TOWNSHIP OF SOUTHAMPTON

ORDINANCE 2025-07

AN ORDINANCE AMENDING SECTION 12-3.6(B) OF THE CODE OF THE TOWNSHIP OF SOUTHAMPTON TO INCLUDE DOG TRAINING AND ENRICHMENT/KENNEL FACILITIES AS PERMITTED USES IN THE HIGHWAY COMMERICAL ZONE

WHEREAS, Chapter 12 of the Code of the Township of Southampton ("Zoning Ordinance") establishes the zoning requirements for the Township; and

WHEREAS, more specifically, Section 12-3.6 establishes the Highway Commercial District ("HC Zone"), which has a purpose of permitting appropriate commercial development consistent with the Township, while discouraging development that degrades the environment; and

WHEREAS, consistent with that purpose, some of the permitted uses in the HC Zone include personal and professional establishments, such as offices for physicians, dentists, lawyers, planners, architects and landscape architects, engineers, musicians, artists, teachers, optometrists, photographers and other recognized professionals; and

WHEREAS, it was brought to the attention of the Township Administration that there may be other uses that would be appropriate for the HC Zone that are consistent with the purpose and existing permitted uses in the zone; and

WHEREAS, one such use, dog training and enrichment/kennel facilities, shares many of the characteristics of the permitted personal and professional establishments—personalized, professional services by trained specialists, conducted indoors by appointment only, with low customer turnover and limited traffic; and

WHEREAS, the Township Committee of the Township of Southampton ("Township Committee") finds that dog training and enrichment/kennel facilities are consistent with the

permitted uses in the HC Zone, and that it would be appropriate to add another productive use to the zone.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Southampton, Burlington County, New Jersey, that the Code of the Township of Southampton is hereby amended to include the following permitted use to the Highway Commercial District at Section 12-3.6(b), which shall read as follows (underlined text illustrates additions, ~~strikethrough~~ text illustrates deletions):

"12-3.6 **HC - Highway Commercial District.**
[Amended by Ord. No. 2003-2; Ord. No. 2010-3; 2-20-2024 by Ord. No. 2024-01; __-__-__ by Ord. No. ____-__]

a. [Remains unchanged].

b. Permitted uses.

1. Retail commercial establishment.
2. Personal and professional establishment such as, but not limited to office buildings for physicians, dentists, lawyers, planners, architects and landscape architects, engineers, musicians, artists, teachers, optometrists, photographers and other recognized professionals.
3. Department stores and all uses normally associated with department stores, including the sale and installation of auto accessories in the main building or in a separate building, but nothing herein contained is intended to permit the sale of gasoline, lubrication of motor vehicles or the performance of any other auto repairs, painting or body work.
4. Banks and other financial uses.
5. General services for sale and repair of watches, clocks, jewelry, radio, television, home appliances and other similar services.
6. Electrical, plumbing and other singular supply stores.
7. Public utilities and utility collection offices.
8. Quasi-public, social, fraternal, union, civic organizations.
9. Public recreational and community center buildings and grounds.
10. Public libraries, museums and art galleries.
11. Buildings used exclusively by the Federal, State, County or local municipal government for public purposes, but not including workshops, warehouses, or storage yards.

12. Medical clinics.

13. Mortuaries, funeral homes.

14. Day care center, preschool and day nursery schools, subject to providing a fenced outdoor play space in accordance with Subsection 12-5.6.

15. Nursing homes, rest home or home for the aged.

16. Churches, synagogues and similar places of religious assembly including residences for caretakers and clergy, meeting halls, schools and offices.

17. Facilities for the warehousing, sales, repair, and service of agricultural equipment, vehicles, feed or supplies.

18. Other uses that have similar characteristics as those referenced above.

19. Restaurants.

[Added 11-17-2020 by Ord. No. 2020-09]

20. Dog training and enrichment/kennel facilities.

c. [Remains unchanged].

d. [Remains unchanged].

e. [Remains unchanged].

f. [Remains unchanged]."

Repealer, Severability, and Effective Date.

A. Repealer. Any and all Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistencies.

B. Severability. In the event that any clause, section, paragraph, or sentence of this Ordinance is deemed to be invalid or unenforceable for any reason, then the Township Committee hereby declares its intent that the balance of the Ordinance not affected by said invalidity shall remain in full force and effect to the extent that it allows the Township to meet the goals of the Ordinance.

C. This Ordinance shall take effect upon passage and publication according to law.

ACTION ON INTRODUCTION:

COMMITTEE MEMBER	MOTION	2ND	YES	ABSTAIN	NO	ABSENT
Arnold Harrison			X			
Ronald Heston			X			
William Raftery	X		X			
Elizabeth Rossell		X	X			
James Young			X			

ACTION ON ADOPTION (after public hearing)

COMMITTEE MEMBER	MOTION	2ND	YES	ABSTAIN	NO	ABSENT
Arnold Harrison		X	X			
Ronald Heston			X			
William Raftery	X		X			
Elizabeth Rossell			X			
James Young			X			

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CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true copy of the ordinance that was introduced after first reading at a meeting of the Southampton Township Committee held on November 25, 2025 and adopted after a public hearing at a meeting of the Southampton Township Committee held on December 16, 2025.

Melanie L. Brown, RMC
Township Clerk

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