

TOWNSHIP OF MEDFORD

ORDINANCE 2012-14

**AMENDING SECTION 413A OF THE MEDFORD TOWNSHIP LAND
DEVELOPMENT ORDINANCE FOR PERMITTING USES
IN THE HVC HISTORIC VILLAGE COMMERCIAL ZONING DISTRICT**

WHEREAS, Medford Township Council desires to amend the Land Development Ordinance to expand the scope of permitted retail and commercial use activities within the HVC-Historic Village Commercial Zone in order to revitalize and promote commerce within the downtown area of the Township, to facilitate and fortify its commercial tax ratable base, and to provide a wide array of goods and services to the residents of the Township of Medford; and

WHEREAS, the Medford Village Business Association has provided assistance to the Township Council by making recommendations for implementing changes to the permitted uses in the HVC Zoning District to achieve the desired purposes set forth above; and

WHEREAS, the Township Council believes that a favorable regulatory climate is essential to creating a vibrant downtown area, particularly in these difficult and trying economic times and that this Zoning Amendment will ease the burdens on property owners and businesses, located in Medford Village.

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Medford, County of Burlington, State of New Jersey that the Code of the Township of Medford be amended as follows:

SECTION ONE.

Section 413A of the Land Development Ordinance of the Township of Medford is hereby amended as follows:

413 "HVC" HISTORIC VILLAGE COMMERCIAL

- A. Principal Permitted Uses On The Land And In Buildings.*
1. Telephone Central Offices.
 2. Clubs or Lodges organized for fraternal or social purposes, provided that the chief activity shall not be one which is customarily carried on as a business.
 3. General Offices and Office Buildings.
 4. Funeral Parlors.
 5. Offices of professionals, including but not limited to doctors, dentists and veterinarians.

6. Child Care Centers as Conditional Uses under N.J.S.A. 40:55D-67 (see Section 602 for standards).

7. Residential Flats in connection with a business where said dwelling unit is located on the second floor only and only if said floor is limited to the residential use. Such residential flats shall be no less than seven hundred fifty (750) square feet in floor area for a one (1) bedroom or nine hundred (900) square feet for a two (2) or more bedroom dwelling unit.

8. Quasi-Public And Recreational Buildings as Conditional Uses under N.J.S.A. 40:55D-67 (see Section 602 for standards).

9. Parochial, Private Or Public Schools as Conditional Uses under N.J.S.A. 40:55D-67 (see Section 602 for standards).

10. Places Of Worship as Conditional Uses under N.J.S.A. 40:55D-67 (see Section 602 for standards).

11. Shops and Stores for the Retail Sales including, but not limited to, antiques, books, beverages, confections, drugs, dry goods, flowers, foodstuffs, gifts, garden supplies, hardware, household appliances, jewelry, notions, pets, tools, sporting goods, periodicals, stationery, tobacco, paint, wearing apparel and other similar goods.

12. Food Service Establishments, including but not limited to sit-down restaurants, cocktail lounges, coffee shops, catering service, bakery, pastry, candy, confectionery or ice cream shops, provided that no distribution activities, other than personal grocery or drug delivery, shall be permitted. Take-out and delivery shall be permitted.

13. Banks, including drive-in facilities.

14. Personal Service Shops dealing directly with customers including, but not limited to, beauty shops, barbershops, tattoo salon, health spa, wellness center, clothes cleaning or pressing (not to include cleaning and dyeing plant), shoe repair, dressmaking, millinery, self-service laundry and other similar uses.

15. General Services or Repair Shops for watches, clocks, jewelry, radio, television, home appliances and other similar services.

16. Taxi or Bus Stations (excluding terminal).

17. Training facilities including, but not limited to, cooking classes, photography, arts, crafts, sewing, how to classes, professional certification classes, safety classes, and other similar training activities.

18. The permitted uses in Section 413A, Subsections -5, -11,-12, -14, -15 and -17 shall be interpreted under the principle of "ejusdem generis" (of the same kind or class).

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

SECTION THREE: If any section, paragraph, subdivision, clause or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph,

subdivision, clause or provision and the remainder of this ordinance shall be deemed valid and effective.


SECTION FOUR: This ordinance shall take effect immediately upon final passage and publication according to law.

Township of Medford

**Notice of Final Adoption
Ordinance 2012-14**

**An Ordinance Amending Section 413A of the Medford Township Land
Development Ordinance for Permitting Uses in the HVC Historic Village
Commercial Zoning District**

Notice is hereby given that the Ordinance as entitled above was adopted following second reading and public hearing at a regular meeting of the Township Council of the Township of Medford, County of Burlington, State of New Jersey, held at the Public Safety Building, 91 Union Street, Medford, New Jersey on December 18, 2012.


Katherine E. Burger
CFO/Township Clerk