



**West Norriton Township
Work Session Agenda
March 7, 2023 at 7:00 PM**

- 1. Call To Order And Pledge Of Allegiance**
- 2. Presentation By TLC Of Land Development For 1956-1966 W. Main Street**
- 3. Presentation By T.J. Figaniak - Act 537 Plan Update**
- 4. Discussion/Update On Status**
 - A. American Rescue Plan Act Funds**
 - B. Appointments To Township Boards And Commissions**
 - C. Expanded Tax Collection Efforts - The Greens**

5. Manager's Items

- A. Consider Adopting Resolution #23-1700 - Designation Of Bank Account Of Township For Use As Interim Financing Of RACP Project At Jeffersonville Golf Club**

Documents:

[RESOLUTION - INTERIM FINANCING FOR THE RACP PROJECT.PDF](#)

- B. Consider Authorizing Staff To Advertise Ordinance No. 2023-762 Amending Zoning Map To Rezone Parcel From R-1 To C And Also Establishing A West Main Street Commercial District**

Documents:

[ORDINANCE - AMENDING ZONING MAP TO REZONE PARCEL FROM R-1 TO C AND ESTABLISHING MAIN STREET COMMERCIAL DISTRICT.DOC](#)

- C. Consider Authorizing Advertising Of Ordinance No 2023-763 Amending Zoning Code To Create A Main Street Commercial District**

Documents:

[ORDINANCE - AMENDING ZONING TO CREATE MAIN STREET COMMERCIAL DISTRICT.PDF](#)

- 6. Commissioner Liaison Committee Reports**
- 7. Public Comment**

- a. Recognize individuals that are taxpayers or residents of West Norriton Township wishing to offer comment.
- b. Require the name and address of such persons wishing to comment.
- c. Permit each individual at minimum one (1) opportunity to speak. The President may require an individual who has already spoken to wait until all others wishing to speak have had the opportunity before permitting an additional opportunity to speak. Once all others have had the opportunity to speak, the President shall determine whether time would allow for additional comment from the individual wishing to speak. Such a determination shall be based solely on the factor of time and shall not be based on the content or viewpoint of the particular individual(s) seeking additional opportunity to speak.
- d. Provide for a five (5) minute maximum for each individual to offer public comment. There shall be no ceding or assigning of time. In no case shall a time limit of fewer than two (2) minutes be designated. It may be requested that a spokesperson from a group address the Board of Commissioners.
- e. Preserve order by prohibiting disruptive conduct including, but not limited to, speaking by any person who is not, at that time, taking part in public comment.

To submit written Public Comment to the Board, please [CLICK HERE](#)

8. Meeting Dates

- A. Environmental Advisory Council (EAC) - April 5th @ 7:00 PM;
- C. Recreation Committee - March 8th @ 7:00 PM;
- D. Planning Commission (PC) - March 20th @ 7:00 PM;
- E. Zoning Hearing Board (ZHB) - None; and
- F. Human Relations Commission (HRC) - March 23rd @ 7:00 PM

9. Adjournment

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TOWNSHIP OF WEST NORRITON
MONTGOMERY COUNTY, PENNSYLVANIA

RESOLUTION # 23-1700

A RESOLUTION DESIGNATING INSTITUTIONS, BANKS OR
TRUST COMPANIES AS DEPOSITORIES OF
TOWNSHIP FUNDS FOR USE AS INTERIM FINANCING FOR THE
RACP PROJECT AT JEFFERSONVILLE GOLF CLU B

WHEREAS, the Board of Commissioners is required by law to designate institutions, banks or trust companies, as depositories of Township funds; therefore, be it

RESOLVED, that TD Bank and/or any of its branches be designated as depositories of funds of West Norriton Township for use as interim financing for the RACP Project at Jeffersonville Golf Club in the amount of \$2,650,302, and that the account be as follows:

West Norriton Township General Fund A/C #430-8927726

RESOLVED, that TD Bank qualifies as depositories of tax funds and Township funds by keeping in force and effect current depository agreements; the amount of which shall be increased or decreased at the request of the Board of Commissioners.

RESOLVED, that the withdraw of funds from this account by warrants or checks shall contain the signatures of any three of the President, Treasurer, Secretary, and Assistant Secretary.

