

*Borough of Norristown, PA  
Thursday, January 16, 2020*

## Chapter 320. Zoning

### Article V. R-2 Residence District

#### § 320-40. Legislative intent.

- A. The purpose of the R-2 District is to apply compatible zoning regulations to areas of the municipality that are predominantly residential in composition and nearly fully developed. The standards contained herein are intended to protect the public's health, safety and general welfare by mitigating the adverse impacts of overcrowding on a dense urban landscape. Such negative impacts include, but are not limited to, loss of urban green space, reduced residential on-street parking, and an infringement on personal privacy. The municipality recognizes that within each neighborhood there is an intermingling of residential uses, and to a lesser extent nonresidential uses, on lots of varying sizes.
- B. In accordance with Article VII-A, Traditional Neighborhood Development, of the Pennsylvania Municipalities Planning Code, the district provides development options, standards, and design criteria that are intended to permit residential infill that is of a similar scale, type, and appearance with existing homes on the block on which they are located. The municipality further acknowledges the vital importance of preserving the district's nonresidential uses for the jobs they create and for the taxes they contribute. Consequently, this district contains standards that are intended to allow for the continuance, expansion, or development of nonresidential uses that are deemed to have minimal impact, and to ensure that all impacts created by those uses are mitigated to the greatest extent possible. All nonresidential development shall be done in such a manner as to ensure the long-term stability and viability of adjoining residential uses.