

**ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE  
OF THE TOWNSHIP OF DEPTFORD TO ADD  
THE R-20A MEDIUM DENSITY RESIDENTIAL 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 add the R-20A Medium Density Residential District is appropriate, and will guide the development of property in a manner which will promote the public health, safety, morals, and general welfare as discussed in N.J.S.A. 40:55D-2(a).

**WHEREAS**, the R-20A District will allow for an alternative lot arrangement with more flexible area and yard requirements compared to the R-20 district to promote the development of single family detached uses at a density not to exceed two dwellings per acre. This zoning is consistent with existing nearby development, as discussed in N.J.S.A. 40:55D-2(d).

**WHEREAS**, the R-20A District further promotes the construction of an east-to-west connector road within the Township, and thus "encourage[s] the location and design of transportation routes which will promote the free flow of traffic" as discussed in N.J.S.A. 40:55D-2(h).

**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.** The Unified Development Ordinance of the Township of Deptford shall be amended as follows:

**§ 9.1 R-20A Medium Density Residential District.**

- A. Intent. The intent and purpose of the R-20A district is to provide an alternative lot arrangement with more flexible area and yard requirements compared to the R-20 district to promote the development of single family detached uses at a density not to exceed two dwellings per acre.
- B. Permitted Principal and Accessory Uses. All principal and accessory uses as permitted by right and conditionally in the R-40 Zoning District.
- C. Area, Yard, Coverage and Height Regulations.
  - 1. Principal Uses: Lots with public sewer and water.
    - a. Minimum lot size – Twenty thousand (20,000) square feet, except when the total number of building lots is five or more, twenty percent (20%) of

the buildings lots may be a minimum of fifteen thousand (15,000) square feet in lot area.

- b. Minimum street frontage – Eighty (80) feet, except that on rights-of-way with a radius of five hundred (500) feet or less, the minimum street frontage may be reduced to fifty (50) feet.
  - c. Minimum lot width – Eighty (80) feet.
  - d. Minimum lot depth – One hundred eighty-five (185) feet.
  - e. Minimum front yard setback – Thirty-five (35) feet.
  - f. Minimum individual side yard setback - Ten (10) feet.
  - g. Minimum aggregate side yard setback (both yards) - Twenty-five (25) feet.
  - h. Minimum rear yard setback – Thirty-five (35) feet.
  - i. Maximum permitted building coverage – Twenty-five percent (25%).
  - j. Maximum permitted impervious coverage – Thirty-five percent (35%).
  - k. Maximum permitted building height – Thirty-five (35) feet.
2. Principal Uses: Lots without public water and/or sewer. 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.
  3. Accessory uses and structures. Accessory buildings and structures shall not be located in a front yard nor within ten (10) feet of any property line, provided, however, that accessory structures that are one hundred (100) square feet or less in gross floor area may be located 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.
  4. Accessory buildings and structures shall conform to the requirements of §9.C.1.1. See also §49 for additional limitations and requirements.
- D. Additional Requirements.
1. Street trees shall be provided as required in §31.
  2. In the event that an application for site plan or subdivision includes land designated for the construction or widening of a public right-of-way contained on the Circulation Plan or Official Map of the municipality, that portion within the tract area shall be constructed or widened as part of the proposed development.

**Section 2.** §7.B of the Unified Development Ordinance of the Township of Deptford and the accompanying zoning map shall be amended so that the R-20A district applies to Block 86, Lot 8 (incorporating prior Lots 2 and 8), Block 410, Lot 25, and Block 638, Lot 10 on the tax assessment maps of the Township of Deptford.

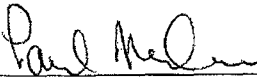
**Section 3. Repealer.** All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

**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.

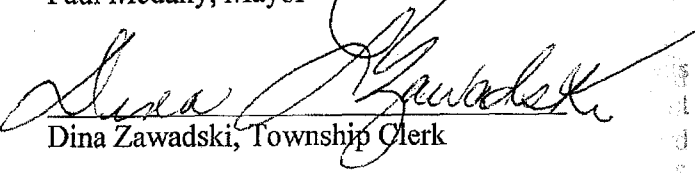
**Section 5. Severability.** If any section, part of any section, or clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the remaining provisions of this Ordinance. The governing body of the Township of Deptford declares that it 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 and publication according to law.