RESOLVED, by the Board of Commissioners of West Norriton Township this 14th day of March, 2023.

**Board of Commission ers
West Norriton Township**

By: _____
Peter D. Smock, President

Attest: _____
Jason Bobst, Secretary

**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

**WEST NORRITON
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2023-763

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; PROVIDING A SEVERABILITY CLAUSE; A REPEALER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the First Class Township Code, vests the Board of Commissioners of West Norriton Township with the authority to regulate zoning; and

WHEREAS, the Board of Commissioners desires to protect the safety, health and welfare of the residents of West Norriton by preserving the livability and desirability of its neighborhoods;

WHEREAS, The proposed Main Street Commercial district provides standards to implement the township's 2019 West Main Street Vision Plan, including those to encourage mixed-use development, pedestrian amenities, and landscaping;

NOW, THEREFORE, be it, and it is hereby **ORDAINED** by the West Norriton Township Board of Commissioners, and it is hereby **ENACTED** and **ORDAINED** by authority of same as follows:

§ 27-2001 Definition of Terms – update to existing definitions section

Abut or Abutting. Having boundaries or lot lines in common.

Boutique Hotel. A hotel, as defined herein, with a maximum of 40 guest rooms.

Lot Depth. The horizontal distance between the front lot line and rear lot line, measured within the lot boundaries.

Mixed Use Building. A building, use, or structure, other than a shopping center or lifestyle center, composed of a mixture of uses, such that uses from at least two of the three following categories: 1) retail, including restaurants, 2) office, or 3) residential, including hotels are provided.

Oriel Window. An oriel window is a form of bay window which protrudes from the main wall of a building but does not reach to the ground. Supported by corbels, brackets, or similar cantilevers, an oriel window is most commonly found projecting from an upper floor but is also sometimes used on the ground floor.

Public Gathering Space. Public or private outdoor space where the public is directly or indirectly invited to visit or permitted to congregate. This includes a plaza/square/courtyard or a pocket park.

Transparency. The percentage of a building façade that is occupied by the transparent glass surface of windows and doors that allows visual permeability into and out of the building.

Verge. A strip separating a sidewalk from the curb consisting of grass, landscaping, street furniture, or decorative paving.

§ 27-13C01 Legislative Intent.

This district shall apply to any subdivision and land development application and shall not be limited by a grant of waiver of land development. It is the intent of this overlay district to meet the following objectives:

- A. To ensure that standards of site design, pedestrian amenities, parking requirements, and landscaping features are incorporated into all developments along the corridor.
- B. To establish parking standards with the specific intent of coordinating traffic between adjoining properties.
- C. To reduce access points to improve traffic safety, circulation, and coordination.
- D. To provide standards for screening of serving and loading areas, HVAC equipment, and other areas determined to detract from the aesthetic qualities of the streetscape.
- E. To regulate outdoor dining activities for the benefit of customers and pedestrians, while also preserving required parking and safe vehicular circulation.
- F. To minimize the potential for increased traffic congestion by providing incentives that require shared access points, cross-access easements, shared parking areas, and quality public spaces.
- G. To increase the number of pedestrian and vehicular connections between adjacent properties to provide complimentary and coordinated development of adjacent properties.
- H. To provide regulating standards which require orderly, well-planned development and to ensure that the new buildings and additions enhance the surrounding streetscape, including incentives for burial of existing utilities within the right-of-way.
- I. To use scale, building orientation and landscaping to establish community identity.
- J. To establish a walkable streetscape by promoting a pedestrian orientation of streets and buildings and providing a safe and convenient interconnected sidewalk network.

§ 27-13C02. Use Regulations

A building may be erected or used, and a lot may be used or occupied, for one or more of the following purposes, and no other:

A. Permitted Uses

- 1. Municipal building and municipal uses, to include parks and playgrounds.

