

**ORDINANCE
AMENDING THE
UNIFIED DEVELOPMENT ORDINANCE (UDO)
TO CREATE THE OFFICE ZONING DISTRICT
IN 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 create a new zoning district for offices and related commercial uses; and

WHEREAS, it has been determined by Deptford Township Council that the creation of the Office zoning district would effectuate the intent and purpose of the goals and objectives of the Master Plan of the Township of Deptford and further the public health and welfare; 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 thereto 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 district is consistent with the intent and purpose of the Master Plan by implementing the Office land use classification; 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:

Adult Day Care – A service that provides a coordinated program of social activities, transportation, meals, personal care and therapeutic activities to persons eighteen (18) years or older with diminished physical or cognitive abilities for not more than eighteen (18) hours in any one day for compensation.

Urgent Care Treatment - the provision of immediate medical service as outpatient care for the treatment of acute and chronic illness and injury that does not require the traumatic care services of an emergency treatment facility in a hospital.

Section 2. §7.B.1, entitled, "Establishment of zoning districts and zoning map", shall be amended inserting "O Office District" after "ROM Research, Office and Manufacturing District".

Section 3. §7.B.2, entitled "Zoning Map", of the Unified Development Ordinance shall be amended to add the date of adoption of this ordinance signifying the revision of the zoning map to add the Office district.

Section 4. §20.1 of the Unified Development Ordinance shall be added as follows:

§20.1. O Office District

- A. Intent. The purpose of the Office (O) district is to provide for office and related principal and accessory uses on lots with vehicular access to a collector or arterial road devoted to the establishment of non-retail commercial uses and specifically to serve the need for medical services due to population growth and an aging population.
- B. Permitted Uses. In the O district, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except the following:
1. Professional office, as modified by –B.2, below.
 2. Medical and dental offices and clinics, including urgent care treatment facilities, but not to include outpatient treatment for addictive substances.
 3. Ambulatory surgical facility.
 4. Bank and other financial institution, including drive-through facilities.
 5. Funeral home.
 6. Child care center.
 7. Adult day care.

8. Technical, trade or occupational school.
 9. Municipal use.
- C. Accessory Uses and Structures Permitted. Any of the following accessory uses and structures shall be permitted when used in conjunction with a principal use.
1. Drive-thru facilities for banks and other financial institutions.
 2. Off-street parking.
 3. Fences, walls and street furniture.
 4. Signs.
 5. Garages and tool sheds.
 6. Accessory uses customarily incidental to a principal use.
- D. Bulk Standards. The following area, yard, and coverage standards shall apply to uses within the O district:
1. Minimum lot size – Sixty thousand (60,000) sf.
 2. Minimum lot frontage – One hundred twenty-five (125) feet.
 3. Minimum lot width – One hundred twenty-five (125) feet.
 4. Maximum floor area ratio – Two tenths (0.20).
 5. Maximum impervious surface ratio – Sixty-five percent (65%).
 6. Maximum building height – Thirty-five (35) feet and two stories.
 7. Minimum front yard – Thirty (30) feet.
 8. Minimum side yard – Fifteen (15) feet.
 9. Minimum rear yard – Twenty-five (25) feet.
 10. Parking area setback:
 - a. From any streetline - Thirty (30) feet.
 - b. From any side or rear yard – Fifteen (15) feet.
 - c. From any building – Ten (10) feet, except that parking aisles may be within six (6) feet.

- d. Notwithstanding any other provision, no parking shall be located in between the front façade of a building and the streetline.
11. Accessory buildings and uses. The following regulations shall apply to accessory buildings and uses:
- a. No accessory building or use shall be located in a front yard.
 - b. Minimum side and rear yard – Fifteen (15) feet.
 - c. Minimum distance to any other building – Twenty (20) feet.
 - d. Maximum accessory building height:
 - 1) Garages - One-and-a-half stories and twenty (20) feet.
 - 2) Tool Sheds – One story and twelve (12) feet.
 - 3) Other accessory buildings – Sixteen (16) feet.
- E. Design requirements shall be as required in §31.M, Streetscape Standards, and §37, General Design Requirements.

Section 5. §37, General Design Requirements, of the Unified Development Ordinance, shall be modified by adding the following:

- B. Design requirements for office buildings.
1. Office buildings shall be designed with a base, middle or field, and a top comprising the three main elements of the exterior elevation. In general, the base should comprise that portion of the first or single floor below the window sills. The middle or field should comprise the main body of the building in area which may be accented by accent lines or trim. The top should generally comprise no more than fifteen percent (15%) of the vertical dimension of the façade and should always be located above the top level of any window.
 2. Visual interest shall be created through the use of horizontal displacement along any façade facing a public street. This may be achieved through the creation of prominent entranceways or building offsets that are at least 2 feet measured horizontally.
 3. Mirrored glass shall not be used.
 4. Office buildings five thousand (5,000) sf. or less in gross floor area shall employ gable, hip or gambrel roofs in their designs.
 5. Office parks shall utilize the same roof type throughout the entire development.

