

**ORDINANCE
AMENDING THE
UNIFIED DEVELOPMENT ORDINANCE (UDO)
TO IMPLEMENT THE AR-1, AR-2, AR-3 and AR-4 DISTRICTS
OF THE TOWNSHIP OF DEPTFORD
COUNTY OF GLOUCESTER, STATE OF NEW JERSEY**

WHEREAS, the Municipal Land Use Law, *N.J.S.A. 40:55D-1 et seq.*, confers power to a municipality to regulate the use of lands within the jurisdiction of Deptford Township; and

WHEREAS, the Deptford Township Council desires to implement four new zoning districts with restrictions on the age of the resident; and

WHEREAS, it has been determined by Deptford Township Council that the implementation of the Age-Restricted 1, Age-Restricted 2, Age-Restricted 3 and AR-4 zoning districts would effectuate the intent and purpose of the goals and objectives of the Master Plan of the Township of Deptford; and

WHEREAS, the Municipal Land Use Law requires that any amendments or revisions to Deptford Township's Unified Development Ordinance shall be reviewed by the Planning Board to determine if said amendments or revisions are substantially consistent with the Land Use Plan Element of the Master Plan of the Township of Deptford; and

WHEREAS, the Planning Board of the Township of Deptford finds that the zoning districts are consistent with the intent and purpose of the Master Plan; and

WHEREAS, this ordinance effectuates a classification and boundary change recommended in a periodic general reexamination of the master plan pursuant to *N.J.S.A. 40:55D-89*; and

NOW, THEREFORE, BE IT ORDAINED, by the Township Council of the Township of Deptford that the Unified Development Ordinance (UDO) be hereby amended as follows:

Section 1. §6, Definitions, shall be amended by revising or adding the following definitions:

AGE-RESTRICTED DEVELOPMENT - A residential development including accessory buildings and required or permitted social, cultural and recreational facilities requiring at all permanent residents to be 55 years or 62 years of age or older, as the case may be, in each dwelling and prohibiting any temporary resident from being less than 19 years of age, as permitted by law, and conforming to 24 CFR Part 100 Subpart E, Housing for Older Persons, implementing the federal Fair Housing Amendments Act of 1988, as it may be amended or superseded.

AMBULATORY SURGERY FACILITY – An establishment for outpatient surgery licensed by the NJ Department of Health and Senior Services for same day procedures.

ASSISTED LIVING FACILITY – An establishment licensed by the NJ Department of Health and Senior Services to provide a coordinated array of supportive personal and health services, available 24 hours per day, to residents who have been assessed to need help with the activities of daily life, including residents who require formal long-term care.

COMPREHENSIVE PERSONAL CARE HOME – A facility which is licensed by the Department of Health and Senior Services pursuant to *N.J.A.C. 8:36, et seq.* to provide room and board and to assure that assisted living services are available when needed, to four or more adults unrelated to the proprietor, but not to include a boarding or rooming house as defined in *N.J.S.A. 55:13B-3(a)* and *-3(h)*, respectively.

CONTINUING CARE RETIREMENT COMMUNITY – A form of age-restricted land development operated by an organization that provides housing, services, and health care (including long term care), that provides a continuum of levels of care that meet the needs of individual residents and typically offers a contract-based entry fee that guarantees residence and access to various health care services, whether pre-funded or on a fee-for-service basis.

HEALTH CENTER – A building or portion of a building designed and equipped for the conduct of sports, exercise, leisure time activities, or other customary and usual recreational activities, operated by profit or not-for-profit organizations, open to bona fide members or guests. Also encompasses the term *Fitness Center*.

IMPERVIOUS COVERAGE – Any material with an infiltration rate less than one inch per 120 minutes.

LONG TERM CARE FACILITY - An establishment or distinct part of an establishment licensed by the NJ Department of Health and Senior Services as a long-term care facility, for those persons requiring continuous nursing and medical attention; skilled nursing

facility; continuing care facility.

REHABILITATION CENTER - An establishment providing subacute care for persons transitioning from an in-patient hospital status to independent living or recovery from surgery, debilitation or serious illness.

TRACT, NET – The subset of the area of a tract devoted to a single use within a development consisting of more than one use.

Section 2. §7.B entitled, "Establishment of zoning districts and zoning map", shall be amended by inserting "AR-1: Age-Restricted Residential 1 District" followed by "AR-2: Age-Restricted Residential 2 District", "AR-3: Age-Restricted 3 Institutional District" and AR-4: Age-Restricted 4 Mixed District" after the "R-6A: Affordable High Density Residential District" as follows:

B. Establishment of zoning districts and zoning map.

1. The following zoning districts are hereby created and all land within the Township of Deptford shall be placed in one of these districts by designation on a zoning map, as described below.

