

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

DELANCO TOWNSHIP

ORDINANCE 2011-20

**AN ORDINANCE AMENDING THE DELANCO TOWNSHIP ZONING MAP
FOR THE DISTRICT ZONE CHANGE FROM C-1 ZONE DISTRICT AND CREATING
THE LIVE/WORK L/W ZONE DISTRICT**

WHEREAS, in areas where the lots are narrow and shallow, it is recommended that the C-1 zoning be modified to a live-work zone (LW), where homeowners can convert first floors into small office or studio/gallery space, and can hire a limited number of employees. Such uses would be more intensive than a home occupation, but of less impact than typical retail or office space. The frontage lots on the west side of Burlington Avenue are recommended for live-work. These types of uses typically allow commercial and business enterprise to begin with relatively low overhead so that growth can be easily accommodated. This area primarily contains residential uses on small lots that do not appear large enough to accommodate commercial uses, particularly given the lack of on-street parking on Burlington Avenue. The lots are as follows:

1. Block 1302, Lots 15-22
2. Block 1303, Lots 16-23
3. Block 1305, Lots 14-16
4. Block 1306, Lots 16-16.01