

**TOWNSHIP OF UPPER DEERFIELD**

**ORDINANCE 693**

**ORDINANCE AMENDING CHAPTER 405-57  
OF THE CODE OF THE TOWNSHIP OF UPPER DEERFIELD**

**WHEREAS**, the Township Committee of the Township of Upper Deerfield has considered recommended changes with respect to Chapter 405 of the Code of the Township of Upper Deerfield regarding zoning and development and in particular Chapter 405-57 with respect to large scale retail stores; and

**WHEREAS**, the Township Committee of the Township of Upper Deerfield has determined that changes are necessary to the aforesaid section to clarify conditional use standards applicable to large scale retail and to distinguish between conditional use standards and design criteria; and

**WHEREAS**, the Township Committee of the Township of Upper Deerfield is desirous of making changes to Chapter 405-57 of the Code of the Township of Upper Deerfield;

**NOW THEREFORE BE IT ORDAINED** by the Township Committee of the Township of Upper Deerfield that Chapter 405-57 of the Code of the Township of Upper Deerfield with respect to large scale retail stores shall hereafter read as follows:

405-57 [Added 11-19-2009 by Ord. No. 643]A.

- A.** Large-scale retail stores shall be permitted as a conditional use within the districts specified, subject to the following:
1. The parcel shall contain a minimum of 20 contiguous acres with 500 feet of frontage.
  2. The parcel shall have frontage and provide vehicular access to/from either an arterial road or a collector road.
  3. Front building setback from a collector road: 100 feet.
  4. Front building setback from an arterial road: 150 feet.
  5. Side building setback: 50 feet each.
  6. Rear building setback: 50 feet.
  7. Maximum building height: 2.5 stories; 35 feet.
  8. Maximum impervious coverage: 75%.
- B.** Large -scale retail store site plans shall be reviewed subject to the Upper Deerfield Redevelopment Area Design Guidelines dated November 9, 2005, as may be amended, and the Planning Board shall have the power to review waivers from such Guidelines in accordance with §405-63.

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James Crilley, Chairman

Finally July 19, 2012

Attested:

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Roy J. Spoltore, Township Clerk

First Reading: May 17, 2012

Publication: July 6, 2012

Publication of Final Adoption: July 24, 2012