R- 40: Low Density Residential Zoning District
 R- 20: Medium Density Residential District
 R- 10: Medium Density Residential District
 R- 6: High Density Residential District
 R-6A: Affordable High Density Residential District
 AR-1: Age-Restricted Residential 1 District
 AR-2: Age-Restricted Residential 2 District
 AR-3: Age-Restricted Institutional 3 District
 AR-4: Age-Restricted Mixed 4 District
 RM-1: Multi-family Residential District
 RM-2: Multi-family Residential District
 PUD: Planned Unit Developments
 TC-1: Transitional Commercial 1 District
 TC-2: Transitional Commercial 2 District
 BC-4: Business Center 4 District
 BC-3: Business Center 3 District
 BC-2: Business Center 2 District
 BC-1: Business Center 1 District
 ROM: Research, Office and Manufacturing District
 C- 1: General Commercial District
 C- 2: Neighborhood Commercial District
 FLX: Flex Space District
 LI-1: Light Industrial 1 District

LI-2: Light Industrial 2 District
INS: Institutional Zoning District

Section 3. §8.B.1.a.5 shall be repealed in its entirety. [Repeals senior citizen and congregate care housing uses.]

Section 4. §8.B.1.b. 5 and -6 shall be repealed in their entirety and subparagraph -7 shall be renumbered -5. [Repeals continuing care and redundant community residences provision.]

Section 5. §8.B.2.a.7 shall be repealed and reserved. [Repeals redundant community residences provision.]

Section 6. §8.C.2 and -3 shall be repealed and reserved. [Repeals bulk standards for senior citizen independent living, congregate care, assisted living and nursing care uses.]

Section 7. §11.2, Age-Restricted 1 Residential District, shall be added to the Unified Development Ordinance as follows:

§11.2. AR-1, Age-Restricted Residential 1 District.

- A. **Intent.** The Age-Restricted Residential 1 (AR-1) district is intended to provide for residential development restricted by age for active adults with ancillary social, cultural and recreational amenities in a comprehensively planned development with significant open space. All development in the AR-1 district shall be age-restricted development as defined herein.
- B. **Permitted Uses.** In the AR-1 district, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except the following:
1. Single family detached dwellings.
 2. Single family semi-detached dwellings.
 3. Townhouse dwellings.
 4. Municipal purpose.
 5. Active and passive recreation.
- C. **Limitations on Permitted Uses.** Within an AR-1 district, a minimum of fifty-five percent (55%) shall be -B.1 uses and a maximum of thirty-five percent (35%) of the total number of units shall be -B.3 uses.

- D. **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. Community center for the use of residents and their guests.
 2. Active common recreational facilities for the use and enjoyment of residents and their guests, including but not limited to, tennis, community swimming pool, court and field sports, fitness center, fitness trail and bikeway.
 3. Management office as part of a community center.
 4. Maintenance facility.
 5. Security facility, excluding gate-controlled access.
 6. Sales center for on-tract real estate transactions only, until the final dwelling is initially sold.
 7. Decks on fee simple townhouses and as approved as part of a site plan in accordance with Article IX.
 8. Private tool shed for fee simple lots.
 9. Swimming pool for fee simple lots provided no community swimming pool is present.
 10. Off-street surface parking.
 11. Fences, walls and street furniture.
 12. Signs.
 13. Accessory uses on the same lot and customarily incidental to the principal use.
- E. **Bulk Standards.** The following area, yard, and coverage standards shall apply to uses within the AR-1 district:
1. **Maximum Density.** The maximum density of the AR-1 district shall not exceed three units per gross acre, except as modified by sub-paragraph -F, hereinbelow.
 2. **Single family detached dwelling.**
 - a. **Minimum lot area - Six thousand (6,000) square feet.**