2. Retail store for the sale of dry goods, variety merchandise, books and stationery, clothing, food, beverages, flowers and plants, furnishings or other household supplies, antiques, consignment or secondhand thrift shop, barbershops, beauty salons, travel agencies, retail banking, real estate agent, dry cleaning, repair service establishments for small domestic products, and/or similar goods.
3. Bakery, confectionery, or custom shop for production of articles to be sold at retail on the premises.
4. A mixed use building, provided that a retail or office use is located on the first floor, all dwelling units shall be located on the second floor or above, and the average dwelling unit size is 800 square feet.
5. Public garage, parking lot, provided all facilities are located and all services are conducted on the lot.
6. Restaurant
7. Theater, excluding open-air theater.
8. Private school, hospital, club, lodge.
9. Newspaper publishing; job printing establishment.
10. Utility company offices
11. Hand or automatic self-service laundry.
12. Financial institution
13. Office

B. Conditional Uses

1. Motel, Hotel, Boutique Hotel. On lots having a minimum area of two acres, a hotel, boutique hotel, or motel may be permitted by conditional use, provided that the following regulations shall also apply:
 - a. The lot shall contain a minimum of 100 feet of frontage along Ridge Pike.
 - b. Any building used in whole or in part for hotel purposes shall be set back a minimum of 65 feet from a residential zoning district.
 - c. A minimum 25-foot landscape buffer from a residential zoning district (R-A, R-1, R-2, and R-3) shall be required.
 - d. Public sanitary sewer and water shall be provided.
 - e. When the hotel has a shared use agreement for parking with an adjoining property, then the required parking per each hotel/motel rental unit shall be one parking space. A site plan shall be submitted showing the joint use and location of the common off-street parking. Otherwise the regulations of Part 14, § 27-1410, Required Off-Street Parking and Loading, shall apply. Accessory activities such as dining, snack or exercise facilities that are limited to use by hotel lodgers shall not require additional parking.

- f. During the consideration of the conditional use approval, the applicant shall provide plans and procedures to be approved by the Board of Commissioners, which shall demonstrate satisfactory provisions for fire safety, emergency access, and emergency evacuation.
2. Drive-through windows or facilities are permitted as a conditional use with the following provisions:
- a. The lot shall contain a minimum of 100 feet of frontage along Ridge Pike.
 - b. A minimum of 200 linear feet shall be provided as storage area for vehicles awaiting service for drive-in facilities and uses. The required 200 feet may be provided in one or more usable lanes and shall be measured from the right-of-way line of the street to the window or other place in the building where the vehicle must enter or pass for service. The storage areas shall be designed so that vehicles awaiting service will not back out into the street.
 - c. Drive-through queuing shall be separated from any other drive-through by a minimum 1,000 feet. Queuing shall not obstruct any required parking spaces or the internal and external circulation of the site.
 - d. Queuing lanes shall be buffered with walls, landscaping, and other features. The queuing lanes and menu signs shall be set back a minimum of 100 feet from the nearest lot line of any residential use. This distance may be reduced to the minimum yard setback with a combination of sound walls and landscaping. Lights and speakers required for ordering shall be faced away from existing uses.
 - e. Order, pick-up windows, and queuing shall not be located along the front facing façade of the building.

C. Special Exception Uses

The following uses when authorized by the Zoning Hearing Board as a special exception in accordance with § 27-1408 and § 27-1416:

- 1. Place of amusement, recreation, or assembly other than a theater, when completely enclosed within a building.
- 2. Service station, used car lot and used car lot operated in conjunction with an automobile sales agency.

D. Prohibited Uses

- 1. Any manufacturing or processing use permitted by right in the Industrial District is prohibited in the Main Street Commercial District.

§ 27-13C03 Area Regulations.

- A. Dimensional standards.** All lots within the Main Street Commercial district shall meet the following requirements:

Table 1. Dimensional Standards

Dimensional Standards	Lot Depth		
	Lot depth less than 300 feet	A minimum of 300 feet and less than 600 feet	Lot depth 600 feet or more
Minimum lot area	5,000 square feet	5,000 square feet	5,000 square feet
Minimum lot width	25 feet	25 feet	25 feet
Maximum impervious coverage	70%	70%	70%
Minimum green area ¹	10%	10%	10%
Front yard setback			
- Minimum	15 feet	20 feet	20 feet
- Maximum	25 feet	35 feet	50 feet
Minimum side yard setback	10 feet	10 feet	10 feet
Minimum rear yard setback	10 feet	20 feet	20 feet
Minimum building setback where abutting a residential zoning district ²	30 feet	30 feet	30 feet
Minimum side and rear yard landscape buffer where abutting a residential zoning district	20 feet	20 feet	20 feet
Minimum parking setback ³	10 feet	10 feet	10 feet
Building height			
- Maximum by-right	50 feet	50 feet	50 feet
- Maximum with bonuses	65 feet	65 feet	65 feet

¹ The verge, front yard landscape area, and a public gathering space may count towards the green area requirement. Where applicable, the minimum gross tract area required to be dedicated for recreation in SALDO §22-1103 may count towards the green area requirement.

