

## **DELANCO TOWNSHIP**

### **ORDINANCE 2011-21**

#### **AN ORDINANCE AMENDING THE DELANCO TOWNSHIP ZONING MAP FOR THE DISTRICT ZONE CHANGE FROM THE C-1 ZONE DISTRICT TO THE C-2 ZONE DISTRICT AND FROM THE R-6 DISTRICT TO THE C-2 ZONE DISTRICT**

**WHEREAS**, the lots along the eastern side of Burlington Avenue to the west of Union Avenue that are currently zoned C-1 are recommended to be rezoned to C-2. Similar types of uses are permitted in these districts, however single-family residential uses would now be ruled by the R-4 standards (minimum lot size 7,500 SF) rather than the R-3 standards (10,000 SF lots). This would render more of the existing residential lots more conforming. Also, the C-2 Zone requires smaller front and side yard setbacks (10' v. 25' front yard and 10' v. 15' side yard) that will better suit the smaller lots in this area.

1. Block 1409, Lots 7-8
2. Block 1404, Lots 1-6
3. Block 1402, Lots 8-13
4. Block 1401, Lots 1-6

**WHEREAS**, the following lots that are currently zoned residential are recommended to be added to the C-2 district due to their size, depth and/or adjacency to existing commercial uses.

1. Block 1513, Lots 1-4
2. Block 1514, Lot 1
3. Block 1701, Lots 4 and 6

### **NOTICE**

The above entitled ordinance was passed on first reading at a meeting of the Township Committee of the Township of Delanco on March 21, 2011. It will be further considered for final passage after a public hearing at the regularly scheduled meeting to be held on April 18, 2011 at the Municipal Building, 770 Coopertown Road, Delanco, New Jersey at 7:30PM at which time and place any persons desiring to be heard upon the same will be given the opportunity to be heard. Copies of this ordinance will be made available at the Municipal Clerk's office to members of the general public who shall request them.

Janice M. Lohr, RMC  
Municipal Clerk