



**BOROUGH OF LAWNSIDE  
ORDINANCE NO 04 - 2022**

**AN ORDINANCE AMENDING CHAPTER 96 LAND USE DEVELOPMENT,  
ARTICLE IX - ZONING DISTRICT REGULATIONS**

WHEREAS, the Borough of Lawnside needs and desires to replace, update, and amend its land use zoning district regulations; and

NOW THEREFORE BE IT ORDAINED by the Mayor and Council of the Borough of Lawnside, Camden County, that Chapter 96 of Article IX shall be amended as specified herein:

**96-71**      **District Boundaries**

- A. The boundaries of these districts are hereby established as shown on the Zoning Map of the Borough of Lawnside, Camden County, New Jersey, which accompanies and is hereby declared to be a part of this chapter, and a copy of which is on file with the Lawnside Borough Clerk. Where said map indicates a district boundary approximately on a street, the center line of such street shall be construed to be the boundary. In case the boundary line of any district shall run through any lot, the regulations and restrictions of the less restricted district shall apply to the portion of the lot lying within 25 feet at right angles from such boundary line.
- B. The establishment of any use not expressly permitted by this Chapter shall be prohibited. All uses not expressly permitted in any given use district are expressly prohibited in such district. No structure or addition thereto shall be built, moved or remodeled, and no land shall be used, occupied, reoccupied, designed or improved for use or occupancy except for a use that is permitted within the zone in which the structure or land is located
- C. In the interpretation and the application of these ordinances, they shall be held to be the minimum requirements for the promotion of health, safety, the environment, morals, and general welfare. It is not intended to interfere with or abrogate other rules, regulations or ordinances, provided that where this ordinance imposes greater restrictions, the provisions of this chapter shall apply.

**96-71.1**      **Prohibited Uses in All Districts**

All uses not expressly permitted by this Ordinance are prohibited in all districts (unless permitted by conditional use permit as elsewhere in this Ordinance provided), such prohibition to include but not be limited to the following:

1. Ammonia, chlorine or bleaching powder manufacture
2. Adult entertainment uses.
3. Automobile wrecking.
4. Artist Body Painting and Photographic Studio.

5. Auction markets.
6. Billboards.
7. Boarding houses and rooming housing.
8. Body Piercing Establishments.
9. Boiler works.
10. Carrouseles, Ferris wheels, merry-go-rounds, roller coasters, miniature and practice golf courses, shooting galleries.
11. Check Cashing Facilities.
12. Community drop-in centers or rehabilitation centers for those afflicted with drug abuse alcoholism, diseased, or mental illness.
13. Cotton oil manufacture.
14. Disinfectant, insecticide or poison manufacture.
15. Dog pounds or animal shelters.
16. Dormitories, Fraternity or Sorority Houses.
17. Dumping of outdoor storage of waste or scrap material uses – inclusive of hazardous materials; ammunition, explosives and fireworks.
18. Drug treatment centers.
19. Establishments for the distribution of free food, toiletries, clothes, household goods, etc. including soup kitchens.
20. Firearms dealers.
21. Glue manufacture.
22. Heliports.
23. Incineration, except publicly owned incinerators or accessory to an apartment building or hospital, reduction, storage or dumping of slaughter house refuse, rancid fats, garbage, dead animals or offal.
24. Junk yards. Dumps, or the storage, sorting or bailing of junk, scrap iron, paper, bottles, metal or rags.
25. Massage parlors.
26. Math manufacture.
27. Methadone clinics.
28. Motels, tourist camps or cabins, and trailer camps.
29. Lodging houses, boarding houses, and rooming houses.
30. Trailer camp, park, and mobile home parks.
31. Any use pursuant to the standards set forth in this ordinance and/or standards as established by the NJDEP, which emits excessive or objectionable amounts of dust, fumes, noise, odor, smoke, vibrations, or waste products.

32. The use of a building or structure of a temporary nature on any lot or parcel of land for living or sleeping purposes in any district on either a temporary or permanent basis.
33. Oilcloth and linoleum manufacture.
34. Paint, oil, varnish, turpentine, shellac, enamel, japan, lacquer or solvents manufacture.
35. Parking, storing or garaging garbage, refuse or scavenger trucks.
36. Power forging, riveting, hammering, punching, chipping, drawing, rolling or tumbling of metals except as necessary incident of manufacture of which these processes form a minor part and which are carried on without objectionable noise audible beyond the limits of the lot.
37. Prisons and correctional facilities, inclusive of half-way houses.
38. Tattoo parlors.
39. Pawn shops.
40. Quarry, sandpits, gravel pits, topsoil stripping.
41. Raw hides or skins storage, cleaning, curing, pickling, or tanning or re-tanning.
42. Roadside stands.
43. Rock or stone crusher.
44. Rubber, latex or gutta-percha manufacture or treatment.
45. Shoddy manufacture or wool scouring
46. Slaughtering or wholesaling of animals or fowl.
47. Smelting and foundries.
48. Soap, starch, glucose, or dextrin manufacture.
49. Stockyards.
50. Sugar refining.
51. Sulphureous, sulfuric, acetic, nitric, picric, carbolic, or hydrochloric acid manufacture.
52. Tar distillation or manufacture.
53. Used automobile sales, except when operated in conjunction with a duly authorized new car agency and located on the same lot.
54. Use Group H-High hazard use.
55. Yeast planting.

