

Introduction date: March 14, 2016

Adoption date: March 28, 2016

ORDINANCE 2016-4

**TOWNSHIP OF EASTAMPTON
BURLINGTON COUNTY**

**AN ORDINANCE OF THE TOWNSHIP OF EASTAMPTON TO AMEND THE
TOWNSHIP CODE AT SECTION 540-19 –“ZONING” IN PARTICULAR, THE
PROVISIONS OF SECTION 540-19.1 PLANNED RETIREMENT
COMMUNITY (R-PRC) RESIDENTIAL DISTRICT**

NOW THEREFORE, BE IT ORDAINED by the Township Council of the
Township of Eastampton, County of Burlington, State of New Jersey as follows:

SECTION I.

Township Code Chapter 540-19 “Zoning” is hereby amended at Subsection 540-19
entitled RH “Residential High Density District” as follows:

A. **Add** new section 540-19.1 as follows:

§ 540-19.1 Planned Retirement Community (R-PRC) Residential District.

A. Definition. As used in this section, the following term shall have the meanings
indicated.

PLANNED RETIREMENT COMMUNITY (PRC) – A residential community
provided for permanent residents, in which the residential property and related
open space are owned by a mutual nonprofit corporation, condominium
association or other homeowners association or entity, where one hundred percent
(100%) of the dwellings are occupied by at least one (1) person age fifty-five (55)
or over and no other permanent occupant is under the age of forty-eight (48),
except that if a legal occupant over forty-eight (48) but under fifty-five (55) is
widowed, legally separated or divorced from an over fifty-five (55) legal
occupant, prior to attaining age fifty-five (55), his or her occupancy status shall be
protected, provided such entity, corporation or association is established in
accordance with the laws of the State of New Jersey and qualifies for a Housing
for Older Persons ("HOPA") exemption under the Fair Housing Act, 42 U.S.C.
3601, et seq.

Purpose. The purpose and intent of the R-PRC District is to promote the planned
development of an age-restricted, active adult community which shall offer
certain recreational facilities for the PRC residents and certain commercial uses
for the general neighborhood and the PRC residents in accordance with the
general development plan approved by the Planning Board.

C. Permitted principal uses. The following principal uses are permitted in the R-PRC District:

(1) Age-restricted, single-family detached dwellings.

(2) Age-restricted, single-family semi-attached dwellings (duplexes).

(3) Commercial uses

(a) Restaurants or eating places, but excluding drive-in, takeout or quick-order restaurants, except for coffee shops.

(b) Retail stores, including drive-thrus.

(c) Personal service establishments, having their primary function the rendering of a service to a client within a building. Such services may include, but are not limited to, barbershops and beauty shops, dry-cleaning establishments, self-service laundromats, tailor shops, weight-loss centers, portrait studios, interior decorating services, video rental, and mail centers.

(d) Business offices, including, but not limited to, insurance agents, travel agents, realtors, finance and investment companies, and tax preparation services.

(e) Instructional studios and fitness centers.

(f) Banks and other financial institutions, excluding check-cashing businesses, but including automated teller machines (ATM) and drive-thrus.

(g) Professional offices, including, but not limited to, offices for architects, artists, authors, dentists, doctors, lawyers, ministers, musicians, engineers, optometrists, opticians, and such other similar professions.

(4) Parks and passive recreational areas.

D. Accessory uses. The following accessory uses are permitted in the R-PRC District.

(1) Private garages and carports.

(2) Signs, subject to the provisions of Article X, § 540-48 et seq.

(3) Fences, subject to the provisions of §§ 540-55 and 540-56.

(4) Off-street parking facilities, subject to the provisions of Article XII.

(5) Clubhouses and active recreational facilities, such as swimming pools,

shuffleboard or bocce courts, tennis courts, etc.

(6) Home office occupations.

(7) Utility and storage buildings.