- b. Minimum street frontage – Forty-five (45) feet.
 - c. Minimum lot width - Sixty (60) feet.
 - d. Minimum lot depth - One hundred (100) feet.
 - e. Minimum front yard – Twenty-five feet (25) feet, except for attached or detached garages, which shall be set back a minimum of thirty (30) feet.
 - f. Minimum individual side yard – Six (6) feet.
 - g. Minimum aggregate (both yards) side yard - Fifteen (15) feet.
 - h. Minimum rear yard - Twenty-five (25) feet.
 - i. Maximum building coverage – Thirty percent (30%).
 - j. Maximum impervious coverage - Forty percent (40%).
 - k. Maximum building height - Thirty-five (35) feet.
3. Single family semi-detached dwelling.
- a. Minimum lot size – Four thousand (4,000) square feet.
 - b. Minimum street frontage – Thirty-five (35) feet.
 - c. Minimum lot width – Forty (40) feet.
 - d. Minimum lot depth – One hundred (100) feet.
 - e. Minimum front yard – Twenty-five feet (25) feet, except for attached or detached garages, which shall be set back a minimum of thirty (30) feet.
 - f. Minimum side yard, common wall – Zero (0) feet.
 - g. Minimum side yard, other – Eight feet (8) feet.
 - h. Minimum rear yard – Twenty-five (25) feet.
 - i. Maximum building coverage – Thirty-five percent (35%).
 - j. Maximum impervious coverage – Fifty percent (50%).
 - k. Maximum building height – Thirty-five (35) feet.

4. Townhouse dwelling, fee simple lots.
 - a. Minimum lot size – Two thousand (2,000) sf.
 - b. Minimum street frontage – Twenty (20) feet per unit
 - c. Minimum lot width – Twenty (20) feet per unit.
 - d. Minimum lot depth – One hundred (100) feet.
 - e. Minimum front yard- Twenty-five (25) feet.
 - f. Minimum side yard - Zero (0) feet if adjoining another unit, ten (10) feet if an outside wall.
 - g. Minimum rear yard– Twenty (20) feet.
 - h. Maximum building coverage – Sixty percent (60%).
 - i. Maximum impervious coverage – Seventy percent (70%).
5. Townhouse dwellings, condominium ownership. Where individual fee simple lots are not proposed, the following distance requirements shall substitute for required yard areas:
 - a. Minimum distance from the front of any building to any other building – One hundred (100) feet.
 - b. Minimum distance from the side of any building to any other building – Thirty (30) feet.
 - c. Minimum distance from the rear of any building to any other building – Sixty (60) feet.
 - d. Minimum distance of recreational or maintenance facilities to any dwelling – Eighty (80) feet.
 - e. Minimum distance of any dwelling to the tract perimeter – Sixty (60) feet.
 - f. Maximum building coverage of net tract area – Forty percent (40%)
 - g. Maximum impervious coverage of net tract area – Fifty-five percent (55%).
6. Additional townhouse requirements.

- a. Maximum building height – Thirty-five (35) feet.
 - b. Minimum unit width – Twenty (20) feet.
 - c. A minimum of three hundred (300) square feet of storage shall be provided for each unit, excluding kitchen and bathroom cabinetry.
 - d. No more than eight (8) townhouse dwellings shall be permitted in any one structure.
 - e. Where parking lots for townhouse uses are proposed, no parking space shall be closer than twelve (12) feet to the face of the building. This provision shall not be construed as to affect private parking in residential driveways.
7. The front façade of any garage, whether attached or detached, shall not extend towards the street any closer than the front façade of the dwelling.
 8. Accessory structures shall not be located in a front yard or within five (5) feet of a side or rear property line. All accessory structures, including sheds, shall be constructed in accordance with the requirements of the Uniform Construction Code.
 9. Lots without public sewer and water shall comply with the bulk standards as required in §8.C.1, the R-40 zoning district, for single family detached dwellings.
- F. **Affordable Housing.** A minimum of twenty percent (20%) of the total number of dwellings within an AR-1 district shall be affordable to low and moderate income households in accordance with §38.A and *N.J.A.C. 5:97-6.4(b)3*, as they may be amended or superseded. The required affordable housing shall not be counted towards the density limitation otherwise applicable in the AR-1 district. For the purposes of §38.2, construction after the effective date of this section within the AR-1 district shall be considered inclusionary development.
- G. **Buffer Requirements.** In addition to the general requirements of §31, the following specific requirements pertain to the AR-1 district:
1. **Perimeter buffer requirements.** Landscape buffers shall be required along the perimeter property lines and where residential building types change. In the development of the site, existing vegetation shall be retained which is of high quality and appropriate density. Where existing vegetation is unsuitable, it shall be augmented or replaced by new plantings in accordance with a landscape plan submitted to and approved by the Planning Board. The perimeter buffer shall be a minimum width of twenty-five (25) feet and suitable for its function of site enhancement,

screening, or control of climatic effects. The perimeter buffer may be planted within any required perimeter setback but shall not be included in any fee simple lot.

