

**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