

**CITY OF NORTHFIELD, NJ
ORDINANCE NO. 4- 2024**

**AN ORDINANCE AMENDING SECTION 215 OF THE CODE OF THE
CITY OF NORTHFIELD GOVERNING LAND USE AND
DEVELOPMENT**

WHEREAS, City of Northfield Code Section 215 governs land use and development in the City of Northfield; and

WHEREAS, the Council for the City of Northfield desires to amend Code Section 215; and

NOW THEREFORE BE IT ORDAINED by the City Council of the City of Northfield, County of Atlantic, and State of New Jersey that Code Section 215 of the Code of the City of Northfield is hereby amended as follows (added text underlined; deleted text ~~stricken~~):

Chapter 215. Land Use and Development

Section 215-152.2 Affordable Housing 3- Age Restricted Overlay District (AH3-AR)

- A. Applicability and Purpose. This ordinance shall apply to Block 150, Lot 1 as it exists at the time of adoption of this ordinance and includes any future lots subdivided in accordance with this ordinance. The purpose of the AH3-AR District is to provide for the construction of a 100% affordable age-restricted rental housing unit development creating a realistic opportunity for the construction of a portion of the low- and moderate-income housing obligation of the City of Northfield. The AH3-AR district is further intended to preserve the existing Atlantic County facilities on the balance of Block 150, Lot 1.
- B. Permitted Uses
- (1) Principal Uses
- [a] Age-Restricted Independent Living Units.
- [b] Nursing Homes with Rehabilitation including comprehensive care, sub-acute care, long-term care and associated services.
- [c] Services provided by Atlantic County including, but not limited to, senior services and centers, oral health services, human services, election services, County equipment storage, County offices and other public services customarily provided by County government.
- [d] Historical Burial Grounds subject to item C(1)[d] below.

(2) Accessory uses

- [a] Off-street parking subject to the provisions of §215-105 and below.
- [b] Signs subject to the provisions of §215-113 (I)
- [c] Fences and hedges subject to the provisions of §215-95.
- [d] Trash enclosures.
- [e] Gazebo/patios.

C. Standards and regulations: the following requirements and standards shall be adhered to:

(1) Lot Requirements.

- [a] Lot Area – 2.5 acres minimum.
- [b] Lot Frontage/Width – 50 foot minimum.
- [c] Lot Depth – 200 foot minimum as measured from Dolphin Avenue.
- [d] Any new lot created for the presumed burial grounds from the sanitorium shall meet the following standards:
 - [i] The lot area shall be the minimum required to accommodate the historical burial grounds.
 - [ii] There is no required street frontage provided an access easement is provided for use and maintenance.

(2) Building setback.

- [a] Front yard setback – 45 foot minimum.
- [b] Side yard setback – 20 foot minimum.
- [c] Rear yard setback – 20 foot minimum

(3) Coverages.

- [a] Building Coverage – 30% maximum.
- [b] Impervious Coverage – 70% maximum.

(4) Building height – 3 stories and 45-foot maximum.

(5) Perimeter Buffers in accordance with the following:

- [a] 15-foot minimum along all external property lines for any new development.
- [b] The buffer width is not in addition to the required setback and can be within any required setback.
- [c] Buffers are not required along the common property lines with Atlantic County.
- [d] Within all buffers a minimum planting area of 10-feet in width is required.

[e] The buffer shall be landscaped as detailed in §215-85 and §215-100 except as provided above.

(6) Parking and Loading.

[a] Parking – One parking space per residential unit.

[b] Parking setbacks – 15 feet to a rear property line.

[c] Loading – One space minimum.

(7) Shared access is permitted across the Atlantic County property.

Section 215-113 (I) – Signs permitted in the R-SC Senior Citizen Residential District, AH Adult Housing District, AH1-AR Affordable Housing 1 – Age Restricted, AH2 Overlay Zone Adult Housing and AH3-AR - Affordable Housing 3 - Age Restricted Overlay District

(1) – (4) No Change.

REPEALER - All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SEVERABILITY - If any portion of this ordinance shall be determined to be invalid, such determination shall not affect the validity of the remaining portions of said ordinance.

EFFECTIVE DATE - This ordinance shall take effect upon final passage and publication in accordance with law.

Mary Canesi, RMC
Municipal Clerk

Erland Chau
Mayor

The above Ordinance was passed on first reading at a regular meeting of the Common Council of the City of Northfield, New Jersey on the 9th day of April 2024, and was taken up for a second reading, public hearing and final passage at a meeting of said Council held on the 23rd day of April 2024, in Council Chambers, City Hall, Northfield, New Jersey.

First Reading: April 9, 2024
Publication: April 13, 2024
Final Reading: April 23, 2024
Publication: April 27, 2024