2. **Building Within a Perimeter Buffer.** Public and private streets affording access to the site may cross a required perimeter buffer. Accessory structures and buildings such as utilities, entrance gate facilities, recreational trail, signs approved as part of the signage plan, and traffic signal and street lighting systems shall be permitted within the buffer. No off-street parking facilities, above ground storm water management facilities or other buildings shall be constructed within the required perimeter buffer.

Section 8. §11.3, AR-2, Age-Restricted 2 Residential District, shall be added to the Unified Development Ordinance as follows:

§11.3. AR-2, Age-Restricted Residential 2 District.

- A. **Intent.** The Age-Restricted Residential 2 (AR-2) district is intended to establish zoning standards for a portion of the Locust Grove planned unit development. All residential development in the AR-2 district shall be age-restricted development as defined in this Ordinance.
- B. **Permitted Uses.** In the AR-2 district, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except the following:
 1. Single family detached dwellings.
 2. Common and public open space.
 3. Municipal purpose.
 4. Active and passive recreation.
 5. Professional offices when approved as part of a planned unit development and not exceeding five percent (5%) of the net tract area of the development devoted to age-restricted residential development.
- 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. Community center for the use of residents and their guests.
 2. Active common recreational facilities for the use and enjoyment of residents and their guests, including but not limited to, tennis, community

swimming pool, court and field sports, fitness center, fitness trail and bikeway.

3. Recreational facilities when part of municipally owned open space.
4. Management office as part of a community center.
5. Maintenance facility.
6. Security facility, excluding gate-controlled access.
7. Sales center for on-tract real estate transactions only, until the final dwelling is initially sold.
8. Private tool shed.
9. Swimming pool provided no community swimming pool is present.
10. Off-street surface parking.
11. Fences, walls and street furniture.
12. Signs.
13. Accessory uses on the same lot and customarily incidental to the principal use.

D. Bulk Standards. The following area, yard, and coverage standards shall apply to uses within the AR-2 district:

1. Single family detached dwelling.
 - a. Minimum lot area – Four thousand five hundred (4,500) square feet.
 - b. Minimum street frontage – Forty (40) feet.
 - c. Minimum lot width - Fifty (50) feet.
 - d. Minimum lot depth - Ninety (90) feet.
 - e. Minimum front yard – Twenty feet (20) feet.
 - f. Minimum individual side yard - Five (5) feet.
 - g. Minimum aggregate (both yards) side yard - Twelve (12) feet.
 - h. Minimum rear yard - Twenty (20) feet.

- i. Maximum building coverage – Forty percent (40%).
 - j. Maximum impervious coverage – Fifty-five percent (55%).
 - k. Maximum building height - Thirty-five (35) feet.
2. Other uses.
- a. Minimum lot area – One and one-quarter acres.
 - b. Minimum street frontage – Two hundred fifty (250) feet.
 - c. Minimum lot width - Two hundred fifty (250) feet.
 - d. Minimum lot depth – One hundred fifty (150) feet.
 - e. Minimum front yard – Thirty feet (30) feet.
 - f. Minimum side yard - Twenty (20) feet.
 - g. Minimum rear yard - Thirty (30) feet.
 - h. Maximum building coverage – Twenty-five percent (25%).
 - i. Maximum impervious coverage – Sixty percent (60%).
 - j. Maximum building height – Twenty-eight (28) feet.

Section 9. §11.4, AR-3, Age-Restricted 3 Institutional District, shall be added to the Unified Development Ordinance as follows:

§11.4 Age-Restricted 3 Institutional District.

- A. **Purpose.** The district is intended for combinations of medical and residential uses existing within Deptford with an emphasis on providing assistance to the elderly and the infirm.
- B. **Permitted Uses.** A building may be erected, altered, or used and a lot may be occupied or used for any of the following purposes or combination of purposes.
 1. Assisted living facility.
 2. Comprehensive personal care home.
 3. Long term care facility.

