

**ORDINANCE OF THE TOWNSHIP OF DEPTFORD AMENDING THE UNIFIED DEVELOPMENT ORDINANCE TO ESTABLISH THE LIGHT INDUSTRIAL 3 (LI-3) ZONING DISTRICT**

**WHEREAS**, the Township Council of the Township of Deptford, a municipal corporation in the County of Gloucester, State of New Jersey, finds that an amendment to the Unified Development Ordinance of the Township of Deptford to modernize its standards for the Flex Space District is appropriate and will guide the development of property in a manner which will promote the public health, safety, morals, and general welfare pursuant to the purposes of *N.J.S.A. 40:55D-2*.

**WHEREAS**, the Planning Board of the Township of Deptford has adopted a Master Plan that comprehensively provides for the appropriate use, regulation and development of lands in the municipality under *N.J.S.A. 40:55D-28*; and

**WHEREAS**, the Municipal Land Use Law at *N.J.S.A. 40:55D-62a* requires substantial consistency of the provisions regulating zoning and land use with the adopted Master Plan; and

**WHEREAS**, the Planning Board has determined that the revisions and amendments to the Unified Development Ordinance are consistent with relevant policies in the Master Plan, represent sound land use regulation and therefore favorably recommends to the Township Council that the regulations be so amended; and

**WHEREAS**, this amendment follows the recommendations of a periodic reexamination of the Master Plan and the Land Use Plan Element and therefore does not require individual property owner notice pursuant to *N.J.S.A. 40:55D-62.1*

**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and Township Council of the Township of Deptford, in the County of Gloucester, State of New Jersey, as follows:

**Section 1.** §23.1, LI-3 – Light Industrial 3 District, of the Unified Development Ordinance of the Township of Deptford shall be added as follows:

**§ 23.1. LI-3 – Light Industrial 3 District.**

**A. Intent.**

The intent of the LI-3 Light Industrial District is to promote the development of appropriate areas within the Township which will provide opportunities for the use of buildings for office, light manufacturing, warehousing, and distribution facilities.

**B. Permitted Principal Uses.** In the LI-3 district, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except the following:

1. Agricultural fertilizer, pesticide, seed and similar sales and service.
2. Agricultural equipment sales and service.

3. Auto body shops.
4. Automobile impound lot.
5. Banks and other offices of financial institutions.
6. Cold storage.
7. Commercial laundry, not to include on-site retail services.
8. Composting facility.
9. Contractor's shop including carpenter shop, roofing shop, plumbing shop, furniture repair, light metal working, electrical shop, and similar establishments.
10. Fabrication shops.
11. Food and beverage processing and manufacturing.
12. General business offices.
13. Manufacturing of products from previous prepared materials; assembly.
14. Metalworking.
15. Portable sanitary facilities sales and service.
16. Printing, publishing, lithographing, binding, or similar processes.
17. Recreation vehicles, motorcycles, boats, and off-road vehicles sales and services.
18. Scientific research and testing laboratory.
19. Self-service storage facilities.
20. Telecommunications facilities.
21. Truck and trailer sales and service facilities.
22. Wholesale fuel sales.
23. Woodworking; millwork.

C. Accessory Uses and Structures Permitted. Any of the following accessory uses and structures shall be permitted when used in conjunction with a principal or conditional permitted use

1. Off-street parking lots and structures. (See §27 for standards).

2. Contracting yards, including those for heavy equipment, for outdoor storage of equipment and materials.
3. Garages to house delivery trucks and other commercial vehicles.
4. Guard house.
5. Warehousing and distribution, but not to include a truck terminal.
6. Weigh station/scales.
7. Signs. (See §30 for standards)
8. Fences and walls. (See §54 for standards)
9. Canopies over motor fueling pumps.
10. Accessory uses customarily incidental to a principal use.

