

MUNICIPALITY OF NORRISTON  
A HOME RULE MUNICIPALITY  
MONTGOMERY COUNTY, PENNSYLVANIA

**ORDINANCE NO. 20-06 of 2020**

**AN ORDINANCE OF THE MUNICIPAL OF NORRISTONW, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE NORRISTOWN MUNICIPAL ZONING ORDINANCE TO PERMIT MULTIFAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF NEW CONSTRUCTION WITHIN THE LIMITED INDUSTRIAL MIXED USE (LIMU) DISTRICT BY SPECIAL EXCEPTION AND TO SET FORTH THE DIMENSIONAL REQUIREMENTS, DEVELOPMENT REQUIREMENTS, AND OTHER RELATED CRITERIA FOR SPECIAL EXCEPTION APPROVAL FOR MULTIFAMILY DEVELOPMENT USES WITHIN THE LIMU DISTRICT; REPEALING ALL INCONSISTANT ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the Municipality of Norristown is a Home Rule Municipality organized operating in accordance with the Charter of the Municipality of Norristown as permitted by the Home Rule Charter and Optional Plans Law, 53 Pa. C.S. 2901 *et seq.*

**WHEREAS**, in accordance with the Charter and Pennsylvania law, the Municipal Council has the authority to enact and amend at any time it deems proper the provisions of the Municipality's General Laws including those provisions relating to zoning within the Municipality;

**WHEREAS**, after review of its General Laws, particularly its existing zoning regulations, Municipal Council has determined it would be in the best interest of the Municipality and consistent with the Municipality's existing Comprehensive Plan to amend Chapter 320, Article XV titled "LIMU Limited Industrial Mixed Use District" to permit multifamily residential development consisting of new construction within the Limited Industrial Mixed Use (LIMU) District by special exception and to set forth the dimensional requirements, development requirements, and other related criteria for special exception approval for multifamily residential uses within the LIMU District.

**NOW, THEREFORE**, be it **ORDAINED** that Norristown Municipal Council amends its General Laws as follows:

**SECTION I.** Chapter 320, titled "Zoning," Article XV, titled "LIMU Limited Industrial Mixed Use District," Section 320-151 titled "Use Regulation," Subsection C is hereby amended to state as follows:

C Special Exception. The following use and no other when authorized by the Zoning Hearing Board pursuant to Article XXI Special Exceptions, and the criteria contained herein.

1. Multifamily residential as an adaptive reuse of a vacant industrial building. All adaptive reuses of existing, vacant industrial buildings for multifamily residential use shall comply with the following:
  - a) Maximum Density. 12 dwelling units per acre.
  - b) Minimum building size for conversion to apartments: 25,000 square feet.
  - c) All parking shall be provided on site.
2. Multifamily residential. All newly constructed multifamily residential buildings shall comply with the following:

a) Dimensional Requirements

Minimum Lot size (acres)	1
Minimum Lot Width (feet)	100
Minimum Front yard setback(feet)	0
Minimum Side Yard setback (feet)	0
Minimum Rear yard setback (feet)	0
Minimum Parking setback from curb line of the street(feet)	0
Minimum setback from non-residential property lines (feet)	18
Minimum setback from residential property lines	20
Minimum setback of outdoor storage and trash area	3
Maximum building height (feet)	150
Maximum impervious surface (% of lot area)	100
Maximum building coverage (% of lot area)	100
Minimum distance between adjacent buildings (feet)	30

- b) Other Development requirements (these development requirements take precedent over other requirements within the Zoning Chapter of the Norristown Code:
  - i. First floor residential units may only be rented as Live – Work units.
  - ii. Commercial uses on the first floor may only include 4,000 square feet of restaurant seating area.
  - iii. No landscaping buffer shall be required.
  - iv. Garages facing an alley shall be setback one (1)-foot from the curb line of the alley.

- v. One (1) indoor parking space per dwelling unit is required. No additional off-street parking, as required by Article XXVI, shall be required for a development under this section.
- vi. Automated parking, when provided shall conform the appropriate governing regulations, industry standards, and locally adopted building codes.

**SECTION II.** Chapter 320, titled “Zoning,” Article XV, titled “LIMU Limited Industrial Mixed Use District,” Section 320-153 titled “General Development Regulations,” Subsection C is hereby deleted in its entirety.

**SECTION III: SEVERABILITY**

In the event that any section, sentence, clause, 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 the validity of the remaining portions of this Ordinance.

**SECTION IV: REPEALER**

All ordinances or resolutions or parts thereof inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specially repealed.

**SECTION V: EFFECTIVE DATE**

This Ordinance shall take effect and be in force from and after its approval as required by the law.

**ENACTED AND ORDAINED** this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Seal:

**Municipality of Norristown  
Municipal Council**

By: \_\_\_\_\_  
Derrick Perry  
Council President

Attst: \_\_\_\_\_  
Crandall O. Jones  
Municipal Administrator