

**AN ORDINANCE AMENDING THE DEPTFORD TOWNSHIP
UNIFIED DEVELOPMENT ORDINANCE (UDO) TO REDUCE
INTENSITY IN THE BC ZONES**

WHEREAS, the Deptford Township Council desires to reduce intensity in the BC Zones; and

WHEREAS, the Deptford Township Planning Board recommends this action to the Township Council and has amended the Master Plan accordingly;

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

Section 1. Article II Paragraph 6. Definitions

Add in proper alphabetical order:

Department Store: A commercial establishment, which has separate and distinct areas within the structure for the display and sale of differing items, often with changes in décor and furnishing and each department having its own staff and cashiering. These stores are usually on multiple levels.

Discount Store or Club: A single-use building either freestanding or part of a multi-use structure or retail complex characterized by the large size of the store, wide range of products offered, centralized cashiering, and marketing based upon discount pricing.

Section 2. Article III Paragraph 17.C.2 Revise chart as follows:

Development Tract Size (Acres) Maximum Trip Ends Per Acre

Under 50 acres	18
50 acres or more	16

Section 3. Article III Paragraph 17.1.C.2. Revise chart as follows:

Development Tract Size (Acres) Maximum Trip Ends Per Acre

Under 100 acres	27
100 acres or more	22.5

Section 4. Article III Paragraph 17.2 Revise as follows:

B. Uses add:

- o. Department Stores
- p. Discount Stores not to exceed 100,000 sq. ft. in any configuration including outdoor sales area.

C. 2 Revise chart as follows:

<u>Development Tract Size (acres)</u>	<u>Maximum Trip Ends Per Acre</u>
Under 100 acres	31.5
Greater than 100 acres	27

Section 5. Article III Paragraph 17 Revise as follows:

B. Uses add:

- n. Department Stores
- o. Discount Stores

- C. 3 Change No. 8 to read as follows: Maximum size of single use 75,000 square feet in BC-4 only. Maximum size of discount stores in BC-3 100,000 square feet.

Section 6. Article III Paragraph 17.1

B. Uses add:

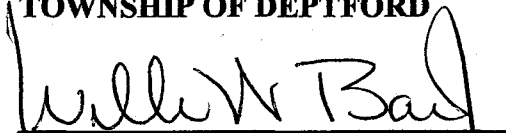
- g. Department Stores
- h. Discount stores not to exceed 100,000 square feet.

Section 7. Any provisions of any Ordinance inconsistent with the provisions of this Ordinance are hereby repealed.

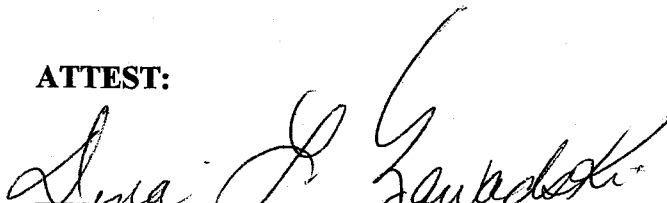
Section 8. If any sections or provisions of this Ordinance shall be ruled invalid such rule shall apply only to the section or provisions so adjudged and the remainder of this Ordinance shall be deemed valid and effective.

Section 9. This Ordinance shall take effect twenty (20) days after adoption and publication pursuant to law.

TOWNSHIP OF DEPTFORD

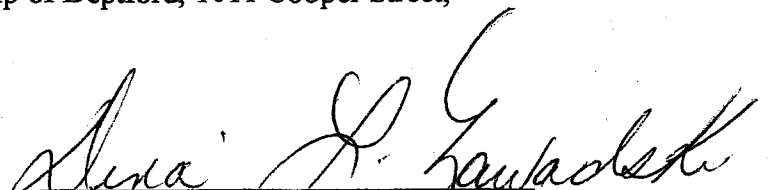

WILLIAM W. BAIN, JR. MAYOR

ATTEST:


DINA L. ZAWADSKI, CLERK

CERTIFICATION

The foregoing Ordinance was introduced at a regular meeting of the Township of Deptford held on the 7th day of September, 2004 and will be considered for final passage and adoption at a regular meeting, at which time any person interested therein will be given an opportunity to be heard. Said meeting to be held on the 4th day of October, 2004 at the Municipal Building of the Township of Deptford, 1011 Cooper Street, Deptford.


DINA L. ZAWADSKI, CLERK