Dated:

  
\_\_\_\_\_  
Paul Medany, Mayor

Dated:

  
\_\_\_\_\_  
Dina Zawadski, Township Clerk

**NOTICE**

**NOTICE IS HEREBY GIVEN** that the above Ordinance was introduced and passed on first reading at the Council Meeting of the Township Council of the Township of Deptford in the County of Gloucester, State of New Jersey held on May 5, 2014 and will be considered for final passage and adoption at the Council Meeting scheduled for June 9, 2014 at 7:00 p.m. at the Municipal Building, 1011 Cooper Street, Deptford, New Jersey. Any person interested in this matter will be given an opportunity to be heard at that meeting. A copy of this Ordinance may be obtained at no cost by any member of the general public upon request at the Municipal Building during Township business hours.

Dated:

*Dina Zawadski*  
Dina Zawadski, Township Clerk

**Introduction: May 5, 2014**

Council Member	Resolution No.	Ordinance No.	Yes	No	Abstain	Absent
		<b>O. 15. 14</b>				
Medany			✓			
Hufnell			✓			
Barnshaw			✓			
Lamb			✓			
Love			✓			
Schocklin			✓			
Scott			✓			


**Adoption: June 9, 2014**

Council Member	Resolution No.	Ordinance No.	Yes	No	Abstain	Absent
		<b>O.15 .14</b>				
Medany			✓			
Hufnell			✓			
Barnshaw			✓			
Lamb			✓			
Love			✓			
Schocklin			✓			
Scott			✓			

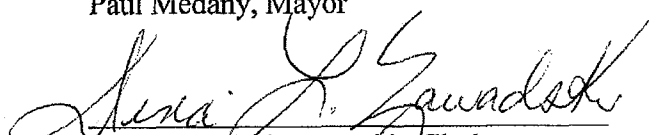
## NOTICE

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Dated:

  
\_\_\_\_\_  
Paul Medany, Mayor

Dated:

  
\_\_\_\_\_  
Dina Zawadzki, Township Clerk

**NOTICE OF A PROPOSED AMENDMENT TO  
THE UNIFIED DEVELOPMENT ORDINANCE  
OF THE TOWNSHIP OF DEPTFORD TO ADD  
THE R-20A MEDIUM DENSITY RESIDENTIAL DISTRICT**

TAKE NOTICE that on the 9<sup>th</sup> day of June, 2014 at 7:00pm, a hearing on a proposed amendment to the Unified Development Ordinance of the Township of Deptford ("UDO") will be held at the Council Meeting of the Township of Deptford in the County of Gloucester, State of New Jersey at the Municipal Building, 1011 Cooper Street.

Any interested party may appear at the hearing and comment on the proposed amendment.

The proposed amendment would change the affected property from an "R-40" Zone, allowing the development of single-family residences on 40,000 square foot lots to an "R-20A" Zone, allowing the development of single-family residences on 20,000 square foot lots with certain exceptions. Further details on the R-40 Zone may be obtained in the current UDO. Further details on the proposed R20A Zone may be obtained at the Township Offices above during business hours.

The affected properties are Block 86, Lot 8, and Block 410, Lot 25 on the tax assessment maps of the Township of Deptford, an area located in between Tanyard Road, Cattell Road, and Delsea Drive.

This notice is being served to you in compliance with N.J.S.A. 40:55D-62.1.

Long, Marmero, & Associates LLP  
(856) 848-6440

**RECEIVED**

JUN 03 2014

TOWNSHIP OF DEPTFORD  
DINA L. ZAWADSKI  
TOWNSHIP CLERK

ED

2014