

MUNICIPALITY OF NORRISTOWN

A HOME RULE MUNICIPALITY

MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. 20-17 of 2020

AN ORDINANCE OF MUNICIPALITY OF NORRISTOWN, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE NORRISTOWN ZONING MAP TO REZONE TAX PARCEL 13-00-35736-00-8 LOCATED AT 700 STERIGERE STREET FROM RE-RECREATION DISTRICT TO LIMU – LIMITED INDUSTRIAL MIXED- USE DISTRICT; PROVIDING A SEVERABILITY CLAUSE; REPEALING ALL INCONSISTENT ORDINANCES; AND PROVIDING AN EFFECTIVE DATE

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

WHEREAS, Section 41.2-201 of the Charter (346 Pa. Code § 41.2-201) grants to the Municipality the ability to “exercise all powers and perform any functions not denied by the Constitution of Pennsylvania, the General Assembly of Pennsylvania or this Charter as fully and completely as though they were specifically enumerated in this Charter”; and

WHEREAS, as permitted by the Charter and the Municipalities Planning Code, the Municipality previously adopted a Zoning Map for the Municipality of Norristown; and

WHEREAS, the property located at 700 Sterigere Street, tax parcel number 13-00-35736- 00-8 is currently zoned RE-Recreation District, however it is adjacent to, and presently used for a use permitted in, the LIMU – Limited Industrial Mixed-Use District; and

WHEREAS, the Municipal Planning Department has recommended that the property located at 700 Sterigere Street, tax parcel number 13-00-35736-00-8 be re-zoned as LIMU – Limited Industrial Mixed-Use District consistent with adjacent and surrounding districts and uses; and

WHEREAS, the Municipalities Planning Code (53 P.S. § 10101, *et seq.*) and the Charter, including §§ 320-380 and 320-381, set forth certain procedural requirements for the adoption of an ordinance to rezone property and amend the official zoning map; and

WHEREAS, the Borough Council, with the assistance and input of the Norristown Planning Commission and/or the Montgomery County Planning Commission and after consideration at a duly advertised public hearing, has determined that the health, safety and general welfare of the residents the Municipality will be served by this Ordinance amending the Municipality of Norristown Zoning Map to rezone the property located at 700 Sterigere Street, tax parcel number 13-00-35736-00-8 from RE-Recreation District to LIMU – Limited Industrial Mixed-Use District; and

NOW, THEREFORE, be it **ORDAINED and ENACTED** by the Municipal Council of the Municipality of Norristown an ordinance as follows:

SECTION I: MAP AMENDMENT.

The Municipality of Norristown Zoning Map is hereby amended by to rezone the following parcel from RE-Recreation District to LIMU – Limited Industrial Mixed-Use District:

700 Sterigere Street – Montgomery County Parcel Number 13-00-35736-00-8

SECTION II. 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 III: 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 IV: EFFECTIVE DATE.

Unless otherwise required by law, 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 _____, 20____.

Seal

**Municipality of Norristown
Municipal Council**

**By: _____
Derrick Berry, Council President**

Attest: _____
Crandall O. Jones
Municipal Administrator