

\*\*\*\*ADOPTED MAY 2, 2011\*\*\*\*

DELANCO TOWNSHIP

ORDINANCE 2011-15

AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF DELANCO, SPECIFICALLY CHAPTER 110 ENTITLED "ZONING" TO CREATE A NEW CONDITIONAL USE SECTION AT §110-10.Z TO PERMIT LIMITED LIGHT INDUSTRIAL USES IN THE R-6 ZONE ON BLOCK 1405, LOTS 1 AND 6; AND BLOCK 1411, LOTS 1, 1.01 AND 2, COMMONLY KNOWN AS THE CANVAS SHOP AREA

**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 acknowledging the existing nonresidential uses in the Canvas Shop area;

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

**SECTION I.**

A new Paragraph (4) shall be added to Section 110-29.D "R-6 Single-Family Residential District, Conditional Uses," as follows:

- (4) Limited industrial uses including the following on Block 1405, Lots 1 and 6; and Block 1411, Lots 1, 1.01 and 2:
  - (a) General offices and office buildings.
  - (b) Tradesman and artisan shops, offices and showrooms.
  - (c) Manufacture, fabrication and assembly of products from previously processed and prepared materials conducted within completely enclosed buildings.
  - (d) Research and scientific laboratories.
  - (e) Computer software development and manufacture.
  - (f) Printing.
  - (g) Furniture and cabinet making.
  - (h) Reupholstering.
  - (i) Media production facilities.

**SECTION II.**

A new Paragraph Z shall be added to Section 110-10 "Conditional Uses," as follows:

**"§110-10. Conditional Uses.**

- Z. Limited industrial uses in the R-6 Zone on Block 1405, Lots 1 and 6; and Block 1411, Lots 1, 1.01 and 2 shall comply with the following additional standards:
  - (1) Minimum lot area shall be 30,000 square feet. Existing lots may be 11,000 square feet.
  - (2) The existing building height may exceed 35 feet; however no new portion of any building may exceed 35."