

ADOPTED DECEMBER 18, 2006

DELANCO TOWNSHIP

ORDINANCE 2006-25

AN ORDINANCE AMENDING CHAPTER 110 GOVERNING "ZONING"

WHEREAS, the Township Committee of the Township of Delanco ("Township") is dedicated to improving and preserving the appearance of the Township for the betterment of the community; and

WHEREAS, the Township has reviewed existing Code provisions for the Township of Delanco, with regard to existing zoning bulk standard conditions. The program evaluated existing building siting and residential densities in zoning districts R-3 and R-4. The revision of the bulk standards with the addition of performance requirements will promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of these neighborhoods. The revisions remove wholesale nonconformity in the existing developed and infill portions of the community.

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

Section 1.

Chapter §110-6 entitled, 'Definitions.' will be amended and supplemented as follows:

"Fenestration - The design, proportioning, and disposition of windows and other exterior openings of a building."

"Roof Pitch -The slope of a roof, commonly expressed in inches of vertical rise per foot of horizontal run."

Section 2.

The section entitled 'Schedule of Area and Bulk Requirements' will be amended and supplemented as follows:

R-3 Zoning District

Minimum Lot Requirements

Width shall read: "80 feet"

Depth shall read: "120 feet"

One side yard shall read: "15 feet"

Two side yards shall read: "35 feet"

Rear yard shall read: "35 feet"

Section 3.

The section entitled 'Schedule of Area and Bulk Requirements' will be amended and supplemented as follows:

R-4 Zoning District

Minimum Lot Requirements

Width shall read: 60 feet"

Depth shall read: "120 feet"

Maximum Lot Cover shall read: "60 %" Front

Yard shall read: "20/20"

Side Yard shall read: "12"

Section 4.

Chapter §110-9 entitled, 'Nonconforming uses, buildings and structures.' shall be amended and supplemented to establish all existing conditions of each lot in the following residential zones as "conforming" effective the adoption date of this ordinance:

"F. Lots existing at the time of the adoption of this ordinance on the Township of Delanco Tax Map, the owner of which owned no adjacent lots, and located within zoning districts where detached single-family dwellings are a permitted principal use, shall be deemed to be conforming in terms of lot width, lot frontage, lot area, and lot depth for detached single-family use. Compliance with all other applicable zoning requirements and design standards pertaining to the single-family use shall be required."

Section 5.

Chapter §110-26 entitled, 'R - 3 Single Family Residential District.' shall be amended and supplemented as follows:

"F. FENESTRATION as defined (pursuant to Ordinance 2006-25), shall be between 30% and 70% for all building facades (measured for each facade and story between 3 and 9 feet above the finished floor). Blank lengths of wall greater than 20 linear feet are prohibited.

G. PORCHES as defined (pursuant to Ordinance 2005-12), shall be permitted to encroach in the front yard setback up to seven (7) feet and stairs are permitted to further encroach in the front yard up to four (4) feet. All porches and stairs shall be setback at least one (1) foot from the property line. Porch roofs may contain a minimum roof slope of 2 feet of rise per every 12 feet of run.

H. Main ROOF PITCH Minimum 4:12 to Maximum 8:12."

I. Residential parking stalls, spaces, areas, and garages are encouraged to be located in the side and rear yards. Where parking and private garages are part of the principal building and parking is located in the front yard, garage facades shall be located a minimum of 3 feet behind the front setback line.

Section 6.

Chapter §110-27 entitled, 'R - 4 Single Family Residential District' shall be amended and supplemented as follows:

"F. FENESTRATION as defined (pursuant to Ordinance 2006-25), shall be between 30% and 70% for all building facades (measured for each facade and story between 3 and 9 feet above the finished floor). Blank lengths of wall greater than 20 linear feet are prohibited.

G. PORCHES as defined (pursuant to Ordinance 2005-12), shall be permitted to encroach in the front yard setback up to seven (7) feet and stairs are permitted to further encroach in the front yard

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H. Main ROOF PITCH Minimum 4:12 to Maximum 8:12."

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