

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

DELANCO TOWNSHIP

ORDINANCE 2011-17

**AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF DELANCO, SPECIFICALLY CHAPTER 110
ENTITLED "ZONING" IN MULTIPLE SECTIONS TO IMPLEMENT VARIOUS MASTER PLAN
RECOMMENDATIONS**

SYNOPSIS

The purpose of this ordinance is to amend the Zoning Chapter to be consistent with the Municipal Land Use Law's provisions regarding child-care centers, which are required to be permitted in all non-residential zones, and family day care homes, which are required to be permitted in all residential zones. The Township also expressed a desire to permit adult day care centers in all non-residential zones, including the Abundant Life property.

Sexually-oriented businesses have been removed from the Prohibited Uses list, as they are permitted in the I Zone, and a parking standard for funeral homes has been established. Wording related to automobile service stations has been updated to be consistent between the Definitions and Permitted Uses sections. Funeral home and laundromat have been added to the permitted Conditional Uses in the C-2 Zone. Government use has been added as a permitted use in the I-1 and I-2 Zones. The following Conditional Uses have been added to the I-1 and I-2 Zones: Automobile service stations and automotive repair services and garages, new and used automobile and truck sales and dealerships, automobile wash facility, body shops.

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 Zoning Chapter of the Land Development Regulations;

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

SECTION I.

Chapter 110, entitled "Zoning" shall be amended at the following Sections:

1. At §110-6, add the definition, "ADULT DAY CARE CENTER. A non-residential establishment providing healthcare and/or social services to adults, primarily, but not necessarily exclusively, senior citizens."
2. At §110-6, the definition CHILD-CARE CENTER shall be amended by adding the word "non-residential" between the words "private" and "establishment."

3. §110-8.C(15), "Sexually-oriented businesses," shall be deleted, and the subsequent paragraphs renumbered accordingly.
4. §110-10.1 "Family day care home" shall be added and shall read as follows: "Family day care home shall be a permitted use in all residential zoning districts in the Township, provided that there are no outward indications of the family day care use, in which case the use shall be treated as a Home Occupation as regulated herein."
5. §110-10.I (1) shall be amended by adding the following language before "R-4," "R-1, R-1-30, R-2, R-3."
6. §110-10.K (8) shall be deleted and replaced by the following: "Off-street parking. One parking space per 60 square feet of floor space devoted to patron use or 10 spaces per viewing room or chapel, whichever is less."
7. §110-10.M (3) (c) shall be amended by deleting "daycare centers as regulated in N.J.S.A. 40:55D-66.6 and 40:55D-66.7."
8. §110-14.A. The parking requirement for "Mortuary and funeral home" shall be amended to "One parking space per 60 square feet of floor space devoted to patron use or 10 spaces per viewing room or chapel, whichever is less."
9. §110-33.2.B (1) (b) [7] [u] shall be added to read "Adult day care centers."
10. §110-35.A (11) shall be amended to replace the words "Day-care Centers" with the words "Adult day care and child-care centers."
11. §110-36.A (11) shall be amended to replace the words "Day-care Centers" with the words "Adult day care and child-care centers."
12. §110-36.C (4) shall be deleted and replaced with "Automobile service stations and automotive repair services and garages."
13. §110-36.C (8) shall be added to read "Funeral homes."
14. §110-36.C (9) shall be added to read "Laundromats."
15. §110-38.A (16) shall be added to read "Governmental uses, including but not limited to municipal buildings, public works garages, motor vehicle inspection stations and recreational facilities."
16. §110-38.A (17) shall be added to read "Adult day care and child-care centers."
17. §110-38.B (1) "Day-care centers" shall be deleted.
18. §110-38.B (2) shall be renumbered (1) and shall be amended to read "Automobile and truck leasing facilities."
19. §110-38.B (3) shall be renumbered (2).

20. §110-38.B (3) through (7) shall be created to add the following uses, “Automobile service stations and automotive repair services and garages,” “New and used automobile and truck sales and dealerships,” “Automobile wash facility,” “Body shops.”
21. §110-39.A (3) shall be added to read “Adult day care and child-care centers.”
22. §110-39.A (4) shall be added to read “Governmental uses, including but not limited to municipal buildings, public works garages, motor vehicle inspection stations and recreational facilities.”
23. §110-39.B (3) shall be deleted and replaced with “Automobile and truck leasing facilities.”
24. §110-39.B (5) through (8) shall be created to add the following uses “Automobile wash facility,” “Body shops,” “New and used automobile and truck sales and dealerships,” and “Sexually-oriented businesses, massage parlors, tattoo parlors, and body piercing facilities.”