

*** ADOPTED JUNE 11, 2012 ***

**DELANCO TOWNSHIP
ORDINANCE NO. 2012-6**

AN ORDINANCE AMENDING AND SUPPLEMENTING SUBDIVISION, SITE PLAN AND ZONING, CHAPTERS 91 AND 110 IN VARIOUS NAMED SECTIONS OF THE ORDINANCES ENTITLED PART II LAND USE PROCEDURES OF THE TOWNSHIP OF DELANCO TO IMPLEMENT 2009 MASTER PLAN RECOMMENDATIONS

WHEREAS, the Planning Board adopted a comprehensive revision to the Master Plan in February 2009;

WHEREAS the Township Committee of the Township of Delanco ("Township") seeks to implement certain recommendations in that Master Plan related to amending the Site Plan and Zoning Chapters of the Land Development Regulations to improve the appearance of the Township and for the betterment of the community;

WHEREAS the Township Committee of the Township of Delanco seeks to encourage the establishment of appropriate population densities and concentrations that will contribute to the well being of persons of the neighborhoods of the R-6 Zone District and encourage rehabilitation and renovation of existing Single Family Semidetached and Two Family Dwellings in the Zone District.

NOW, WHEREFORE, IT IS HEREBY ORDAINED by the Township Committee of the Township of Delanco as follows:

Section 1.

§110-9 F shall be amended to add the words, "Single Family Semidetached, Duplex, and Two Family Dwelling" after every notation of "detached single-family dwellings" in the paragraph.

Section 2.

Where the words "single-family attached" or "one-family attached dwelling" is listed in the list of permitted uses or bulk standards in §110-32; §110-33, and §110-34 shall be listed as "Single Family Semidetached and Two-Family Dwelling".

Section 3.

In Chapter 110, Zoning, Article IV, Section 29, District Regulations §110-29 R-6 Single Family Residential District

§110-29 A(2) "Attached single family dwellings (duplexes) on parcels with an aggregate area of 8,500 square feet or more and a combined width of at least 85 feet" shall be stricken and "Existing Single Family Semidetached and Existing Two Family Dwellings" shall be added.

§110-29 D(2) shall be stricken so that principal uses permitted in the C-1 District shall no longer be permitted in the R-6 District and (3) & (4) shall become "(2) & (3)"

Section 4.

The Schedule of Area and Bulk Requirements at §110:A1 shall be amended R-6 shall remove the words "Single Family Attached" and all standards related to that unit

type and replace with the following 2 rows of standards for Single Family Semidetached and Two Family Dwelling:

Single Family Semidetached Minimum

Lot Size 3,000 SF Minimum Width 30
linear feet Minimum Depth 100 linear
feet Front Yard 10'

One Side Yard 0 & 6'

Two Side Yards 6'

Rear Yard 25'

Accessory Buildings & Structures Side
yard feet 4'

Rear yard feet 4'

Max Bldg & Structure Height

Principle feet/stories 35/2 ½

Accessory feet/stories 15/1

Maximum Lot coverage (%) 60%

Max Building Coverage (%) 40%

Two Family Dwelling

Minimum Lot Size 6,000 SF Minimum
Width 60 linear feet Minimum Depth 100
linear feet Front Yard 10'

One Side Yard 6'

Two Side Yards 12'

Rear Yard 25'

Accessory Buildings & Structures Side
yard feet 4'

Rear yard feet 4'

Max Bldg & Structure Height

Principle feet/stories 35/2 ½

Accessory feet/stories 15/1

Maximum Lot coverage (%) 60%

Max Building Coverage (%) 40%

ZONING

Schedule of Area and Bulk Requirements Township of Delanco

Minimum Lot Requirements				Principal Buildings and Structures			Accessory Bldg & Structures		Max Bldg & Structure Height		Max Lot Cover (%)	Max Bldg Cover (%)	Open Space Preserved % of Tract
Zoning District	Lot Area	Width (feet)	Depth (feet)	Front yard (feet)	One Side Yard (feet)	Two Side Yards (feet)	Rear Yard (feet)	Side Yd (ft.)	Rear Yd (ft.)	Principle (feet/stories)			
R-6													
Single Family Detached													
	5,000 sf	50	100	10	8	16	25	4	4	35/2 1/2	15/1	60	40
Existing Two Family Dwelling													
	6,000 sf	60	100	10	6	12	25	4	4	35/2 1/2	15/1	60	40
Existing Single Family Semi-detached													
	3,000 sf	30	100	10	0 & 6	6	25	4	4	35/2 1/2	15/1	60	40