WEST NORRITON TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. 2014-686

AN ORDINANCE AMENDING THE WEST NORRITON TOWNSHIP ZONING ORDINANCE, CHAPTER 27, PART 5 – R2 "RESIDENCE DISTRICT" RELATIVE TO BUFFER REQUIREMENTS AND PART 22 "ZONING REGULATIONS IN FLOODPLAINS" TO PERMIT CERTAIN USES IN THE RIPARIAN CORRIDOR BY RIGHT AND BY CONDITIONAL USE

It is ordained and enacted by the Board of Commissioners of West Norriton Township as follows:

§ 1. AMENDMENTS.

A. Section 505.F.2(j) shall be deleted and replaced with the following: "A perimeter buffer as defined by Section 606 of this Chapter shall be provided on all single-family lots that abut the ultimate right-of way of existing streets and the tract boundary and shall have a minimum width of 35 feet; underground utilities and driveways providing access to the single-family lots shall be permitted in the perimeter buffer."

B. Section 2292 "Riparian Corridor Protection" shall be amended to add the following:

"Section 2.1 Uses permitted in the Riparian Corridor. The following uses are permitted, either by right or as a conditional use in the Riparian Corridor:

(a) Zone One. Shall occupy the initial 25 feet measured outward and horizontally from each top of bank of a mapped waterway. Where an edge is not present then it shall be dimensioned from the center line of the waterway.

(1) Uses permitted by right. Open spaces uses that are primarily passive in character shall be permitted to extend into the area defined as Zone One, including:

(a) Wildlife, sanctuaries, nature preserves, forest preserves, fishing areas, passive areas of public and private parklands, and reforestation.

(b) Streambank stabilization.

(c) Corridor crossings by livestock.

(d) Property owners are permitted removal of select trees that pose an immediate risk of property or life so long as not more than 1,000

square feet of lot area is disturbed. Trees shall be replaced using the following standards, or a similar standard deemed appropriate by the Board of Supervisors based on the advice of a professional silviculturist or forestry professional:

(1) At least one tree shall be planted for every 225 square feet of disturbance. Replacement trees shall be spaced no less than 15 feet on center.

(2) Replacement trees shall be native species, between one (1) inch and two (2) inches caliper.

(2) Uses permitted by conditional use.

(a) Corridor crossings of the following: recreational trails, roads, railroads, centralized sewer and/or water lines, and public utility transmission lines.

(b) Selective cutting of trees when part of a forestry operation that adheres to sound silvicultural principles. Trees shall be replaced using the following standards, or a similar standard deemed appropriate by the Board of Supervisors based on the advice of a professional silviculturist or forestry professional:

(1) At least one tree shall be planted for every 225 square feet of disturbance. Replacement trees shall be spaced no less than 15 feet on center.

(2) Replacement trees shall be native species, between one (1) inch and two (2) inches caliper.

(b) Zone Two. Shall begin at the outer edge of Zone One and occupy the balance of the area designated within the Riparian Corridor.

(1) Uses permitted by right. The following uses, which are primarily passive in character, shall be permitted by right to extend into the area defined as Zone Two:

(a) Open space uses including wildlife sanctuaries, nature preserves, forest preserves, passive areas of public and private parklands, and recreational trails conducted in compliance with methods prescribed by Chapter 102 (Erosion Control) of Title 25 of the Pennsylvania Administrative Code.

(b) Reforestation.

(c) Minimum required front, side, and rear yards on private lots, provided that no yard may extend into Zone Two more than half the distance between the outer boundaries of Zone One and Zone Two.

(d) Agricultural uses existing at the time of adoption of this chapter, so long as they are conducted in compliance with methods prescribed by Chapter 102 (erosion Control) of Title 25 of the Pennsylvania Administrative Code.

(e) Corridor crossings by livestock.

(f) Property owners are permitted to remove trees as part of normal property maintenance so long as not more than 1,000 square feet of lot area is disturbed. Trees shall be replaced using the following standards, or a similar standard deemed appropriate by the Board of Supervisors based on the advice of a professional silviculturist or forestry professional:

(1) At least one tree shall be planted for every 225 square feet of disturbance. Replacement trees shall be spaced no less than 15 feet on center.

(2) Replacement trees shall be native species, between one (1) inch and two (2) inches caliper.

(2) Uses permitted by conditional use.

(a) New agricultural uses in compliance with methods prescribed by Chapter 102.4(b) of Title 25 of the Pennsylvania Administrative Code.

(b) Corridor crossings of the following: roads, railroads, centralized sewer and/or water lines, and public utility transmission lines.

(c) Centralized sewer and/or water lines and public utility transmission lines running along the corridor. These lines shall be located as far from Zone One as practical.

(d) Selective cutting of trees when part of a forestry operation that adheres to sound silvicultural principles. Trees shall be replaced using the following standards, or a similar standard deemed appropriate by the Board of Supervisors based on the advice of a professional silviculturist or forestry professional:

(1) At least one tree shall be planted for every 225 square feet of disturbance. Replacement trees shall be spaced no less than 15 feet on center.

(2) Replacement trees shall be native species, between one (1) inch and two (2) inches caliper.

(e) Passive use areas such as camps, campgrounds, picnic areas, and golf courses. Active recreation areas such as ballfields, playgrounds, and courts provided these uses are designed in a manner that will not permit concentrated flow.

(f) Naturalized stormwater basins. The entire basin shall be located a minimum of 50 feet from the defined edge of identified watercourses.

C. The following shall be inserted after "Prohibited Uses and Activities." in Section 2292.2 "Except in connection with a use permitted in Section 2292.2.1,".

§ 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.

In the event that any section, sentence, clause, phrase or word of this Ordinance shall be declared illegal, invalid or unconstitutional by any Court of competent jurisdiction, such declaration shall not prevent, preclude or otherwise foreclose enforcement of any of the remaining portions of this Ordinance.

§ 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 14th day of July, 2015.

ATTEST:

Jason Bobst, Township Manager

WEST NORRITON TOWNSHIP BOARD OF COMMISSIONERS:

By: _____
Ralph Panzullo, President

{01579672;v1 }