² Residential zoning districts include: R-A, R-1, R-2, and R-3

³ Minimum parking setback applies to side and rear property lines for properties with lot depths of less than 600 feet. For properties with lot depths of 600 feet or greater, the minimum parking setback also applies to the front property line. See §27-13C03(8) for additional parking lot design standards.

Required frontage elements are listed in the chart below, from the curb out. These elements are to be installed per the cross-sections found in appendices 1-4.

Table 2. Frontage Requirements

Frontage Standards	Lot Depth		
	Lot depth less than 300 feet	A minimum of 300 feet and less than 600 feet	Lot depth 600 feet or more
Minimum landscaped verge width	3 feet	3 feet	3 feet
Minimum sidewalk width	6 feet	6 feet	6 feet
Minimum front yard landscape area width ⁴	5 feet	6 feet	6 feet
Minimum pedestrian walkway width adjacent to buildings	N/A	4 feet	4 feet

B. Bonus Provisions.

- Proposed developments within the Main Street Commercial District that provide public benefits and meet all applicable standards in Table 3 shall qualify for a bonus.

Table 3. Bonus Options and Standards

Feature Provided	Bonus Feature Standard	Bonus
Public Gathering Space	A public gathering space equal to at least 5% of the lot area is constructed and/or a green area is increased at least 5% above the 10% required in § 27-13C03.A, subject to all relevant design standards provided in § 27-13C04.C.	One additional story of building height may be granted in exchange for the public gathering space. Each story of additional building height granted under this section shall be equal to a maximum of 15 feet in building height. The overall building height shall not exceed the maximum building height with bonuses listed in Table 1 above.
Shared access	Access easements are granted with neighboring properties for parking lots, aisles, and driveways, guaranteeing access to all abutting lots zoned Main Street Commercial	The minimum parking requirements for nonresidential uses may be reduced up to 20%.

⁴ See Appendices 1-4 for placement of landscape area within front yard for different setbacks and lot depths

§ 27-13C04 Design Standards

- A. Building Design Standards. All developments within the Main Street Commercial District shall comply with the following design standards.
1. Preliminary architectural elevations shall be prepared by a registered architect. Such elevations shall illustrate the general design, character, and materials for facades of buildings including parking structures visible from public streets, walkways, and other lands available for public use.
 2. In mixed-use buildings, a commercial/retail or office use is required along the first floor frontage for a minimum depth of 40 feet.
 3. Lot Occupation
 - a. One or more principal buildings may be built on each lot. A minimum setback of 20 feet is required between buildings. For buildings with 3 or more stories, an additional 5 feet of separation is required for each additional story.
 4. Building Orientation and Entrances
 - a. If a lot fronts Ridge Pike, each building shall be oriented with the front façade facing, and taking direct pedestrian access from, Ridge Pike. If a lot fronts Egypt, Orchard, or Trooper Roads, the building shall be oriented with the front façade facing and taking direct pedestrian access from those streets. On lots with multiple principal buildings where a new secondary street is proposed, buildings may have front facades facing the proposed secondary street.
 - b. Each façade of a building with frontage along a street, parking area, or public gathering space shall feature at least one clearly-defined and highly-visible pedestrian entrance with a direct sidewalk connection to the abutting street. A building with multiple street frontages may locate a pedestrian entrance on the corner of the building where the two streets intersect to fulfill this requirement.
 5. Building Façade Articulation & Massing
 - a. All building facades shall be designed to incorporate architectural detail that creates visual interest. This may include façade offsets, recessed entryways, bay or oriel windows, or other building design features that create variation in the façade depth. The ground floor façade shall contribute to an active and pedestrian-friendly streetscape.
 - b. All renovations to existing building facades and new development shall consist of 40% brick material. The remaining 60% of the façade may be a combination of masonry materials, such as stone, stucco, wood or simulated wood siding. Decorative elements shall be used around windows and doors, such as columns, pediments, and shutters, and a new roof plan shall be used where flat roofs presently exist.
 - c. Walls or portions of walls where windows are not provided shall have architectural treatments designed to break up the bulk of the wall. Building facades of 200 feet or more facing a street, surface parking lot, open space, or walking area shall include design elements that break up the façade, such as awning, porches, canopies, bays, gables, changes in materials, or changes in façade treatments.
 - d. Smoked, reflective, or black glass in windows is prohibited. The ground floor of any building