D. Conditional Uses Permitted. Any of the following conditional uses shall be permitted meeting the criteria established for the use:

1. Automotive repair and service facilities, automotive fuel sales, and charging stations conforming to the following criteria:
  - a. A masonry brick or stone wall, located parallel to the main frontage and a minimum height of thirty (30) inches shall be constructed for a length equal to the long axis of the motor fuel canopy or eighty (80) feet, whichever is greater, for the purpose of obstructing the view of the dispensing area from the public right-of-way.
  - b. All lifts, appliances, pits, storage areas, trash facilities, greasing equipment and such similar repair and maintenance equipment, other than motor fuel dispensers, air pumps, and public telephones, shall be located within an enclosed building.
  - c. No junked motor vehicle or boat or part thereof or any unlicensed or unregistered motor vehicle shall be permitted on the premises. However, any motor vehicle awaiting repair may be located on the premises, provided that the vehicle shall be located in the rear or side yard and shall be screened from view with landscaping and a fence such that no stored vehicle less than 6' in height shall be visible from a public right-of-way or building on an adjacent lot.
  - d. The exterior display and parking of motor vehicles, trailers, boats, snowmobiles or other similar equipment for sale or rental purposes shall not be permitted.
  - e. No parking of vehicles shall be permitted on an unpaved area.
2. Truck storage conforming to the following criteria:

- a. The minimum lot size shall be five (5) acres.
- b. The minimum lot width shall be one hundred fifty (150) lineal feet on an arterial street.
- c. Minor truck repairs shall be permitted in an enclosed building but not to include engine overhaul, transmission repair, or hydraulic system repair.
- d. No overnight use of sleeper cabs shall be permitted.
- e. No parking of vehicles shall be permitted on an unpaved area.
- f. No parking of stored vehicles shall be within fifty (50) feet of a right-of-way.

E. Bulk standards.

1. Minimum lot area – Two (2) acres, except that permitted conditional uses shall have a minimum lot area of one (1) acre.
2. Minimum lot width at building line - One hundred fifty (150) feet.
3. Minimum lot depth - Two hundred fifty (250) feet.
4. Minimum front yard - Seventy-five (75) feet.
5. Minimum side yards, each.
  - a. The minimum building setback from a non-residentially zoned lot - Twenty-five (25) feet.
  - b. The minimum building setback from a residentially zoned lot - Fifty (50) feet.
6. Minimum rear yard.
  - a. The minimum building setback from a non-residentially zoned lot - Twenty-five (25) feet.
  - b. The minimum building setback from a residentially zoned lot - Fifty (50) feet.
7. Maximum building height. The height of any building shall not exceed twenty-five (25) feet at the building setback line from all public streets and lot lines; increasing to a maximum permitted height of fifty (50) feet at the rate of two (2) feet in height for each additional one (1) foot that the building is set back from the property line.
8. Maximum building coverage (includes all principal and accessory buildings) - Thirty-five percent (35%).

9. Maximum impervious coverage, including outdoor storage areas - Seventy percent (70%).
10. Accessory structures shall be subject to all the same locational requirements as principal buildings provided, however, that canopies over motor fuel pumps may be within thirty (30) feet of a street line.
11. Buffers and landscaping. Landscaped buffer widths, plantings and parking lot landscaping shall be as required in §31.

F. Performance and Design Standards. In addition to the applicable design requirements in §37, development in the LI-3 district shall conform to the following standards:

1. Outdoor Storage. Materials used in the manufacture or assembly of products and equipment may be stored outside behind the front building line provided that such storage shall meet the following requirements:
  - a. The location of the outdoor storage shall be approved by the board of jurisdiction and delineated on a site plan;
  - b. Outdoor storage shall be located in a side or rear yard behind the front building line;
  - c. Outdoor storage shall not occupy more than sixty percent (60%) of the total area of the lot, except for municipal uses;
  - d. The height of outdoor materials storage shall not exceed twelve (12) feet;
  - e. The outdoor storage shall be behind a fully opaque fence; and
  - f. Landscape buffering of the outdoor storage shall be required in accordance with §31.C.
2. On-site circulation. Where customers are intended to visit a site, circulation on-site shall be separated into truck, trailer, and heavy equipment drives on the one hand and passenger vehicle drives on the other once past the front yard setback line.

