

**MANSFIELD TOWNSHIP
BURLINGTON COUNTY**

ORDINANCE 2016-17

**AN ORDINANCE AMENDING CHAPTER 65 OF THE CODE OF THE TOWNSHIP OF
MANSFIELD, COUNTY OF BURLINGTON, STATE OF NEW JERSEY FOR THE
AREA AND BULK STANDARDS IN THE ODL ZONING DISTRICT**

WHEREAS, on September 26, 2016 the Mansfield Township Planning Board adopted a 2016 Land Use Plan Element Update, via Planning Board Resolution 2016-9-13; and

WHEREAS, the 2016 Land Use Plan Element Update recommended clarifying the purpose of and permitted uses within the ODL Zoning District; and

WHEREAS, those uses included warehouse, trucking and distribution facilities and wholesale establishments, which are usually larger in scale than office uses or other uses permitted in that zoning district; and

WHEREAS, Chapter 65: Zoning of the Code of Mansfield Township contains a Schedule of Area and Bulk Regulations, which specifies minimum and maximum area and bulk standards for different types of uses in each zoning district;

NOW, THEREFORE BE IT ORDAINED AND ENACTED that the Schedule of Area and Bulk Regulations of Chapter 65 of the Land Use Regulations be amended to include the following requirements for warehouse, trucking and distribution facilities and wholesale establishment uses for the ODL Zoning District:

Minimum Lot Area: 2 acres
Minimum Frontage (feet): 200
Minimum Depth (feet): 200
Minimum Front Yard Setback (feet): 50
Minimum Rear Yard Setback (feet) 30
Minimum One Side Yard Setback (feet): 20
Minimum Both Sides Yard Setback (40)
Maximum Lot Coverage (percent) 70
Maximum Building Height (feet): 50
Minimum Distance between Buildings on Same Lot (feet): 40
Maximum Floor Area Ration (FAR): 0.35

AND BE IT FURTHER ORDAINED AND ENACTED that this Ordinance shall take effect twenty (20) days following adoption and publication according to law.

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 Any and all Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistencies.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.