5. **Public Gathering Space Standards.** Public gathering spaces are required for all buildings with an area of 10,000 square feet or more. Where proposed, public gathering spaces shall meet the following standards:
- a. The minimum size required is 300 sq. ft.
 - b. The public gathering space shall be located where it is visible and accessible from either a public sidewalk or pedestrian connection.
 - c. A minimum of 25 percent of the public gathering space shall be landscaped with trees, shrubs, and mixed plantings with year-round interest.
 - d. The public gathering space shall use the following paving materials: unit pavers, paving stones, or concrete. No more than 50% of the surface shall be one single material.
 - e. One seating space is required for each 50 sq. ft. of public gathering space area.
 - f. The public gathering space shall not be used for parking, loading, or vehicular access (excluding emergency vehicular access).
 - g. Public art and fountains are encouraged.
 - h. Trash containers shall be covered, distributed throughout the public gathering space, and emptied each night.
 - i. The public gathering space shall provide shade by using the following elements: trees, canopies, trellises, umbrellas, or building walls.
 - j. One tree is required for every 250 sq. ft. Trees shall be a minimum of 2 inches in caliper at the time of planting.
 - k. Lighting shall be provided.
 - l. Public gathering spaces shall connect to other activities such as outdoor cafes, restaurants, and building entries.
 - m. Public gathering spaces, if constructed by a private entity, shall have an agreement with the community for public access.

D. Outdoor Lighting

- 1. All pedestrian-scaled outdoor lighting on the premises, including sign lighting, shall be arranged, designed and shielded or directed so as to protect the abutting streets and highways and adjoining property from the glare of lights, and lighting shall be shielded that the source of the light shall not be visible from any point outside the premises. No flashing or intermittent or moving lights shall be permitted, either freestanding, attached to a facade, or as a part of an approved sign.
- 2. The height of fixtures shall be a maximum of 20 feet for parking lots and 14 feet for pedestrian walkways.

E. Bus Stop Standards

- 1. The developer shall coordinate with SEPTA on providing or improving existing bus stops when a bus route operates or has a stop located on a street frontage directly adjoining a subdivision or land development within the Main Street Commercial District.
- 2. The developer shall coordinate with SEPTA on the bus stop design. The appropriate transit stop improvements and shelter shall meet the most recent SEPTA Bus Stop Design Guidelines. Transit stops shall include, at a minimum, a shelter or enclosure, seating, and schedule information. The location and design of the bus stop infrastructure shall be reviewed and approved by SEPTA and West Norriton Township. SEPTA shall provide written documentation certifying that a location is an existing or a

potential future bus stop.

3. The developer shall sign a perpetual maintenance agreement with West Norriton Township demonstrating responsibility for the maintenance of the bus shelter and associated amenities.
4. If bus stop infrastructure is located within a public right-of-way, the developer shall secure all necessary rights/permissions from PennDOT. If bus stop infrastructure is located outside a public right-of-way, the developer shall secure all necessary rights/permissions from the applicable private property owner(s) for the infrastructure to be located on the property and open to the public.

F. Parking Requirements

1. Minimum parking requirements. Parking spaces shall be provided as outlined in §27-1410 Required Off-Street Parking and Loading, except where alternative standards based on land use for the Main Street Commercial District have been provided in Table 4 below.

