

**ORDINANCE OF THE TOWNSHIP OF SOUTH HARRISON
AMENDING CHAPTER 90, THE LAND USE AND DEVELOPMENT ORDINANCE OF THE
TOWNSHIP OF SOUTH HARRISON**

WHEREAS, the Township of South Harrison strives to adopt and implement land use regulations that advance the goals and objectives of the Township in a clear and consistent fashion; and

WHEREAS, South Harrison Township officials wish to enact policies that will permit the growth of professional office and small scale service businesses within the Township, to serve the residents of the Township and to provide opportunities for residents to move their businesses to town; and

WHEREAS, New Jersey State Highway Route 45 and Gloucester County Route 538 are significant arteries within the Township and as development in and around the Township continues, increased traffic volumes are anticipated; and

WHEREAS, the Planning Board has recommended the ordinance changes consistent with sound planning and implementation of the goals and objectives of the Master Plan only adopted on June 9, 2008 by Planning Board Resolution R-08-21, as a result of a periodic review pursuant to N.J.S.A. 40:55D-89.

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Mayor and Council of the Township of South Harrison, County of Gloucester, State of New Jersey as follows:

SECTION I. Amend the South Harrison Township zoning map to indicate the location of the Professional Office/Residential zoning as prepared by Bohn Associates, PC and dated June 9, 2008.

SECTION II. Amend Section 90-5.03 Establishment of Zoning Districts to add PO/R as a listed zoning district as follows:

PO/R Professional Office/Residential District

SECTION III. Add section 90-5.20 Professional Office/Residential Zoning District as follows:

90-5.20 Professional Office/Residential (PO/R) District

- A. Purpose. The purpose of this district is to permit conversions of residential dwellings to offices that are compatible with adjacent residential neighborhoods along key corridors within the Township and to encourage new office development that is of a residential scale and character in these areas, where it is anticipated that traffic will increase as a result of development within the Township and in the surrounding municipalities. The intent is to maintain the residential character of the neighborhoods and provide opportunities for office uses where adequate parking, lot size and buffering requirements are met. Site plan approval is required prior to any proposed conversion or construction.
- B. Permitted Principal uses.
- (1) Farm and Agricultural Uses of land subject to the regulations in sections 90-5.23F and 90-5.36 of this chapter
 - (2) Single-family detached dwellings as permitted and regulated in the Agricultural Residential (AR) district (90-5.15).
 - (3) Professional Office uses such as physician, dentist, lawyer, or architect
 - (4) Commercial Office uses such as administrative, insurance office, travel agent, or realtor, except that training facilities are not permitted.
 - (5) Home occupations as part of a continued existing residential use may occur subject to the standards set forth in section 90-5.29
- C. Permitted Accessory Uses
- (1) Parking Areas
 - (2) Private garages for the storage of not more than three vehicles
 - (3) Storage buildings (sheds) not to exceed 200 square feet for tools and equipment for maintenance of the grounds.

- (4) Stormwater management facilities
- (5) Other customary accessory uses which are clearly incidental to the principal structure and use.

D. Bulk and Area Regulations

- (1) Minimum lot area: One Acre (43,560 square feet). For residential development the bulk and area requirements of 90-5.16 apply.
 - (2) Minimum lot width: 150 feet
 - (3) Minimum lot depth: 200 feet
 - (4) Minimum building setbacks from property line:
 - (a) Front yard: 75 feet
 - (b) Side yard: 25 feet each side for existing structures
50 feet each side for new construction adjacent to residential use
 - (c) Rear yard: 50 feet
 - (5) Maximum Impervious Coverage: 50%
 - (6) Maximum Building Footprint: 5,000 square feet
 - (6) Maximum Building Height: 35 feet or 2.5 stories
 - (7) Minimum Parking lot setback: 25 feet from side* and rear, 100 feet from front
- * side yard parking setback may be reduced to 10 feet if there will be cross access with the adjacent property

