shall be designed to articulate or undulate;
      - (2) Unit/building's front façade must contain a minimum of 25% stone or brick material;
      - (3) Units within townhouse buildings must be provided with some offset; and
      - (4) If required by a Township Public Safety Agency, all buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communications systems at the exterior of the building.
      - (5) Front access townhomes must have sidewalks on street side of property.

**Section 5.** The Zoning Ordinance of the West Norriton Township, Chapter 27 [Zoning], Part 14 [General Regulations], Section 27-1420 [Decks and Patios] is amended as indicated below:

Deleting the words “twin duplex dwelling and multiplex dwelling” and replacing with the words “and twin duplex dwelling”.

**Section 6.** Nothing in this Ordinance or in the Zoning Ordinance, as hereby amended, shall be construed to affect any suit or proceeding in any Court, any rights acquired, or liability incurred, any permit validly issued, or any cause or causes of action existing under said Zoning Ordinance prior the adoption of this amendment.

**Section 7.** The provisions of this Ordinance are severable, and if any section, sentence, clause, part, or provision thereof shall be held illegal, invalid, or unconstitutional by any Court of competent jurisdiction, such decision of Court shall not affect or impair the remaining sections, sentences, clauses, parts, or provisions of this Ordinance. It is hereby declared to be the intent of the Board of Commissioners that this Ordinance would have been adopted as if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

**Section 8.** This Ordinance shall take effect and be in force from and after its enactment or adoption as required by law and shall be considered as having been filed in the Township's official book of Ordinances as of the date of the Board of Commissioners' enactment.

**Section 9.** This Ordinance repeals any prior ordinance or portion thereof to the extent that such prior ordinance or portion thereof is inconsistent with this Ordinance.

**ORDAINED and ENACTED** by the Board of Commissioners of West Norriton Township this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

**ATTEST:**

**BOARD OF COMMISSIONERS  
OF WEST NORRITON TOWNSHIP**

\_\_\_\_\_  
**Jason Bobst, Manager**

\_\_\_\_\_  
**Martin Miller, Chair**

**WEST NORRITON TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 2020-\_\_\_\_**

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**AN ORDINANCE TO AMEND THE WEST NORRITON TOWNSHIP OFFICIAL ZONING MAP TO RE-ZONE THE PROPERTIES LOCATED ON RIVERVIEW BOULEVARD (TMP #63-00-08202-03-3, 63-00-08202-00-6, 63-00-08202-07-8 & 63-00-08202-08-7) FROM I-INDUSTRIAL DISTRICTS TO B-P BUSINESS PROFESSIONAL DISTRICTS; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE**

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**WHEREAS**, the Board of Commissioners of West Norriton Township has enacted the West Norriton Zoning Ordinance which contains, *inter alia*, the West Norriton Township Zoning Map;

**WHEREAS**, the Board of Commissioners desires to rezone the identified parcels to meet future needs of the Township;

**WHEREAS**, the Board of Commissioners has met the procedural requirements of 53 P.S. § 10101, et seq., the Pennsylvania Municipalities Planning Code, for the adoption of the proposed ordinance, including holding a public hearing;

**WHEREAS**, the Board of Commissioners of West Norriton Township, after due consideration of the proposed ordinance at a duly advertised public hearing, has determined that the health, safety and general welfare of the residents of West Norriton Township will be served by amending the West Norriton Township Zoning Map as identified below; and

**NOW, THEREFORE, BE IT ENACTED AND ORDAINED** by the Board of Commissioners of West Norriton Township, Montgomery County, Pennsylvania, and it is hereby enacted and ordained by the authority of same as follows:

1. **MAP AMENDMENT**. The Official Zoning Map of the Township of West Norriton is hereby amended to rezone the properties located on Riverview Boulevard (TMP#63-00-08202-03-3, 63-00-08202-06, 63-00-08202-07-8 and 63-00-08202-08-7), as further described in attached Exhibit “A”, from I-Industrial Districts to B-P Business Professional Districts. The Township Planner or Engineer is hereby authorized and directed to amend the Official Zoning Map to carry out the intent and purpose of this Ordinance amendment.

2. **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.

3. **REVISIONS.** The West Norriton Township Board of Commissioners does hereby reserve the right, from time to time, to adopt modifications of, supplements to, or amendments of its Ordinance, including this provision.

4. **SEVERABILITY.** The provisions of this Ordinance are declared to be severable. If any provision of this Ordinance is declared by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance or on the West Norriton Zoning Ordinance or Zoning Map.

5. **EFFECTIVE DATE.** This amendment shall become effective five (5) days after date of adoption.

**ORDAINED AND ENACTED** by the Board of Commissioners for West Norriton Township, Montgomery County, Pennsylvania, this \_\_\_\_ day of \_\_\_\_\_, 2020.

**ATTEST:**

**WEST NORRITON TOWNSHIP  
BOARD OF COMMISSIONERS:**

\_\_\_\_\_  
**Jason Bobst**, Township Manager

By:\_\_\_\_\_  
**Martin Miller**, President

EXHIBIT "A"