Table 4. Minimum parking requirements for select uses in the Main Street Commercial District

Use	Minimum Parking Requirement (# Spaces)
Apartment House and Vertical Condominiums	1/studio or 1 bedroom 1.5/2+ bedroom unit
Hotel, Motel, Boutique Hotel	1/guest room, plus 1/800 SF of public meeting space
Restaurant, Café, Bar, or Other Similar Establishment	1/250 SF gross floor area
Retail Store or Shop	1/300 SF gross sales floor area

2. Parking Reduction Standards.
 - a. The Township Zoning Officer may reduce the number of required on-site spaces based on a parking study provided by the applicant demonstrating adequate spaces are provided.
 - b. Shared parking is permitted in accordance with 27-1410.G of the zoning ordinance.
 - c. West Norriton Township may authorize a credit towards the off-street parking requirements specified in this Ordinance for the provision of bus stop infrastructure. Whenever an ADA loading pad, bench for a bus stop, and/or bus shelter is provided, the applicable off-street parking may be reduced by up to 2% for each bus stop location.
3. Parking Setbacks
 - a. All parking shall be set back a minimum of 10 feet from the ultimate right-of-way along all Ridge Pike frontages. For properties with a front-yard setback greater than 20 feet, parking shall be set back a minimum of 15 feet from the ultimate right-of-way. A minimum of 10 feet from the curbline shall be provided for the placement of sidewalks, landscaping, and utilities.
 - b. Angled parking with a one-way drive aisle is permitted in the front of the building for properties with lot depths of 600 feet or more. For properties with lot depths of less than 600 feet, parking shall be to the rear or to the side of the building.

4. Parking area and driveway dimensions and standards shall comply with §22-504 of the Subdivision and Land Development Ordinance
 5. A sidewalk or pedestrian path with a minimum width of 4 feet shall be provided to connect all areas of the parking lot to entrances to the building(s) on the site.
 6. Parking areas on adjacent lots shall be directly connected by a driveway and designed so as to reduce the number of curb cuts along the street.
 7. Properties with frontages of 300 feet or less shall be limited to one 30-foot curb cut. This is subject to PennDOT approval for all properties with frontage along West Main Street. No more than two curb cuts may be permitted for any single property, tract, or lot, for each street frontage. More than two curb cuts per street frontage may be permitted only if anticipated traffic volumes warrant more than two, and when supported by a traffic study prepared by a qualified traffic engineer. Regardless of frontage, a development may be restricted to a single driveway depending on usage and interior and exterior traffic patterns.
- G. Outdoor dining area standards. Where proposed, outdoor dining areas shall meet the following standards:
1. Outdoor furniture is limited to tables, chairs, umbrellas, reservation podiums, portable heaters, trash receptacles, and other similar items.
 2. Planters, posts with ropes, iron fencing or other removable enclosures are encouraged and shall be used as a way of defining the area occupied as outdoor seating, provided such enclosures do not exceed four (4) feet in height.
 3. Refuse facilities shall be provided.
 4. Advertising or promotional features shall be limited to umbrellas or canopies.
 5. Outdoor dining shall not impede pedestrian traffic flow. A 5-foot landscape buffer or planter area shall be used to provide a buffer between the sidewalk and outdoor dining area and West Main Street.
 6. Where the outdoor dining area abuts a street or parking area, the applicant shall provide a barrier, such as bollards or planters, to protect customers. The barrier shall be attractively designed and landscaped or otherwise incorporated into the design of the outdoor dining area.
 7. Outdoor cooking is prohibited.
- H. Occupation of ultimate right-of-way. Any right-of-way outside of the cartway may be preserved for sidewalks and green area between the curblines and the front yard setback along the entire Ridge Pike, Egypt, Orchard and Trooper Road frontages.

SECTION 3: SEVERABILITY.

The terms, conditions and provisions of this Ordinance are hereby declared to be severable, and, should any portion, part or provision of this Ordinance be found by a court of competent jurisdiction to be invalid, unenforceable or unconstitutional, West Norriton Township Board of Commissioners hereby declares its intent that the Ordinance shall have been enacted without regard to the invalid, unenforceable, or unconstitutional portion,

part or provision of this Ordinance.

SECTION 4: REPEALER.

Any and all other Ordinances or parts of Ordinances in conflict with the terms, conditions and provisions of this Ordinance are hereby repealed to the extent of such irreconcilable conflict.

SECTION 5: EFFECTIVE DATE.

This Ordinance and the amendment contained herein shall be effective five (5) days after enactment.

