

Introduction date: July 15, 2019
Adoption date: August 19, 2019

ORDINANCE 2019-14

**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 eighty percent (80%) of the
dwellings are occupied by at least one (1) person age fifty-five (55) or over (the
"Age-Qualified Occupant") and no other permanent occupant is under the age of
nineteen (19), except for any occupant who is the widow or widower or life partner
of a deceased Age-Qualifying Occupant may continue to occupy a dwelling so
long as at least eighty percent (80%) of the occupied dwellings are each occupied
by at least one (1) Age-Qualifying Occupant, in accordance with the provisions of
the federal Fair Housing Act, 42 U.S.C. Section 3601 *et seq.*, as amended by the
Housing for Older Persons Act of 1995, 42 U.S.C. Section 3607(b)(2)(C), the
applicable zoning provisions of the Township of Eastampton and the requirements
of the New Jersey Department of Community Affairs.

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:

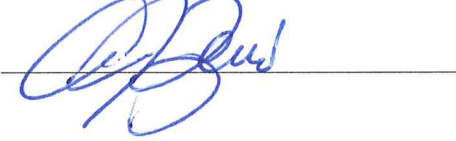
Municipal Clerk

KIM-MARIE WHITE



Mayor

ANTHONY ZENO



Adopted:

8.19.19

Introduction: July 15, 2019

Council	Motion	2nd	Ayes	Nays	Abstain	Absent
Councilman Apgar			X			
Councilman Besko			X			
Councilman Santillo	X		X			
Councilman Springer		X	X			
Mayor Zeno			X			
		VOTE	5	0		

Adoption August 19, 2019

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Councilman Besko		X	X			
Councilman Santillo			X			
Councilman Springer	X		X			
Mayor Zeno			X			
		VOTE	5	0		