4. Rehabilitation center.
 5. Municipal purpose.
- 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. Active and passive recreation.
 2. Management and medical offices.
 3. Maintenance facility.
 4. Security facility.
 5. Off-street surface parking.
 6. Fences, walls and street furniture.
 7. Signs.
 8. Accessory uses on the same lot and customarily incidental to the principal use.
- D. Bulk Standards. The following area, yard, and coverage standards shall apply to uses within the AR-3 district:
1. Minimum lot area: Three (3) acres.
 2. Maximum building coverage: Twenty-five percent (25%).
 3. Maximum impervious surface coverage: Sixty-five percent (65%).
 4. Minimum lot frontage: Two hundred (200) feet.
 5. Minimum lot width at the building line: Two hundred (200) feet.
 6. Minimum lot depth: Three hundred (300) feet.
 7. Minimum front yard setback: Fifty (50) feet, except that this distance shall be reduced to twenty-five (25) feet along Clements Bridge Road in conjunction with the implementation of streetscape standards.
 8. Minimum side yard setback: Thirty (30) feet.
 9. Minimum rear yard setback: Thirty-five (35) feet.

10. Minimum parking area setback from property line:
 - a. Thirty-five (35) feet adjacent to an arterial or collector road; twenty-five (25) feet from any other street;
 - b. Thirty-five (35) feet adjacent to a lot used for residential purposes;
 - c. Ten (10) feet adjacent to a lot used for non-residential purposes, except that in the case of an integrated use combining non-residential uses planned together, no setback shall be required.
 - d. Minimum distance from building to parking - Twelve (12) feet.
 - e. Off-street parking facilities shall be on the same site as the building and located within one hundred fifty (150) feet of the nearest entrance of the building they are intended to serve. Parking spaces shall be provided in areas designed specifically for parking and there shall be no parallel parking along interior private streets unless the street width is constructed to Township standards.
 - f. Maximum height: Two stories and thirty-five (35) feet.
11. More than one building per lot shall be permitted, provided the minimum lot size requirement is met.

Section 10. §11.5, AR-4, Age-Restricted 4 Mixed District, shall be added to the Unified Development Ordinance as follows:

§11.5 AR-4, Age-Restricted 4 Mixed District.

- A. **Purpose.** The district is intended for age-restricted development designed to meet the diverse housing and health care needs of an aging population. In addition, the district is intended for retail personal sales and services, medical complex and office uses designed to serve both senior citizens within the district and nearby neighborhoods. All residential uses in the AR-4 district shall be age-restricted development as defined in this Ordinance.
- B. **Permitted Uses.** A building may be erected, altered, or used and a lot may be occupied or used for any of the following purposes or combination of purposes.
 1. Single family detached dwellings.
 2. Comprehensive personal care homes.

3. Assisted living facility.
 4. Rehabilitation center.
 5. Long-term care facility.
 6. Health center and health education center.
 7. Municipal use.
- C. Conditional Uses. The following uses may be permitted when authorized as a conditional use by the board of jurisdiction:
1. Medical and dental offices and/or medical services, ambulatory surgery facility, provided that the floor area ratio shall not exceed .04 of total tract area or 50,000 square feet, whichever is less.
 2. Continuing care retirement community (CCRC), provided that the following criteria are met:
 - a. The minimum tract size shall be thirty (30) acres.
 - b. There shall be direct access to a major arterial road as classified on the Circulation Plan of the Master Plan.
 - c. A minimum of sixty percent (60%) of the net tract acreage shall consist of single family detached dwellings conforming to the area, yard, building coverage and height standards of the AR-2 district.
 - d. A maximum of thirty percent (30%) of the net tract acreage shall consist of apartment dwellings.
 - e. Townhouse dwellings shall be an additional permitted use.
 - f. A minimum of ten percent (10%) and a maximum of twenty percent (20%) of the net tract acreage shall consist of -B.2 through -B.5 permitted principal uses.
 3. Personal sales and services, in no way to be construed as permitting a convenience store, provided that the following criteria are met:
 - a. The floor area ratio shall not exceed .02 of the total tract area, or 25,000 sf., whichever is less.
 - b. Such uses shall not be in more than two buildings.
 - c. The orientation of each building shall be towards the highest order

street.

E. 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. Community center for the use of residents and guests.
2. Active common recreational facilities for the use and enjoyment of residents and their guests, including but not limited to, tennis, community swimming pool, court and field sports, fitness center, fitness trail and bikeway.
3. Management office as part of a community center.
4. Maintenance facility.
5. Security facility, excluding gate-controlled access.
6. Sales center for on-tract real estate transactions only, until the final dwelling is initially sold.
7. Private tool shed on fee simple lots.
8. Swimming pool on fee simple lots provided no community swimming pool is present.
9. Off-street surface parking.
10. Fences, walls and street furniture.
11. Signs.
12. Accessory uses on the same lot and customarily incidental to the principal use.