**Section 2.** §7.B, Establishment of Zoning Districts and Zoning Map. §7.B, Establishment of Zoning Districts and Zoning Map, shall be amended to add the LI-3 zoning district to the enumerated list of districts and to apply certain zoning districts to the following block and lots on the tax assessment maps of the Township of Deptford as follows:

Block	Lot(s)	Existing District(s)	New District
386	Lots 6, 7, 21, 33, 34, 38, 41, 42, 46-48, 53, 57 and 59 (east side of Rt. 41)	FLX	LI-3
386	8	FLX and BC-1	BC-1
386	22	FLX and R-10A	R-10A

Block	Lot(s)	Existing District(s)	New District
386	30 and 68 (Pennsylvania Avenue)	FLX	R-10A
387.01	pt. 36, 37-43, pt. 50, 51-53, pt. 57, 59-63 and 81 (west side of Rt. 41)(part lots are those areas within FLX district before rezoning; see exhibit)	FLX	LI-3

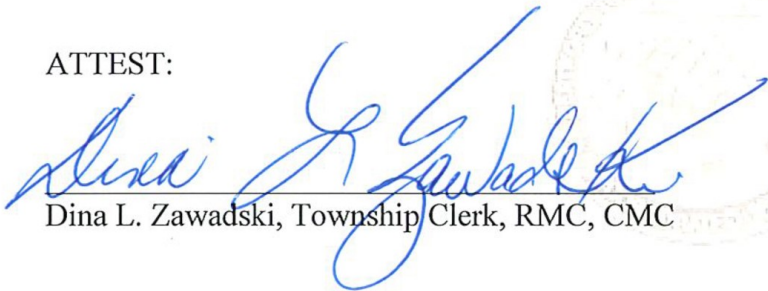
**Section 3. Repealer.** All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency only.

**Section 4. Interpretation.** If the terms of this Ordinance shall be in conflict with those of another Ordinance, the provision which imposes the greater restriction or limitation shall control.

**Section 5. Severability.** If any section, part of any section, or clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the remaining provisions of this Ordinance. The governing body of the Township of Deptford declares that it would have passed the Ordinance and each section and subsection thereof, irrespective of the fact that any one or more of the subsections, sentences, clauses or phrases may be declared unconstitutional or invalid.

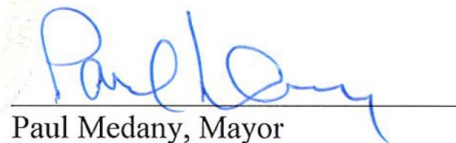
**Section 6. Effective Date.** This Ordinance shall take effect immediately upon passage, transmittal to the Gloucester County Planning Board, and publication according to law.

ATTEST:



Dina L. Zawadski, Township Clerk, RMC, CMC

Township of Deptford



Paul Medany, Mayor

**CERTIFICATION**

The foregoing Ordinance was introduced at a Meeting of Township Council of the Township of Deptford held on the 12<sup>th</sup> day of July, 2021 and will be considered for final passage and adoption at a Council Meeting at which time any person interested therein will be given an opportunity to be heard. Said meeting to be held on the 2<sup>nd</sup> day of August, 2021 at the Municipal Building, 1011 Cooper Street, Deptford, New Jersey.



Dina L. Zawadski, Township Clerk, RMC, CMC

RECORD OF VOTE – Introduction O.13.21				
Council Member	Yes	No	Abstain	Absent
Medany	✓			
Hufnell	✓			
Barnshaw	✓			
Belling	✓			
Lamb	✓			
Love	✓			
Schocklin	✓			

RECORD OF VOTE – Adoption O.13.21				
Council Member	Yes	No	Abstain	Absent
Medany	✓			
Hufnell	✓			
Barnshaw	✓			
Belling	✓			
Lamb	✓			
Love	✓			
Schocklin	✓			