E. Design Standards.

- (1) The conversion of an existing residential structure to any non residential use is only permitted when the character of the existing structure is maintained; or if altered it reflects a traditional residential architectural style.
- (2) Applicants must submit architectural elevations to demonstrate consistency with this section. The land use board will consider the architecture, color and design of proposed buildings. All buildings shall have a unified architectural treatment, whether constructed new, as an addition to an existing structure, or as a renovation. Buildings shall relate in scale and design to any surrounding buildings, showing respect for the local context and a compatibility with residential character. Continuity with surrounding uses should be considered in determining front yard setback. Front porches are recommended.
- (3) Architecture and site planning should be designed with a cohesive design scheme. Building details and ornamentation such as indentations, variations in rooflines, cornices, eaves and overhangs are encouraged.
- (4) Primary façade materials shall be wood, aluminum or vinyl clapboard siding, stone, smooth stucco or brick. Where walls are constructed of more than one material, the differentiation shall be along a horizontal line
- (5) The façade treatment of side and rear walls shall be similar to the treatment of the front façade. Buildings on corner lots shall be considered significant structures, since they have at least two facades visibly exposed to the street. Such buildings may be designed with additional height and/or architectural features to emphasize their location.
- (6) Exterior mechanical equipment shall be architecturally screened and hidden from public view.
- (7) Parking lots are only to be permitted within the front yard area if the applicant demonstrates that placing the parking at the side or rear is not possible due to the specific site characteristics. It is the applicant's responsibility to prove that locating parking at the side or rear is not possible, it is not sufficient to say it is not convenient.
- (8) A landscaped buffer strip 25 feet in width including a double row of evergreen trees is required along the side and rear property lines within the buffer required by 90-5.24.
- (9) Parking lots may be constructed of stone at the discretion of the Planning Board with a driveway constructed in accordance with section 90-3.26 and paved for a minimum distance of 30 feet from the right-of-way into the property; and handicapped parking stalls that are paved in accordance with current code standards.
- (10) Curbing or curb stops shall be provided in all parking areas and along all access ways.
- (11) Where possible, parking areas should be interconnected with those of adjacent office or commercial uses with cross access agreements to minimize curb cuts and improve site circulation, or provide the potential for future connections where an adjacent use is not yet operational. Common driveway access is encouraged,

and must be addressed by each applicant. Access to the site may not be from a neighborhood street.

- (12) Signage. Signs are intended to identify the site and should be designed to enhance and be visually compatible with the surrounding area.
- a. A freestanding monument/ground or hanging style sign may be installed to identify the business, set back a minimum of ten (10) feet from the property line, outside of sight triangles.
 - b. The maximum sign area is twelve (12) square feet in area and six (6) feet in height.
 - c. Signs may be illuminated, but must be shielded and turned off no later than 10pm.
 - d. Signs should be constructed of materials to enhance a "rustic" appearance, such as carved high density urethane, sandblasted or painted wood, carved metals, or other material that complements the building architecture and overall site.

SECTION IV. REPEALER

Ordinances or provisions thereof inconsistent with the provisions of this Ordinance shall be and are hereby repealed to the extent of such inconsistency.

SECTION V. INVALIDITY

If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall only apply to the section, paragraph, subdivision, clause or provision and the remainder of this Ordinance shall be deemed valid and effective.

SECTION VI. EFFECTIVE DATE

This Ordinance shall take effect upon adoption and publication according to law and the filing of same with the Gloucester County Planning Board in accordance with N.J.S.A. 40:55D-16.

TOWNSHIP OF SOUTH HARRISON

CHARLES TYSON, MAYOR

ATTEST:

NANCY KEARNS, RMC
MUNICIPAL CLERK

CERTIFICATION

The foregoing Ordinance was introduced at a Special Meeting of the Township of South Harrison held on the 17th day of June, 2008 and will be considered for final passage and adoption at a meeting to be held on the 9th day of July, 2008, at 7:30P.M., at the South Harrison Township Municipal Building, 664 Harrisonville Road, Harrisonville, NJ 08039, at which time any person interested therein will be given an opportunity to be heard.

Nancy Kearns, RMC
Municipal Clerk

NOTICE

NOTICE is hereby given that the foregoing Ordinance O-08-11 was finally adopted at a meeting of the South Harrison Township Committee held on the 9th day of July 2008 at 7:30 pm in the South Harrison Township Municipal Building, 664 Harrisonville Road, Harrisonville, New Jersey.

Nancy E. Kearns, RMC
Municipal Clerk