6. Exterior Insulation and Finishing System (EIFS), Direct-Applied Finish System (DAFS) and synthetic stucco shall be limited to the middle and top elements of the façade and shall not be used on piers or columns.

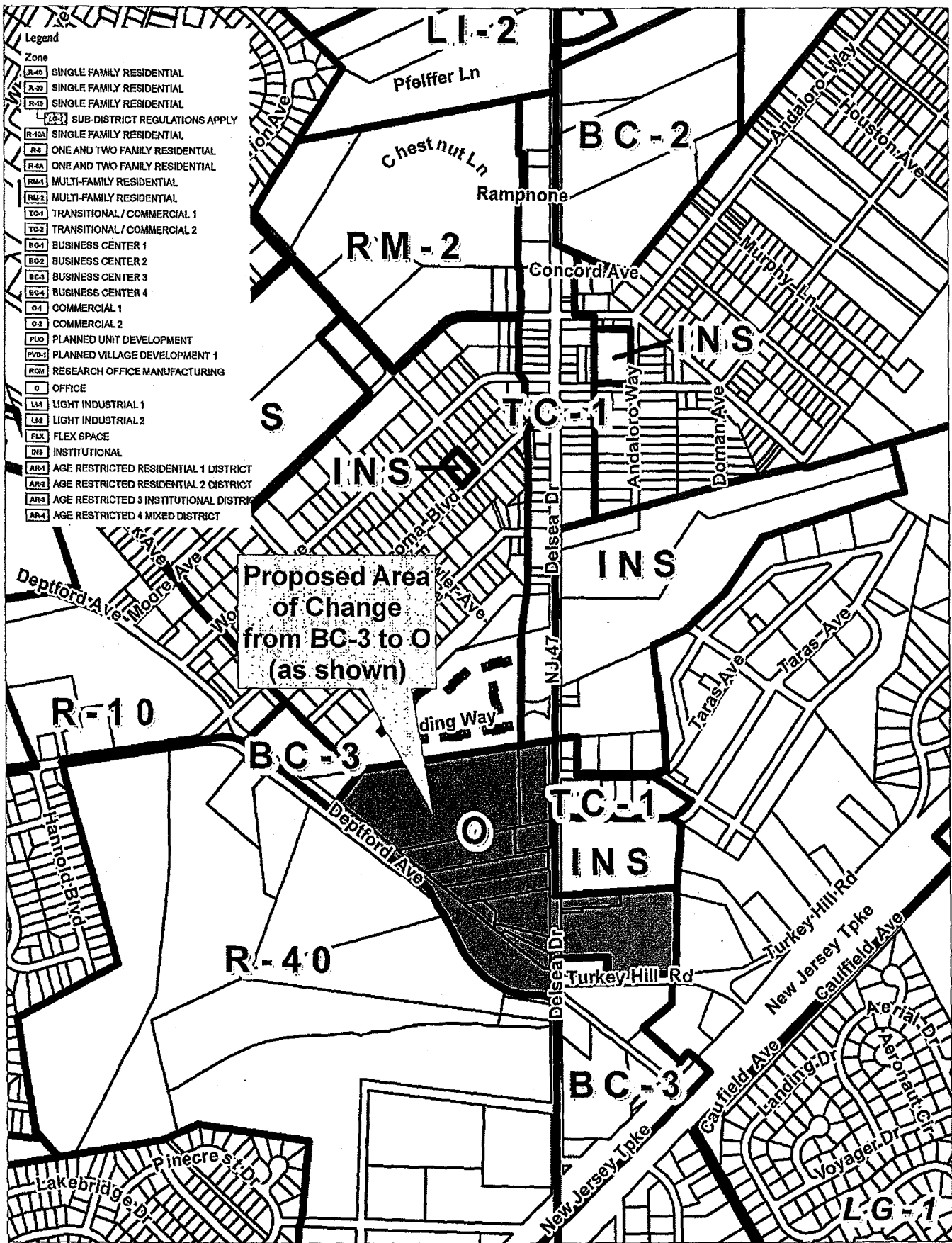
Section 3. Continuation. In all other respects, the Unified Development Ordinance of the Township of Deptford shall remain unchanged.

Section 4. 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 there of directly involved in the controversy in which such judgment shall have been rendered.

Section 5. 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 6. 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 7. 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.