F. Bulk Standards. The following area, yard, and coverage standards shall apply to uses within the AR-4 district:

1. Single family detached dwelling (not in a CCRC).
 - a. Minimum lot area - Six thousand (6,000) square feet.
 - b. Minimum street frontage - Forty-five (45) feet.
 - c. Minimum lot width - Sixty (60) feet.
 - d. Minimum lot depth - One hundred (100) feet.

- e. Minimum front yard – Twenty-five feet (25) feet, except for attached or detached garages, which shall be set back thirty (30) feet.
 - f. Minimum individual side yard - Five (5) feet.
 - g. Minimum aggregate (both yards) side yard - Fifteen (15) feet.
 - h. Minimum rear yard - Twenty-five (25) feet.
 - i. Maximum building coverage – Thirty percent (30%).
 - j. Maximum impervious coverage - Forty percent (40%).
 - k. Maximum building height - Thirty-five (35) feet.
2. Townhouse dwelling, fee simple lots (only within a CCRC).
- a. Minimum lot size – Two thousand (2,000) sf.
 - b. Minimum street frontage – Twenty (20) feet per unit
 - c. Minimum lot width – Twenty (20) feet per unit.
 - d. Minimum lot depth – One hundred (100) feet.
 - e. Minimum front yard- Twenty-five (25) feet.
 - f. Minimum side yard - Zero (0) feet if adjoining another unit, ten (10) feet if an outside wall.
 - g. Minimum rear yard– Twenty (20) feet.
 - h. Maximum building coverage – Sixty percent (60%).
 - i. Maximum impervious coverage – Seventy percent (70%).
3. Townhouse dwellings, condominium ownership (only within a CCRC). Where individual fee simple lots are not proposed, the following distance requirements shall substitute for required yard areas:
- a. Minimum distance from the front of any building to any other building – One hundred (100) feet.
 - b. Minimum distance from the side of any building to any other building – Thirty (30) feet.
 - c. Minimum distance from the rear of any building to any other

- building – Sixty (60) feet.
- d. Minimum distance of recreational or maintenance facilities to any dwelling – Eighty (80) feet.
 - e. Minimum distance of any dwelling to the tract perimeter – Sixty (60) feet.
 - f. Maximum building coverage of net tract area – Forty percent (40%)
 - g. Maximum impervious coverage of net tract area – Fifty-five percent (55%).
4. Additional townhouse requirements.
- a. Maximum building height – Thirty-five (35) feet.
 - b. Minimum unit width – Twenty (20) feet.
 - c. A minimum of three hundred (300) square feet of storage shall be provided for each unit, excluding kitchen and bathroom cabinetry.
 - d. No more than eight (8) townhouse dwellings shall be permitted in any one structure.
 - e. Where parking lots for townhouse uses are proposed, no parking space shall be closer than twelve (12) feet to the face of the building. This provision shall not be construed as to affect private parking in residential driveways.
5. Apartments.
- a. Minimum lot size - Three (3) acres.
 - b. Maximum lot size – Six (6) acres.
 - c. Maximum building coverage of net tract area – Twenty percent (20%).
 - d. Maximum impervious surface coverage of net tract area - Fifty percent (50%).
 - e. Maximum building height – Two stories and thirty-five (35) feet.
 - f. Minimum distance from the front of any building to any other building – One hundred (100) feet.

- g. Minimum distance from the side of any building to any other building – Thirty (30) feet.
 - h. Minimum distance from the rear of any building to any other building – Sixty (60) feet.
 - i. Minimum distance of recreational or maintenance facilities to any dwelling – Eighty (80) feet.
 - j. Minimum distance of any dwelling to the tract perimeter – Sixty (60) feet.
 - k. Minimum building setback from public streets and property lines - Fifty (50) feet.
 - l. Minimum distance from building to parking - Twelve (12) feet.
 - m. Off-street parking facilities shall be on the same site as the building and located within one hundred fifty (150) feet of the nearest entrance of the building they are intended to serve. Parking spaces shall be provided in areas designed specifically for parking and there shall be no parallel parking along interior private streets unless the street width is constructed to Township standards.
 - n. Buildings shall be arranged in groups or clusters and not in long rows parallel to street lines. The total length of any one axis in a structure shall not exceed one hundred sixty hundred (160) feet.
 - o. Buildings shall be designed in a common architectural style. Variations in setback, materials and design shall be encouraged.
 - p. More than one building per lot shall be permitted, provided the minimum lot size requirement is met.
 - q. Sufficient area and equipment shall be provided within each building for the laundering and artificial drying of the laundry of the occupants of each building, unless each unit is equipped with a washer and dryer.
 - r. A minimum of one hundred (100) square feet of storage shall be provided for each efficiency dwelling and one hundred fifty (150) square feet for any other apartment dwelling, excluding kitchen and bathroom cabinetry.
6. Comprehensive personal care home, assisted living facility, rehabilitation

center, and long term care facility:

