

ARTICLE II

ZONING DISTRICTS, BOUNDARIES, OFFICIAL MAP

SECTION 1 DISTRICTS

In order to implement the goals and regulate and limit the type and location of uses and the density and intensity with which lands are to be utilized, the following districts have been established in conjunction with the uses set forth in this ordinance.

<u>DISTRICT</u>	<u>SYMBOL</u>
Residential Low Density	R-Low
Residential Medium Density	R-Med
Riverfront Recreation	RR
Commercial Residential and Office	CRO
Retail Commercial and Services	RC&S
Highway Commercial	HC
Business Industrial	BI
Light Industrial	LI
Port Cargo Handling	PCH
Port Planned Industrial Development	PPID
Park/Greenway	P/GW
Hunter Street Overlay	HSO

SECTION 2 ZONING MAP AND BOUNDARIES

All areas within the boundaries of Gloucester City have been assigned to a zoning district. The zoning district boundaries established by this ordinance are shown on the zoning map, dated November 1, 1996, and any subsequent amendment thereof, which, together with all explanatory matter thereon, is declared to be a part of this ordinance.

SECTION 3 PURPOSE OF ZONING DISTRICTS

A. R-Low (Residential Low Density) Zone

The purpose of Residential Zone R-Low shall be to create a zoning district for single family detached homes.

B. R-Med Residential Medium Density) Zone

The purpose of Residential Zone R-Med shall be to create a zoning district for single family semidetached homes and townhouse homes, and a limited number of compatible uses.

C. RR (Riverfront Recreation) Zone

The purposed of the Riverfront Recreation Zone is to encourage the development of public and private recreation facilities concentrated on and around existing public lands located on the Delaware River Waterfront.

D. CRO (Commercial Residential and Office) Zone

The purpose of the Commercial Residential and Office (CRO) Zone is to encourage a diversity of compatible land uses which may include a mixture of residential, office, and specialty retail uses which support and reinforce each other and which may be integrated into the historic character of this zone.

E. RC&S (Retail Commercial and Services) Zone

The purpose of the Retail Commercial and Services (RC&S) Zone shall be to create a zoning district for business, office, service and professional uses that serve the City and its environs. These uses shall include business uses which benefit from locations along major streets and which provide goods and services needed by the Community in which they are located.

F. HC (Highway Commercial) Zone

The purpose of The Highway Commercial (HC) Zone shall be to create a zoning district for business, and service uses that serve the City and its environs. These uses shall include business uses which benefit from locations along major roads and highways and which provide goods and services needed by the community in which they are located.

SECTION 3 PURPOSE OF ZONING DISTRICTS (Cont'd)

G. BI (Business Industrial) Zone

The purpose of the Business Industrial Zone is to encourage the concentration of administrative offices and light industrial uses in the area of existing comparable uses while minimizing adverse impacts on adjacent residential areas.

H. LI (Light Industrial) Zone

The purpose of the Light Industrial (LI) Zone shall be to create a zoning district for industrial uses where access can be provided without disrupting the established residential character of the City and which will contribute to the economic base of the community by providing employment and a market for the business and service uses within the community.

I. PCH (Port Cargo Handling) Zone

The purpose of the Port and Cargo Handling (PCH) Zone shall be to create a zoning district for major port terminals to meet the needs of waterborne Commerce and to regulate such activities in order to preserve and protect adjacent residential uses from the blighting influences of noise, vibration, traffic and glare from high intensity cargo handling activities.

J. PPID (Port Planned Industrial Development) Zone

The purpose of the Port Planned Industrial Zone is to establish sites for the development of comprehensively designed port facilities and related water oriented or water related manufacturing facilities.

K. P/GW (Park/Greenway) Zone

It is the intent and purpose of this provision to set aside certain lands in the City of Gloucester City which the Mayor and Council hereby deem to be suitable and proper for recreational and environmental conservation purposes. Said lands shall remain vacant and no permanent building or structure shall be erected thereon except those structures deemed necessary by the Mayor or Council for such recreational and environmental purposes.

SECTION 3 PURPOSE OF ZONING DISTRICTS (Cont'd)

L. HSO (Hunter Street Overlay) Zone

The intent of the Hunter Street Overlay District is to provide for the development of a multi-family townhouse project on lands located in a residential area that were formerly occupied by non-conforming manufacturing uses.