ORDAINED AND ENACTED, by the Board of Commissioners of West Norriton Township, Montgomery County, Pennsylvania, this _____ day of _____, 2023

WEST NORRITON TOWNSHIP

ATTEST:

BOARD OF COMMISSIONERS:

Jason Bobst, Township Manager

By: _____
Peter D. Smock, President

Figure 1. Cross section of 20-foot commercial setback

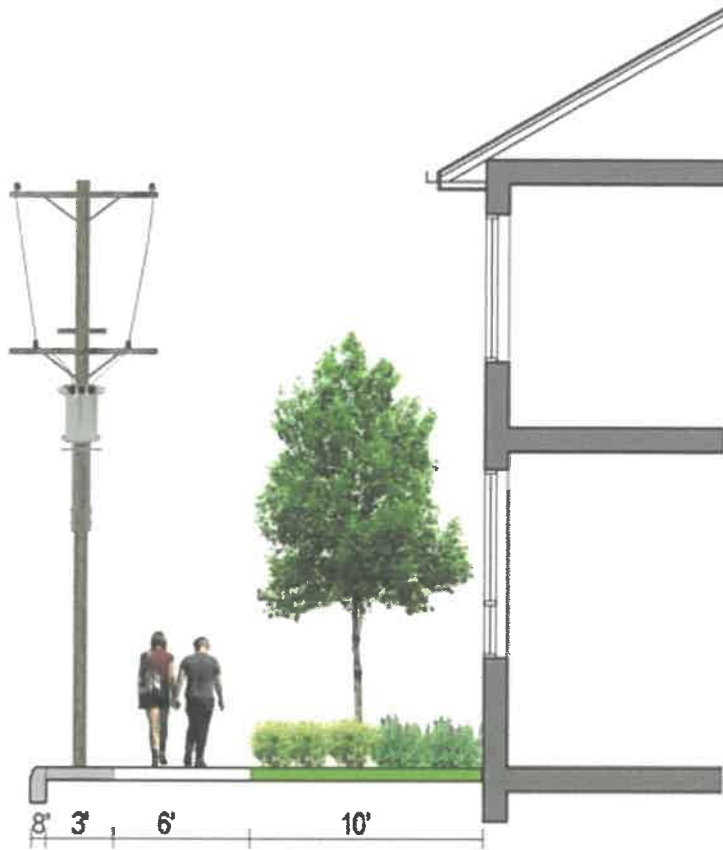


Figure 2. Cross section of 20-foot mixed-use setback

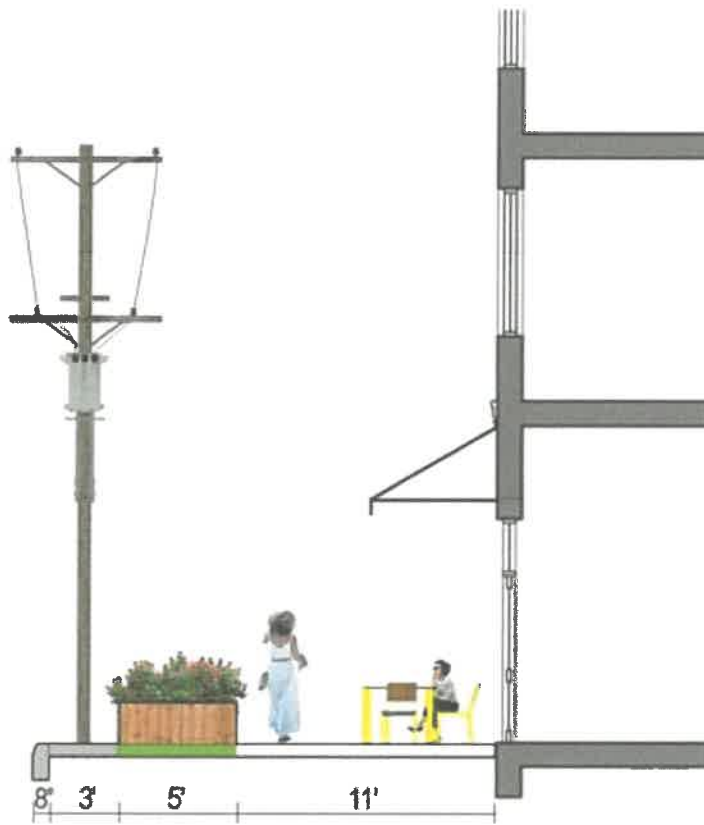


Figure 3. Cross-section of 35-foot commercial setback



Figure 4. Cross-section of 50-foot commercial setback

