

**TOWNSHIP OF MANSFIELD
COUNTY OF BURLINGTON**

ORDINANCE NO. 2017-5

**AN ORDINANCE TO AMEND CHAPTER 65, ENTITLED
“ZONING” IN THE TOWNSHIP OF MANSFIELD, COUNTY OF
BURLINGTON AND STATE OF NEW JERSEY**

WHEREAS, Chapter 65 entitled “Zoning”, is a part of Mansfield Township’s comprehensive land use master plan for the Township; and

WHEREAS, the New Jersey Municipal Land use act requires periodic review and examination of the Township’s comprehensive land use master plan; and

WHEREAS, the current ordinance was reviewed in connection with the most recent Master Plan Reexamination Report conducted by the Burlington County Bridge Commission, Department of Economic Development and Regional Planning, prepared for the Mansfield Township Planning Board; and

WHEREAS, the Mansfield Township Planning Board has reviewed said master plan reexamination report and recommended a number of updates and revisions; and

WHEREAS, the Mansfield Township Governing Body has decided to Amend Chapter 65 to include the recommended revisions and updates to Chapter 65; and

NOW, THEREFORE, BE IT RESOLVED Chapter 65 is hereby amended as follows:

ARTICLE II- Districts

Section, 65-2; is deleted.(R-1, FLP Farmland Preservation , O-1 Planned Office, GO General Industry and Institutional and Flood Plain Districts were not on the last approved Zoning Map.)

ARTICLE III- Application and Interpretation

Section, 65-4 add a paragraph “G” that says ‘any use not specifically permitted, conditionally permitted or permitted as an accessory use is hereby prohibited’.

ARTICLE V-R-1 Residence District.

Amended to establish five separate residential districts as follows;

1. R-1 Transfer of Development Rights TDR Sending District;
2. R-2 Transfer of Development TDR Receiving District;
3. R-7 Residential District;
4. R-8 Residential District;
5. Remaining R-1 Residential District.

ARTICLE VI- C-3 Office/Residential District.

Section 65-14 the following purpose statement will be added before the listed permitted uses “ it is the purpose of the C-3 zone to permit development of residential and office development and other compatible uses consistent with the rural character and development patterns of the villages and

hamlets in which they are located that will not substantially impair the intent or purpose of the Zone Plan or the Zoning Ordinance”.

Section 65-15 Delete.

ARTICLE VII- R-1 FLP Farmland Preservation Zone.

Delete this Article and Zone District.

ARTICLE VIII- R-4 Village Residential District

Section 65-24 add the following purpose statement “it is the purpose the R-4 zone to permit development and maintenance of residential uses compatible with the rural character and development pattern of Columbus Village that will not substantially impair the intent or purpose of the Zone Plan or the Zoning Ordinance”..

Section 65-26B change the word “apartment” to “multiple-family dwelling” and delete the reference to Subparagraph 2.

ARTICLE IX- C-1 Neighborhood Commercial NCD

Section 65-29 delete the references to Variety Store, Dry Good Store and Notions Store.

Section 65-29 add the following purpose statement “it is the purpose of the C-1 zone to permit development and redevelopment of residential uses, community-scale commercial and office uses, and compatible mixed-uses, such as first floor commercial and residential units above, consistent with the rural character and traditional development patterns of the downtown section of Columbus Village that will not substantially impair the intent or purpose of the Zone Plan or the Zoning Ordinance”.

Section 65-32A Delete Zone District ‘A’. ‘B’ is now ‘A’ and ‘C’ is now ‘B’.

ARTICLE X- C-2 Highway Commercial District

Section 65-33 add the following purpose statement “it is the purpose of the C-2 zone to permit development of highway-oriented, community and regional scale commercial and office development and other uses compatible with the traffic along the major highways in the Township that will not substantially impair the intent or purpose of the Zone Plan or the Zoning Ordinance”.

ARTICLE XI- ODL Office Distribution Laboratory District

Section 65-41 add the following purpose statement “it is the purpose of the ODL zone to permit development of administrative office uses, selected light manufacturing uses, scientific and industrial research uses, transportation and warehousing uses, wholesale trade uses and other compatible uses in proximity to the interstate highway interchanges in the Township that will not substantially impair the intent or purpose of the Zone Plan or the Zoning Ordinance”.

ARTICLE XIA- O-1 Planned Office Development

Delete this Article and Zone District.

ARTICLE –XII- LI Light Industrial District

Section 65-46 add the following purpose statement “it is the purpose of the LI zone to permit the development of administrative office uses and light industrial uses such as food manufacturing and light manufacturing, transportation and warehousing uses, wholesale trade uses, and other compatible uses in proximity to the major highways in the Township that will not substantially impair the intent or purpose of the Zone Plan or the Zoning Ordinance”.

Section 65-49 Delete.

ARTICLE XIV- HI Highway Industrial District

Section 65-56 add the following purpose statement “it is the purpose of the HI zone to recognize existing heavy industrial uses and to permit development of administrative office uses, light industrial uses, such as food manufacturing, transportation and warehousing uses, wholesale trade uses, and other compatible uses in proximity to the Delaware River, Conrail and US Routes 130 and 206 in the

Township that will not substantially impair the intent or purpose of the Zone Plan or the Zoning Ordinance”.

Section 65-57 change the abbreviation of “GI” to “LI”.

ARTICLE XV- INS Institutional District

Delete this Article and Zone District.

ARTICLE XV- Flood Plain District

Delete this Article and Zone District.

ARTICLE XVII-Open Space Regulations

Delete Section’s, 79 & 80.

ARTICLE XIX- General Regulations

Section 65-89 add the following language ‘see “Right to Farm Act” at Chapter 19A’.

Section 65-93 see Section 65-7 for bulk requirements.

Section 65-94 delete paragraph “D” regarding interaction of garages to ‘living unit’.

Control of Livestock

Section 65-95 Please refer to County Agricultural Advisory Committee

Lot Area Calculation

Section 65-95.2 Delete.

ARTICLE XX- Off Street Parking and Loading

(Revise and amend Off Street Parking requirements based on:

1. Institute for Transportation Engineers 4th edition or “ most current ”Parking Generation Manual;
2. New Jersey Residential Site Improvement Standards for residential development;
3. Urban Land Institute’s shared Parking Manual.)

ARTICLE XXI- Landscape Buffers

Section 65-100.B. Replace the phrase Mansfield Township “Landscape Ordinance” with Mansfield Township “Code Chapter 60A; Trees, Shrubbery and Landscaping”.

ARTICLE XXIII-Farm Regulations

Refer to County Agricultural Advisory Committee.

ARTICLE XXV- Signs

Section 65-113.2 change “OL Office Laboratory” to “ODL” Office Distribution Laboratory.

Section 65-113.2.1. delete.

REPEALER, SEVERABILITY AND EFFECTIVE DATE.

- A. Repealer. Any and all Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistencies.
- B. Severability. In the event that any clause, section, paragraph or sentence of this Ordinance is deemed to be invalid or unenforceable for any reason, then the Township Committee hereby declares its intent that the balance of the Ordinance not affected by said invalidity shall remain in full force and effect to the extent that it allows the Township to meet the goals of the Ordinance.
- C. Effective Date. This Ordinance shall take effect upon proper passage in accordance with the law.