- a. Minimum lot area: Two (2) acres.
- b. Maximum lot area: Five (5) acres
- c. Maximum beds per acre: Thirty-six (36).
- d. Maximum building coverage: Twenty percent (20%).
- e. Maximum impervious surface coverage: Sixty percent (60%).
- f. Minimum lot frontage: One hundred twenty-five (125) feet.
- g. Minimum lot width at the building line: Two hundred (200) feet.
- h. Minimum lot depth: Three hundred (300) feet.
- i. Minimum front yard setback: Fifty (50) feet.
- j. Minimum side yard setback: Thirty (30) feet.
- k. Minimum rear yard setback: Thirty-five (35) feet.
- l. Minimum parking area setback from property line:
 - 1) Thirty-five (35) feet adjacent to an arterial or collector road; twenty-five (25) feet from any other street;
 - 2) Twenty-five (25) feet adjacent to a lot used for residential purposes;
 - 3) Ten (10) feet adjacent to a lot used for non-residential purposes, except that in the case of an integrated use combining offices and the uses herein planned together, no setback shall be required.
- m. Maximum height: Two stories and forty-five (45) feet.

7. Medical and dental offices and/or medical services.

- a. Minimum lot area – One and one-quarter acres.
- b. Minimum street frontage – Two hundred fifty (250) feet.
- c. Minimum lot width - Two hundred fifty (250) feet.

- d. Minimum lot depth – One hundred fifty (150) feet.
 - e. Minimum front yard – Thirty feet (30) feet.
 - f. Minimum side yard - Twenty (20) feet.
 - g. Minimum rear yard - Thirty (30) feet.
 - h. Maximum building coverage – Twenty-five percent (25%).
 - i. Maximum impervious coverage – Sixty percent (60%).
 - j. Maximum building height – Twenty-eight (28) feet.
- G. Affordable Housing Requirements. A minimum of twenty-five percent (25%) of the total for-sale dwellings or twenty percent (20%) of the total rental dwellings (or other residential use) within an AR-4 district shall be affordable to low and moderate income households in accordance with §38.A and *N.J.A.C. 5:97-6.4(b)*. For the purposes of §38.2, the net residential development within the AR-4 district shall be considered inclusionary development.
- H. Additional Requirements.
- 1. Comprehensive personal care homes and assisted living facilities shall conform to the requirements of *N.J.A.C. 8:36-1 et seq.* as they may be amended or superseded.
 - 2. Each assisted living facility unit shall offer, at a minimum, one unfurnished room, a private bathroom, a kitchenette, and a lockable door on the unit entrance. This provision shall not be construed to limit the ability to have shared units.
 - 3. The front façade of any garage, whether attached or detached, shall not extend towards the street any closer than the front façade of the dwelling.
- I. Buffer Requirements. In addition to the general requirements of §31, the following specific requirements pertain to the AR-3 district.
- 1. Perimeter buffer requirements. Landscape buffers shall be required along the perimeter property lines, where residential building types change and between residential and non-residential uses. In the development of the site, existing vegetation shall be retained which is of high quality and appropriate density. Where existing vegetation is unsuitable, it shall be augmented or replaced by new plantings in accordance with a landscape plan submitted to and approved by the Planning Board. The perimeter buffer shall be a minimum width of twenty-five (25) feet and suitable for its function of site enhancement, screening, or control of climatic effects.

The perimeter buffer may be planted within any required perimeter setback but shall not be included in any fee simple lot.

2. Building within a perimeter buffer. Public and private streets affording access to the site may cross a required perimeter buffer. Accessory structures and buildings such as utilities, entrance gate facilities, recreational trail, signs approved as part of the signage plan, and traffic signal and street lighting systems shall be permitted within the buffer. No off-street parking facilities, above ground storm water management facilities or other buildings shall be constructed within the required perimeter buffer.

