

**TOWNSHIP OF WEST NORRITON  
MONTGOMERY COUNTY, PENNSYLVANIA**

---

**ORDINANCE NO. 2021-753**

---

**AN ORDINANCE OF WEST NORRITON TOWNSHIP, MONTGOMERY COUNTY PENNSYLVANIA, AMENDING THE CODE OF ORDINANCES OF WEST NORRITON TOWNSHIP, SECTION 302 “HEIGHT REGULATIONS” OF PART 3 “R-A RURAL - RESIDENCE DISTRICT” OF CHAPTER 27 “ZONING” TO INCREASE CERTAIN BUILDING HEIGHT LIMITATIONS DUE TO THE IMPACTS OF FLOODING; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, based on the impacts of Hurricane Ida on the West Norriton community, the Board of Commissioners desire to increase the current building height limit of 35 feet for properties located along Port Indian Road; and

**WHEREAS**, the Board of Commissioners of West Norriton Township (“Township”) desires to amend the Township Zoning Ordinance (“Zoning Ordinance”) to amend Sections 27-303 of the R-A Rural - Residence District to allow a building height of 50 feet for certain structures affected by the recent flooding.

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

**Section 1.** The Zoning Ordinance of West Norriton Township, Chapter 27 [Zoning], Part 3 [R-A Rural - Residence District], Section 303 [Height Regulations], is hereby rescinded entirely and replaced with the following:

**27-303. Height Restriction.**

1. Building located in the .2% chance floodplain shall not exceed 50 feet in height. Any buildings exceeding a height of 35 feet shall have the lowest floor (including basement) elevated up to, or above, the regulatory flood elevation determined in accordance with § 27-2209, Subsection 1C.
2. Buildings not located in the .2% chance floodplain shall not exceed 35 feet in height.

**Section 2.** 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 3.** 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 4.** 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 5.** 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 11<sup>th</sup> day of January, 2022.

**ATTEST:**

**BOARD OF COMMISSIONERS  
OF WEST NORRITON TOWNSHIP**

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

BY: \_\_\_\_\_  
Peter Smock, President