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**B-B Business District**

- A. Use regulations. In a B-B Business District, no land, building or structure may be used and no building or structure shall be altered or erected which is arranged, intended or designed to be used *except* for one or more of the following uses:
  - (1) Any use permitted in an R-A or R-B Residence District or in a B-A Business District, as prescribed by this chapter.



- (2) Public garage, automotive repair shop or fender repair shop, filling and service station for motor vehicles, commercial greenhouse, woodwork shop equipped with power-driven machinery, lumberyard, storage warehouse, bottling shop, building material establishment, shoe shop, clothing, cleaners and laundry establishments and beauty parlor.
- (3) Solar energy systems for accessory use shall be permitted. They shall produce electric energy to serve the principal permitted use on the lot provided the applicable requirements in § 120A-3C have been met.

B. Area regulations. The area, building setback line and yard provisions required in this district for every building here-after erected, altered or used in whole or in part shall be as follows:

- (1) Lot size: The minimum lot size shall be 3,500 square feet
- (2) Front setback line. The front setback line shall be the average setback of existing buildings within 200 feet on same side of street, but in no instance less than 20 feet.
- (3) Occupied area. The maximum building area, including accessory buildings, shall not exceed 50% of the lot area.
- (4) Side yard. For a building or structure designed wholly for the conduct of business, no side yard shall be required.
- (5) Rear yard. There shall be a rear yard, the depth of which shall not be less than 20 feet.
- (6) Height regulations. The maximum height of buildings shall not exceed three stories or 40 feet.

C. Landscaping.

- (1) Traffic visibility across corner lot. At or near an intersection, no fence, hedge, wall, shrubbery or other similar matter shall be permitted to obstruct the view of the motorists across the corner; provided, however, that this shall not prohibit the erection or growing of a fence, hedge, wall or shrubbery not exceeding two feet in height, and provided further that this prohibition shall be applicable for a distance of 100 feet from the point where the center lines of the intersecting streets meet.
- (2) Encroachment upon right-of-way. No fence, wall, hedge, shrubbery or similar matter shall encroach upon the right-of-way of any street.
- (3) Construction. All fences, walls and other similar structures shall be securely built and adequately anchored.
- (4) Landscaping requirements. Where commercial or industrial establishments or other high traffic-generating uses abut a residential district, a landscape fence or ever-green planting providing visual obstruction shall be provided. Such fence or planting material shall be at least six feet high at the time of construction or planting, and it shall be the responsibility of the property owner to carry out this program and to provide for its maintenance.

D. Additional Prohibited Uses.

- (1) Day laborer employment placement office;
- (2) Outside storage of vehicles as commercial storage, or as vehicles for rent;
- (3) Public parking lots;
- (4) Self-storage warehouses;

- (5) Any temporary or permanent storage of contractor equipment, construction materials, demolition debris, lot clearance debris, or excavated soil and rock on any property not undergoing construction work, whether the property is established as a contractor yard or not.

**96-83.2 Discontinuance of Abandonment**

No nonconforming use or structure which shall have been discontinued or abandoned for a period exceeding twelve (12) months shall be resumed; provided, however, that no such use or structure shall be resumed if the premises upon which such use or structure existed is devoted to a conforming use after the discontinuance or abandonment of the nonconforming use.

**96-83.3 Modernization of Nonconforming Structures**

Nothing contained in this article shall prohibit the modernization of existing nonconforming structures; provided, however, that such modernization does not entail any extension, enlargement, addition or change of the nonconforming use.

**INTRODUCTION: FEBRUARY 16, 2022**

**SECOND READING & PUBLIC HEARING: FEBRUARY 28, 2022**

**FINAL ADOPTION: FEBRUARY 28, 2022**

**BOROUGH OF LAWNSIDE:**



**MARSHAREE A. WRIGHT  
ACTING BOROUGH CLERK**

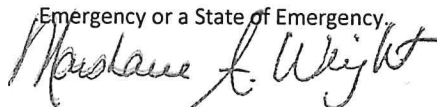


**MARY ANN WARDLOW  
MAYOR**

**ATTEST and AFFIX SEAL \_\_\_\_\_**

**CERTIFICATION OF CLERK**

The foregoing Ordinance was duly adopted at a meeting of the Mayor and Council of the Borough of Lawnside, County of Camden, State of New Jersey, held on the 28<sup>th</sup> day of February, 2022 via ZOOM Pursuant to Executive Order Number 103 dated March 9, 2020, Governor Murphy declared a Public Health Emergency in New Jersey. On March 20, 2020 P.L. 2020 Chapter 11 amended the Open Public Meetings Act to allow local public bodies to conduct Remote Public Meetings by use of electronic communications technology during a period declared as a Public Health Emergency or a State of Emergency.



**Acting Municipal Clerk, Marsharee A. Wright**