E. Minimum recreational uses. The planned retirement community shall have, at a minimum the following recreational uses:

(1) Clubhouse measuring 20 square feet for each residential dwelling, which shall contain a multi-purpose room and fully-equipped facilities, such as a game room, arts and crafts room, a kitchen, etc. One (1) off-street parking space shall be provided for every six (6) dwelling units, except that this requirement may be reduced when other conveniently accessible and available off-street parking facilities are available.

(2) Swimming Pool measuring 1.5 square feet for each residential dwelling.

F. Conditional uses. The following conditional uses are permitted in the R-PRC District:

(1) See § 540-14C for conditional uses allowed in the R-MUAR District and § 540-60 et seq. for conditional use standards.

(2) Homecrafts, subject to the provisions of § 540-64A.

G. Area and yard requirements for the R-PRC District shall be as follows:

(1) Minimum tract size: 100 acres

(2) Residential Development

(a) Minimum lot area:

[1] Single-family detached dwelling: 6,000 square feet.

[2] Single-family semi-detached dwelling: 4,950 square feet.

(b) Minimum lot width:

[1] Interior lot:

[a] Single-family detached dwelling: 55 feet.

[b] Single-family semi-detached dwelling: 45 feet.

[2] Corner lot:

[a] Single-family detached dwelling: 65 feet.

[b] Single-family semi-detached dwelling: 55 feet.

(c) Minimum lot depth: 110 feet.

(d) Minimum setbacks, principal building:

- [1] Front yard: 20 feet.
- [2] Side yard setback for one side: 5 feet.
- [3] Side yard setback combined: 15 feet.
- [4] Rear yard setback: 20 feet.

(e) Minimum setbacks, accessory building:

- [1] Front yard: not allowed.
- [2] Side yard setback: 5 feet.
- [3] Rear yard setback: 5 feet.
- [4] Distance to other buildings: 5 feet.

(g) Maximum impervious coverage

- [1] Total impervious coverage:
 - [a] Single-family detached dwelling: 60%
 - [b] Single-family semi-detached dwelling: 65%

- [2] Total building coverage: 50%

(h) Maximum building height: 2 stories or 35 feet

(3) Non-Residential Development

(a) Minimum lot area: 40,000 square feet.

(b) Minimum lot width: 150 feet.

(c) Minimum setbacks, principal building:

- [1] Front yard: 25 feet on county road and 20 feet on other roads.
- [2] Side yard setback: 20 feet.
- [3] Rear yard setback: 20 feet.

(d) Maximum impervious coverage

- [1] Total impervious coverage: 75%
- [2] Total building coverage: 50%

(e) Maximum building height: 3 stories or 45 feet.

H. Maximum tract residential density: 4 dwelling units/acre.

I. Minimum tract non-residential gross floor area: 15,000 square feet.

J. Minimum tract open space: 35%.

SECTION II

Each clause, section or subsection of this ordinance shall be deemed a separate provision to the intent that if any such clause, section or subsection should be declared invalid, the remainder of the ordinance shall not be affected.

SECTION III

All ordinances or parts of ordinance inconsistent with this ordinance are hereby repealed as to the extent of such inconsistency.

SECTION IV

This ordinance shall take effect immediately upon adoption and publication and filing with the Burlington County Planning Board according to law.

ATTEST:



KIM-MARIE WHITE
Municipal Clerk



ROBERT APGAR
Mayor

Adopted: March 28, 2016

Introduction 3.14.16

Council	Motion	2nd	Ayes	Nays	Abstain	Absent
Councilman Adams			X			
Councilman Edson				X		
Councilman Springer		X	X			
Councilman Zeno	X		X			
Mayor Apgar			X			
		VOTE	4	1		

Adoption 3.28.16

Council	Motion	2nd	Ayes	Nays	Abstain	Absent
Councilman Adams			X			
Councilman Edson				X		
Councilman Springer			X			
Councilman Zeno			X			
Mayor Apgar			X			
		VOTE	4	1		