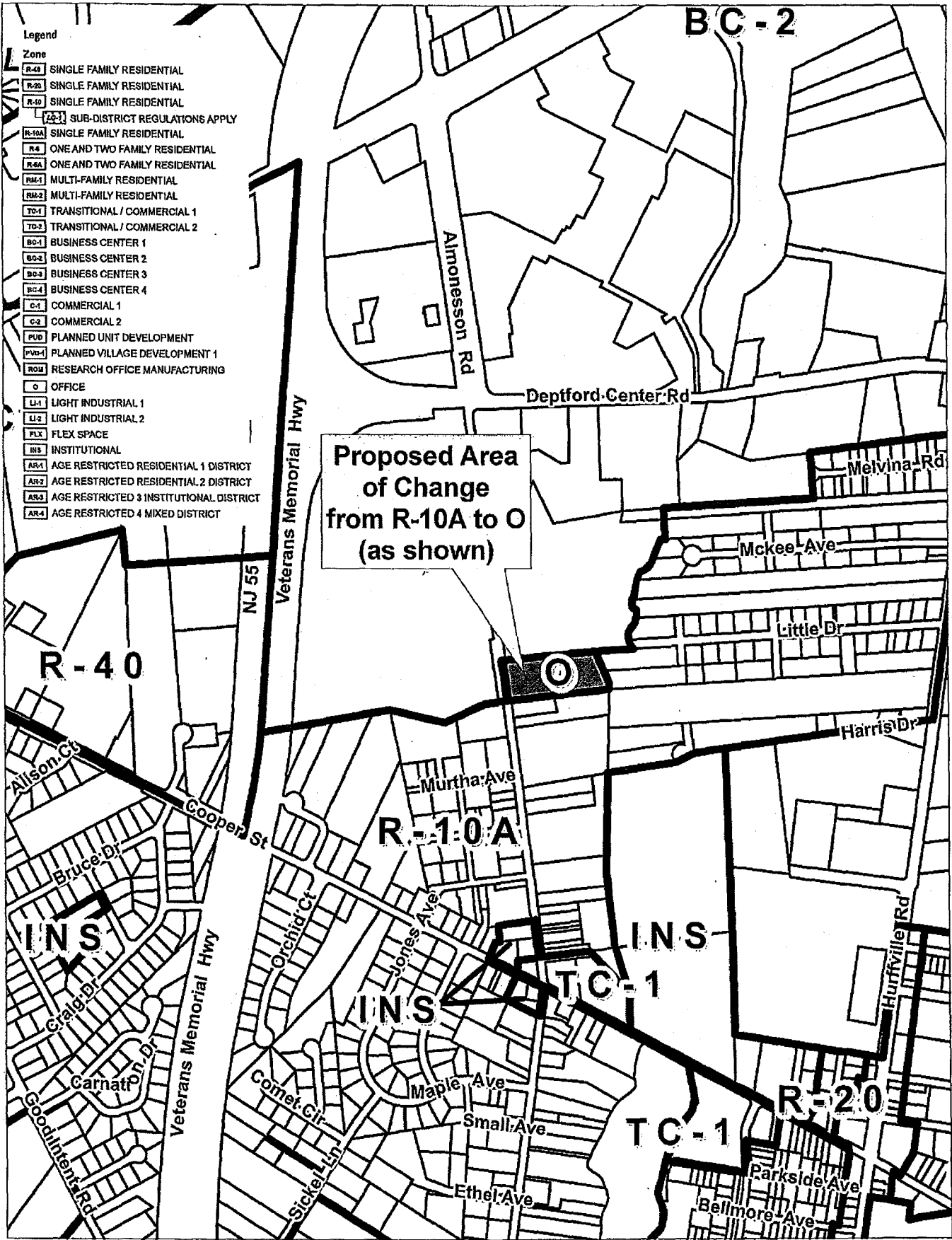


Proposed Zoning Change

Map 1

Deptford Township, Gloucester County, NJ October 1, 2013

Clarke Caton Hintz
 Architecture
 Planning
 Landscape Architecture



Proposed Zoning Change

Map 2

Deptford Township, Gloucester County, NJ October 1, 2013



Clarke Caton Hintz



Architecture

Planning

Landscape Architecture



TOWNSHIP OF DEPTFORD

PAUL MEDANY, MAYOR

ATTEST:

DINA L. ZAWADSKI, TOWNSHIP CLERK

CERTIFICATION

The foregoing Ordinance was introduced at a Regular Meeting of Township Council of the Township of Deptford held on the 18th day of November, 2013 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 9th day of December, 2013 at the Municipal Building, 1011 Cooper Street, Deptford, New Jersey.

DINA L. ZAWADSKI, TOWNSHIP CLERK

Introduction

REC'D/DUP VOTE						
Council Member	Resolution No.	Ordinance No.	Yes	No	Abstain	Absent
		O.18.13				
Medany			✓			
Hufnell			✓			
DiMarco			✓			
Lamb			✓			
Love			✓			
Schocklin			✓			
Scott			✓			

Adoption

REC'D/DUP VOTE						
Council Member	Resolution No.	Ordinance No.	Yes	No	Abstain	Absent
		O.18.13				
Medany			✓			
Hufnell			✓			
DiMarco			✓			
Lamb			✓			
Love			✓			
Schocklin			✓			
Scott			✓			