

****ADOPTED SEPTEMBER 21, 2015****

TOWNSHIP OF DELANCO

ORDINANCE NO. 2015-10

AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF DELANCO SPECIFICALLY CHAPTER 110 ENTITLED "ZONING" TO AMEND THE PRD/V PLANNED RESIDENTIAL DEVELOPMENT/ VILLAGE DISTRICT AT §110-34

WHEREAS, the PRD/V District, located at the intersection of Rhawn Street and Coopertown Road, and adjacent to the NJ Transit Delanco Rail station and bordered by the Rancocas Creek, is an existing vacant/agricultural parcel.

NOW, THEREFORE, BE IT HEREBY ORDAINED by the Township Committee of the Township of Delanco, County of Burlington, State of New Jersey that the Zoning Ordinance of the Township of Delanco is hereby amended as follows:

SECTION ONE.

Strike §110-34A(1) and Amend as follows:

At least 40% of the PRD/V area is preserved as permanent open space along the Rancocas Creek, which is at least 400 feet wide extending from the high water line.

Strike §110-34A(4) and Amend as follows:

Single family detached dwellings encumbered by marketing and deed restrictions which shall indicate that no unit may be occupied by more than three persons, one of whom must meet the minimum age restriction for "housing for older persons" in the Federal Fair Housing Act, 42 U.S.C. §3601 et seq. (FFHA) and none of whom may be younger than 18 years of age. Said deed restriction shall be subject to the advanced review and approval of the Township Solicitor and the New Jersey Department of Community Affairs (DCA), run with the land and be binding in perpetuity and be filed on record prior to the sale of the first unit of the development.

Strike §110-34B and Amend as follows:

B. Accessory Uses. The following accessory uses are permitted:

(1) Decks, patios, fences, and porches as approved by the Joint Land Use Board as part of a major subdivision approval.

(2) Utilities and related public services such as transformers, pumping stations, meters, etc., necessary for the proper distribution and monitoring of these services.

(3) Sales and construction offices and storage of materials and equipment associated with and necessitated by the development of the tract for the uses approved by the Joint Land Use Board in conformance with any phasing requirements/ approvals required by the Board.

(4) Off street parking and loading consistent with §110-14. Parking for residential development shall conform to New Jersey's Residential Site Improvement Standards.

Strike §110-34C and add the following:

C. Conditional Uses. The following conditional uses shall meet the requirements set forth in §110-10

(1) Home Occupations

Strike §110E add the heading "Bulk Requirements"

E. Bulk Requirements

(1) Detached Single-Family Age-Restricted Dwelling units

- a. Minimum lot size: 5,000 square feet
- b. Minimum lot width at building setback: 50 feet
- c. Minimum lot depth: 100 feet
- d. Front yard setback:
 - i. From right of way to garage façade: 18 feet
 - ii. From right of way to front porch: 10 feet
- e. Rear yard setback: 25 feet
- f. Side yard setback: 5 feet
- g. Total side yard setback: 10 feet
- h. Maximum height: Two stories and 30 feet, provided that the finished habitable area of the second floor is not larger than 50% of the first floor habitable area. The façade containing the front door shall be limited to a vertical wall face height of one story and 14 feet to the eave line from the finished floor elevation.
- i. Residential buffer:

(2) Affordable housing implementation:

Strike §110F and Amend as follows:

F. Fenestration as defined (pursuant to Ordinance 2005-12) shall be between 30% and 70% for all building facades (measured for each façade and story between three feet and nine feet above the finished floor). Blank lengths of wall greater than 20 linear feet are discouraged.

Strike §110G and Amend as follows:

G. Porches, as defined are required and shall project a minimum of 12 inches and a maximum of 8 feet from the adjacent building façade. Porches shall contain columns of 6 inches or more in diameter and at least 50% of all porches shall provide railings. Porches shall be a

minimum of 7 feet in depth and shall extend across a minimum of 40% of the building façade containing the front entry door.

Strike §110 H through J

SECTION TWO. Repealer. Except as provided hereinabove, any and all ordinances or parts of ordinances that are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

SECTION THREE. Severability. In the event that any portion, clause, section, paragraph or sentence of this ordinance is determined to be invalid or unenforceable for any reason, then the Township Committee hereby declare its intent that the balance of the Ordinance not affected by said invalidity shall remain in full force and effect to the extent that it allows the township to meet the goals of the Ordinance.,

SECTION FOUR. Effective Date. This ordinance shall take effect upon final passage and publication in accordance with law.