

**WEST NORRITON TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2023-762

AN ORDINANCE OF WEST NORRITON TOWNSHIP, MONTGOMERY COUNTY PENNSYLVANIA, AMENDING THE CODE OF ORDINANCES OF WEST NORRITON TOWNSHIP, CHAPTER 27, ZONING, CREATING A NEW ZONING DISTRICT THAT WILL REPLACE THE REVITALIZATION AND TRAFFIC MANAGEMENT OVERLAY DISTRICT, AS WELL AS THE UNDERLYING COMMERCIAL AND LIMITED COMMERCIAL DISTRICTS ALONG MAIN STREET BETWEEN TROOPER ROAD AND FORREST AVENUE; AND TO REZONE ONE PARCEL (PARCEL NO. 63-00-08332-00-2) FROM THEIR EXISTING ZONING CLASSIFICATION OF R-1 RESIDENTIAL TO CLASSIFICATION OF COMMERCIAL DISTRICT; PROVIDING A SEVERABILITY CLAUSE; A REPEALER; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, The Montgomery County Planning Commission has recommend a zoning ordinance amendment in order to implement the Townships 2019 West Main Street Vision Plan and to encourage mixed-use development pedestrian amenities and landscaping

WHEREAS, Christopher Drummond, (“ applicant”) submitted an application to the Township requesting a zoning map amendment to rezone the property located at 450 S. Trooper Road, West Norriton Pennsylvania 19403 (“ the property”) from R-1 Residential to C Commercial and ;

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; and

WHEREAS, the Board of Commissioners has determined it will exercise its discretion to consider a zoning map amendment, pursuant to the Pennsylvania Municipalities Planning Code (“MPC”); and

NOW, THEREFORE, BE IT ORDAINED AND ENACTED and it is hereby ordained and enacted as follows:

SECTION 1. MAP AMENDMENT FOR PARCEL 63-00-0832-2 450 TROOPER ROAD.

The Township of West Norriton Zoning Map is hereby amended to re-zone the following parcel from R-1 Residential to Commercial District:

Montgomery County Parcel No 63-00-08332-2

SECTION 2. MAP AMENDMENT RE-CLASSIFYING PARCELS FROM LIMITED COMMERCIAL AND COMMERCIAL TO MAIN STREET COMMERCIAL DISTRICT

The Township of West Norriton Township Zoning Map is hereby amended to rezone the following Parcels from Limited Commercial and Commercial to Main Street Commercial District.

Montgomery County Parcel Nos.:

630008455005
630008452008
630008449002
630008446005
630008437005
630007195005
630008440002
630008428005
630007204005
630008431002
630007192008
630008198001
630008425008
630008195004
630004396005
630007189002
630008422002
630007219008
630008443008
630007201008
630008434008
630007198002
630007186005
630008416008
630007183008
630008419005
630008413002
630007162002
630007213014

630007210008
630007213005
630007207002

630005153004
630006898005
630006895008
630005153049
630006970023
630006970005
630006742008
630006970014

630007171002
630006349005
630006922008
630002569005
630000571005
630006919002
630008455005
630002545002
630006949008
630006943005
630008452008
630008449002
630006946002
630006946038
630006946011
630008446005
630008437005
630007195005
630008440002
630008428005
630006931008
630007204005
630008431002
630007192008
630008198001

630008425008
630008195004
630004396005
630006913008
630007189002
630008422002
630005164002
630006910002
630000703008
630007159005
630007180002
630006925032
630005158008
630006904008
630007177005
630007168005
630007510005
630007516107
630008458002
630006916005
630007513002
630007444008
630006955002
630007489008
630007126002
630007138008
630006892002
630006886008
630006979104
630007219008
630006946029
630006940008
630006937002
630008443008
630006934005
630006928002
630005185008
630007201008
630008434008
630007198002
630006925059
630007186005
630007438005

630007132005
630007495002
630006907005
630005161005
630006901002
630008416008
630007183008
630006697008
630006883002
630008419005
630008413002
630004375008
630006694002
630007156008
630004000005
630007144002
630007111008
630006874002
630007108002
630007507008
630007501005
630007441002
630007504002
630007135002
630007123005
630006889005
630007105005
630007102008
630003931002
630007498008
630003996009
630006859008
630006856002
630007120008
630006715008
630007069005
630006841008
630007114005
630007117002
630007096005
630006880005
630005533002
630007429005

630003997008
630006877008
630006862005
630004399002
630006871005
630003928005
630001915002
630006868008
630006865002
630003934008
630008335008
630006853005
630006850008
630007099002
630005530005
630005536008
630008332002
630004522005
630006835005
630007093008
630007084008
630007078005
630006847002
630006838002
630006733008
630006739002
630006724008
630006700005
630007090002
630007081002
630005527008
630005524002
630006718005
630006976008
630006703002
630006691005
630005521005
630006721002
630002464002
630002821005
630006979005
630007072002

630007075008

630002875005

630006736005

630006730002

630002467008

630006727005

630002470005

630006712002

630006706008

630006709005

630002461005

630007162002

630006952005

630007213014

630007210008

630007213005

630007207002

630006958008

630008324001

SECTION 3. THE LIMITED COMMERCIAL DISTRICT AND THE REVITALIZATION AND TRAFFIC MANAGEMENT OVERLAY DISTRICT ARE HEREBY REPEALED.

SECTION 4. 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. Additionally, the requirements of this Ordinance shall not apply to contracts executed prior to the effective date of this Ordinance, except that the exercise of an option on a contract covered by this Ordinance shall be deemed to create a new contract for purposes of this Ordinance.

SECTION 5. REVISIONS.

The 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.

SECTION 6. 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, unenforceable, or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance and all remaining provisions shall remain in full force and effect.

SECTION 7. EFFECTIVE DATE.

This ordinance shall be effective immediately upon its legal enactment by the Township Board of Commissioners of West Norriton Township.

Ordained and enacted, by the Board of Commissioners of West Norriton Township, Montgomery County, Pennsylvania, this _____ day of _____, 23.

ATTEST:

**WEST NORRITON BOARD OF
COMMISSIONERS**

By: Jason Bobst, Township Manager

By: Peter D. Smock, President