

**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.:

- 63000689500
- 630006970023
- 630006970005
- 630006970014
- 630007171002
- 630006922008
- 630000571005
- 630006919002
- 630008455005
- 630006949008
- 630006943005
- 630008452008
- 630008449002
- 630006946002
- 630006946038
- 630006946011
- 630008446005
- 630008437005
- 630007195005
- 630008440002
- 630008428005
- 630006931008
- 630007204005
- 630008431002
- 630007192008
- 630008198001
- 630008425008
- 630008195004

630004396005
630006913008
630007189002
630008422002
630006910002
630007159005
630007180002
630006925032
630006904008
630007177005
630007168005
630007510005
630007516107
630006916005
630007513002
630007444008
630006955002
630007126002
630007138008
630006892002
630006886008
630006979104
630007219008
630006946029
630006940008
630006937002
630008443008
630006934005
630006928002
630007201008
630008434008
630007198002
630006925059
630007186005
630007438005
630007132005
630007495002
630006907005
630006901002
630008416008
630007183008
630006697008
630006883002
630008419005

630008413002
630006694002
630007156008
630007144002
630007111008
630006874002
630007108002
630007441002
630007504002
630007135002
630007123005
630006889005
630007105005
630007102008
630007498008
630003996009
630006859008
630006856002
630007120008
630006715008
630007069005
630006841008
630007114005
630007096005
630006880005
630005533002
630006877008
630006862005
630006871005
630003928005
630001915002
630006868008
630006865002
630006853005
630006850008
630007099002
630005536008
630007093008
630007084008
630007078005
630006847002
630006838002
630006733008
630006739002

630006724008
630006700005
630007090002
630007081002
630006718005
630006976008
630006703002
630006691005
630006721002
630002464002
630006979005
630007072002
630007075008
630006736005
630006730002
630002467008
630006727005
630002470005
630006712002
630006706008
630006709005
630002461005
630006952005
630007213014
630007210008
630007213005
630007207002
630006958008
630006835005

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 Smock, President