

ORDINANCE NO. 13-2013
AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 225 ENTITLED ZONING OF THE
CODE OF THE TOWNSHIP OF HARRISON ARTICLE III

WHEREAS, the Mayor and Committee, Township of Harrison, have determined that certain amendments to Chapter 225 entitled Zoning are necessary; and

WHEREAS, in all other respects Chapter 225 entitled Zoning shall remain in full force and effect;

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Township Committee, in the County of Gloucester and State of New Jersey, and it is hereby enacted and ordained by the authority of same as follows:

SECTION 1. Chapter 225. Zoning:

The codified Land Development Ordinances of the Township of Harrison are hereby amended by deleting and repealing Section 225-16 and replacing it with the new Section 225-16 to read as follows:

§ 225-16 Purpose.

- A. Specific intent. It is the purpose of the C-1 Zone District to provide single user, small scale retail and service facilities which have a relatively low impact on transportation infrastructure and which primarily service the daily needs of the public.
- B. Use regulations.
- (1) Uses by right. In any C-1 District, lands, buildings or premises shall be used by right for only one use, one tenant per lot and the single user per lot shall not occupy a building in excess of 10,000 square feet in gross floor area:
- (a) Food market.
 - (b) Drugstore.
 - (c) Bakery.
 - (d) Clothing.
 - (e) Shoe store and repair.
 - (f) Jewelry store.
 - (g) Gift shop, florist shop.
 - (h) Book store, stationery store.

(i) Radio, TV and music store, computer technology.

(j) Variety store.

(k) Dry goods and notions store.

(l) Hardware store, sporting goods.

(m) Barber and beauty shops.

(n) Dry-cleaning and laundry pickup shops.

(o) Tailors and dressmaker shops.

(p) Self-service laundry.

(q) Newspaper and magazine sales.

(r) Real estate and similar professional office.

(s) Finance and loan agencies.

(t) Medical and dental offices.

(u) Administrative offices.

(v) Post office.

(w) Bank.

(x) Library.

(2) Permitted conditional uses. The following principal uses are permitted conditionally upon a determination by the Planning Board that the use can be provided in a manner that will minimize the impact upon adjacent properties and will conform with the additional standards provided herein and in Article XXI of this chapter.

(a) Convenience store, provided that it shall be the sole use on a lot, it shall not be permitted to sell motor vehicle fuels and/or household fuels, and that the following standards shall be met:

(1) Minimum required lot area:

(a) Lot served by public water and public sewer: 22,000 square feet.

(b) Lot not served by public sewer and public water: 43,560 square feet.

(2) Minimum street frontage: 125 feet.

(3) Minimum lot width: 125 feet.

- (4) Minimum lot depth: 175 feet.
- (5) Minimum building setback from any lot line abutting a street shall be:
 - (a) From an arterial street: 50 feet.
 - (b) From a collector street: 50 feet.
 - (c) From a local street: 100 feet.
- (6) Minimum building setback from any side lot line: 20 feet.
- (7) Minimum building setback from any rear lot line: 50 feet.
- (8) Maximum building height: 35 feet.
- (9) Minimum landscape buffer along any property line: not less than 20 feet in width.
- (10) Maximum permitted impervious coverage: 60%.
- (11) Maximum permitted building coverage: 25%.
- (12) Off-street parking: at the rate of one parking space for each 125 square feet of gross floor area.
- (13) Driveways providing ingress and egress to a site and the off-street parking spaces: arranged so that vehicles exiting parking spaces shall not block the 25 feet of a driveway entrance aisle nearest the street line.
- (14) Signs in conformance with the requirements of Article XIII.

C. Area and bulk regulations – Uses by Right.

- (1) Lot size: 22,000 square feet minimum.
- (2) Lot width at building setback line: 100 feet minimum.
- (3) Lot coverage: 35% maximum.
- (4) Front setback: 35 feet minimum.
- (5) Side yards: twenty-foot aggregate total with an eight-foot minimum each.
- (6) Rear yards: 20 feet minimum.
- (7) Height: 35 feet maximum or three stories.

D. Other requirements: off-street parking, loading and unloading, signs, open space and all other applicable supplemental regulations as required by Articles XVII, XII and XVIII of this chapter. All applications shall be reviewed in the context of the Site 3 and Site

4 development considerations photographs in the July 2008 Master Plan Re-examination Report.

E. Zone boundaries. Lands designated to be zoned C-1 Village Center District by lot and block number identification:

- (1) Block 11, Lot 6;
- (2) Block 20, Lots 7 and 8;
- (3) Block 21, Lots 1, 2, 3, 4, 4.01, 4.02, 5, 6, 7, 8, 9, 9.01, 12, 13, 14 and 15;
- (4) Block 22, Lots 1, 1.01, 1.02, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 11.01, 11.02, 13.01 and 16;
- (5) Block 25, Lots 10.01, 10.02, 11, 12, 14, 15, 16, 17, 18, 19, 19.01, 19.02, 19.03, 20 and 21;
- (6) Block 25, part of Lot 10 on Route 322;
- (7) Block 26, Lots 1, 2 and 3;
- (8) Block 29, Lots 6, 6.01, 6.02, 7, 16 and 17;
- (9) Block 31, Lot 11.06;
- (10) Block 39, Lots 5.01, 6, 6.01, 7, 8, 8.01, 9, 9.01 and 10;
- (11) Block 41, Lots 1, 1.01, 2, 2.01, 3, 4, 5.01, 6 and 7;
- (12) Block 61, Lot 6;
- (13) Block 73, Lots 2 and 3.

F. Permitted accessory uses.

- (1) Solar panels erected on the roof of a building or on the ground, subject to meeting all of the requirements of §225-132D.

Section 2.

Repealer.

All prior Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistencies.

Section 3.

Severability.

Should any section, clause, sentence, phrase or provision of this Ordinance be declared unconstitutional or invalid by a Court of competent jurisdiction, such decision shall not affect the remaining portions of this Ordinance.

Section 4.

When effective.

This Ordinance shall take effect immediately upon final passage and publication in accordance with law.

TOWNSHIP OF HARRISON

BY: _____

LOUIS F. MANZO, MAYOR

ATTEST:

DIANE MALLOY, Municipal Clerk