Section 11. §7.B, Establishment of Zoning Districts and Zoning Map, shall be amended to apply the following zoning districts to the following block and lots on the tax assessment maps of the Township of Deptford:

- AR-1 Blocks 82.01, 82.02, 82.03, 82.04, 82.05, 82.06, 82.07, 82.09, 82.10 and 82.11, all lots, excepting Lot 39 in Block 82.11 (Lakebridge);
Block 84, Lot 1 (Rizzuto);
Block 397, Lots 22-24 (Tanyard Road Associates); and
Blocks 399.10, 399.11, 399.12, 399.13 and 399.14, all lots with the exception of Lot 1 in Block 399.11 (Bridlewood Estates).
- AR-2 Blocks 1.10, 1.11, 1.12, 1.13, 1.14, 1.15, 1.16, 1.17, 1.18, 1.19, 1.20, 1.21, 1.22, 1.23, 1.24, and 1.25, all lots (Heritage Village).
- AR-3 Block 82.11, Lot 39 (Sunrise Assisted Living);
Block 86, Lot 9.01 (Alterra Assisted Living);
Block 199.01, Lots 1-2 (Innova Rehabilitation Center); and
Block 422, Lot 1 (Gloucester Manor Nursing Home).
- AR-4 Block 5, Lot 16.02 (OC-8, Locust Grove);

Section 12. Continuation. In all other respects, the Unified Development Ordinance of the Township of Deptford shall remain unchanged.

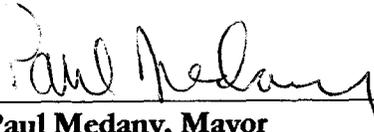
Section 13. Severability. If any portion of this Ordinance is for any reason held to be unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole, or any other part thereof. Any invalidation shall be confined in its operation to the section, paragraph, sentence, clause, phrase, term, or provision or part thereof directly involved in the controversy in which such judgment shall have been rendered.

Section 14. Interpretation. If the terms of this Ordinance shall be in conflict with those of another Ordinance of the Code of the Township of Deptford, then the restriction which imposes the greater limitation shall be enforced.

Section 15. Repealer. All ordinances or parts of ordinances which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency only.

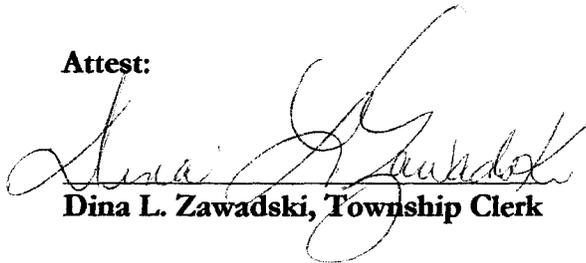
Section 16. Enactment. This Ordinance shall take effect upon the filing thereof with the Gloucester County Planning Board after final passage, adoption, and publication by the Township Council of the Township of Deptford in the manner prescribed by law.

Township of Deptford



Paul Medany, Mayor

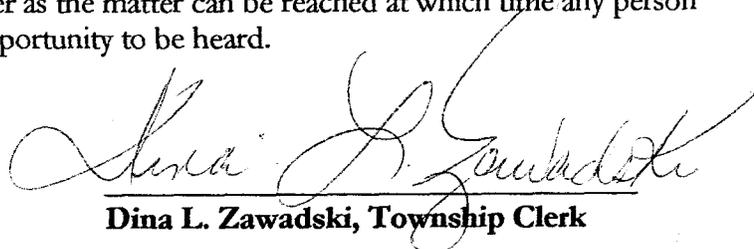
Attest:



Dina L. Zawadski, Township Clerk

CERTIFICATION

The above Ordinance was introduced and passed upon first reading at a meeting of the Township Council of the Township of Deptford held on the **6th** day of **October, 2008**, and will be taken up for final consideration and passage at the Regular Meeting of Mayor and Council of the Township of Deptford to be held at the Municipal Building, 1011 Cooper Street, Deptford, New Jersey, Gloucester County, on the **17th** day of **November, 2008** at **7:00 P.M.** or as soon thereafter as the matter can be reached at which time any person interested shall be given an opportunity to be heard.



Dina L. Zawadski, Township Clerk

Introduction

RECORD OF VOTE						
Council Member	Resolution No.	Ordinance No.	Yes	No	Abstain	Absent
Medany						
Love						
DiMarco						
Hufnell						
Schocklin						
Scott						
Tenaglia						

Adoption

RECORD OF VOTE						
Council Member	Resolution No.	Ordinance No.	Yes	No	Abstain	Absent
Medany						
Love						
DiMarco						
Hufnell						
Schocklin						
Scott						
Tenaglia						