SECTION 4 BOUNDARY LINES

Where uncertainty exists with respect to the boundaries of the various districts, as shown on the zoning map, which is made a part of this ordinance, the following rules apply:

- A. Unless otherwise shown, the district boundary lines shall be construed to coincide with the center lines of streets, alleys, parkways, waterways or such lines extended.
- B. Where district boundaries are not otherwise indicated and where the property has been or may hereafter be divided into blocks and lots, the district boundaries shall be construed to be the rear or side lot lines.
- C. Where the districts designated on the zoning map are bounded approximately by the rear or side lot lines, the rear or side lot lines shall be construed to be the boundary of this district, unless the boundaries are otherwise indicated by notation on the zoning map.
- D. In the event of subdivided property or question on the exact location of any boundary line, the determination of the Zoning Officer shall prevail.

SECTION 5 OFFICIAL MAP

A. Establishment of an Official Map

The City Council may, by ordinance, adopt or amend an official map of Gloucester City, which shall reflect the appropriate provisions of the master plan. The City Council may adopt an official map or amendment or revision thereto, which, in whole or in part, is inconsistent with the appropriate designations in the sub-plan element of the master plan, only by an affirmative vote of a majority of its full authorized membership with the reasons for so acting recorded in the minutes when adopting the official map.

Prior to the hearing on the adoption of any official map or any amendment thereto, the City Council shall refer the proposed official map for amendment to the Planning Board, which shall make and transmit to the City Council within thirty-five (35) days after referral, a report including recommendations concerning the proposed official map or amendment or revision. The City Council, when considering the adoption of the map or any revisions or amendments thereto, shall review the report of the Planning Board and may disapprove or change any recommendation by a vote of a majority of its full authorized membership and shall record in its minutes the reasons for not following such recommendations.

B. Effect of Official Map

1. The official map shall be deemed conclusive with respect to the location and width of streets and public drainage ways and the location and extent of flood control basins and public areas, whether or not such streets, ways, basins or areas are improved or unimproved or are in actual physical existence. Upon receiving an application for development, the City Council may reserve for future public uses the aforesaid streets, ways, basins and areas as per New Jersey Statute 40:55D-44.
2. Following the adoption of the official map or any amendment or revision thereto, no permit for any building or structure in the bed or any street, public drainage way, flood control basin or public area shown thereon shall be issued by any official, board or agency of the City.

SECTION 5 OFFICIAL MAP (Cont'd)

3. No permit for the erection of any building or structure shall be issued unless the lot abuts the street giving access to such proposed building or structure.
4. Public improvement shown on the official map, whether provided by a public agency or by a developer, pursuant to this ordinance, shall be laid out, designed, sized and installed, as shown on the official map.

SECTION 6 OFFICIAL MAP VARIANCES

The Zoning Board of Adjustment may grant the application following variances or relief from the application of this Article upon the terms and conditions specified:

A. Variance to Permit Erection of a Building or Other Structure Within Reserved Public Area.

Whenever one or more parcels of land, upon which is located the bed of a mapped street or drainage way, flood control basin or other public area reserved pursuant to Article I on the Reservation of Public Areas, cannot yield a reasonable return for the owner unless a building permit is granted, the Zoning Board of Adjustment may, in a specific case, by an affirmative vote of a majority of the full authorized membership of the Board, erect the issuance of a permit for a building or structure in the bed of such mapped street or public drainage way or flood control basin or public area, which will, as little as practicable, increase the cost of opening such street or tend to cause a minimum change of the official map and the Board shall impose reasonable requirements as a condition of granting the permit so as to promote the health, morals, safety and general welfare of the public.

B. Variance for Relief to Permit Erection of a Building or Other Structure Which Does Not Abut a Street.

Where the enforcement of this article, requiring that no building permit be issued for any building or structure not abutting a street, would entail practical difficulty or unnecessary hardship or where the circumstances of the case do not require the building or structure to be related to a street, the Zoning Board of Adjustment may, upon application or appeal, grant a variance from the application of this article and direct the issuance of a building permit for the proposed building or structure. Every such variance shall be so conditioned to assure adequate access to such building or structure, will be provided for fire fighting equipment, ambulances and other emergency vehicles necessary for the protection of health and safety and so as to protect any future street layouts shown on the official map or on the general circulation plan elements of the master plan.