

**TOWNSHIP OF UPPER DEERFIELD**

**ORDINANCE 694**

**ORDINANCE AMENDING CHAPTER A430  
OF THE CODE OF THE TOWNSHIP OF UPPER DEERFIELD  
WITH RESPECT TO THE REDEVELOPMENT PLAN OF THE  
TOWNSHIP OF UPPER DEERFIELD, SECTION VI(A)(2)  
WITH REGARD TO SMART GROWTH PLANNING**

**WHEREAS**, the Township Committee of the Township of Upper Deerfield acting as the Redevelopment Entity of the Township of Upper Deerfield has determined that the Redevelopment Plan of the Township of Upper Deerfield should be amended with respect to Smart Growth Planning and

**WHEREAS**, the Township Committee of the Township of Upper Deerfield has, as the Redevelopment Entity, requested a review of the Redevelopment Plan with respect to any necessary changes to consider and determine whether proposed developments will be found to be inconsistent with the Redevelopment Plan; and

**WHEREAS**, the Township Committee of the Township of Upper Deerfield has determined that an amendment is necessary with respect to Section VI(A)(2); and

**WHEREAS**, the Township Committee has further determined that it is advisable to reconsider design guidelines for large retail stores on already developed sites; and

**NOW THEREFORE BE IT ORDAINED** that the Redevelopment Plan of the Township of Upper Deerfield be and the same is hereby amended and that Section VI(A)(2) shall hereafter read as follows:

The aforementioned can be implemented utilizing the strategies of Smart Growth - mixing different uses, preserving the environment, striving for sustainable development, maintaining the unique character of an area rather than realizing "cookie-cutter" development that is not representative of the local area. Part of this Redevelopment Plan is a separate document entitled the "Upper Deerfield Redevelopment Area Design Guidelines." Adherence to the guidelines and development standards contained in this document will be considered by the Redevelopment Entity of Upper Deerfield Township to determine whether a proposed development will be found to be consistent with the Redevelopment Plan and thereby can be approved by the Redevelopment Entity to be submitted to the Township Planning Board as required by Subsection VI.C.1.d; and

**BE IT FURTHER ORDAINED** by the Township Committee of the Township of Upper Deerfield that Section A430 Attachment 10 is hereby amended to include the following design guidelines for Large- Retail as it will be applied to newly developed sites classified as such:

All facades of a building that are visible from adjoining properties and/or public streets should contribute to the pleasing scale features of the building and encourage community integration by featuring characteristics similar to a front facade.

All sides of a principal building that directly face an abutting public street shall feature at least one customer entrance. Where a principal building directly faces more than two abutting public streets, this requirement shall apply only to two sides of the building.

Loading docks, trash collection, outdoor storage and similar facilities and functions shall be incorporated into the overall design of the building and the landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets. Use of

screening materials that are different from or inferior to the principal materials of the building and landscape is prohibited.

Outdoor displays on sidewalks, or in parking lots may be permitted if reviewed and approved by the Planning Board.

Each retail establishment must contribute to the establishment or enhancement of the community and public spaces by providing at least two community amenities such as a patio/seating area, water feature, clock tower, and pedestrian plaza with benches.

Sidewalks at least eight feet in width shall be provided along all sides of the lot that abut a public street, and a continuous internal pedestrian walkway must be provided from the perimeter public sidewalk to the principal customer entrance. This internal walkway must feature landscaping, benches and other such materials/facilities for no less than 50% of its length.

Sidewalks must be provided along the full length of the building along any facade featuring a customer entrance and along any facade abutting public parking areas. Such sidewalks shall be located at least six feet from the facade of the building to provide planting beds for foundation landscaping.

Internal pedestrian walkways must provide a weather protection feature such as an awning within 30 feet of all customer entrances.

The internal pedestrian walkways must be distinguished from driving surfaces through the use of special pavers, bricks or scored concrete to enhance pedestrian safety and the attractiveness of the walkways.

Parking areas shall be broken up into modules separated by landscaping and other features. No more than 50% of the off-street parking area for the entire property shall be located between the front facade of the principal building and the primary abutting street. Minimum parking setbacks to streets: 50 feet.

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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