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## **Ordinance # 2015-O-02**

### **Amendment to the Camden Zoning Ordinance to Record Administrative Regulation Changes Specifically to Existing Table 240- 6, Table 240-9, and Table 240-13 of the Town of Camden Zoning Regulations.**

**WHEREAS**, the Mayor and Council of the Town of Camden understand that existing regulations need to be reviewed and at times, adjusted to more prudently serve the residents of our historic town, and

**WHEREAS**, the Mayor and Council of the Town of Camden are aware that changes need to be made to existing regulations dealing with the erection of sheds, decks, platforms, and similar raised structures in residential yards within our town, and

**WHEREAS**, this amendment makes changes specifically to Table 240-6, Table 240-9, and Table 240-13 of the existing Zoning Regulation Ordinance and all the changes are attached to this document upon its official adoption, and

**WHEREAS**, the Town of Camden Mayor and Council held first and second readings of this ordinance at their regular monthly meetings on March 2, 2015, and April 6, 2015 respectively, and

**WHEREAS**, the Town of Camden Mayor and Council held a public hearing on April 6, 2015, soliciting public comment relative to all the changes being made.

**NOW THEREFORE BE IT ENACTED AND ORDAINED** by the Mayor and Council of the Town of Camden on this 6<sup>th</sup> day of April, 2015, that this body officially adopts this amendment to the Town of Camden Zoning Ordinance.

**THE CAMDEN MAYOR AND COUNCIL** further ordains that this ordinance shall take full effect upon its adoption.



APPROVED AS TO FORM:

*[Signature]*  
Town Solicitor

*L. Susan Chaffin*  
Town Manager (Attest)

*March 2, 2015*  
First Reading Date

*April 6, 2015*  
Second Reading Date

*April 6, 2015*  
Public Hearing Date

*April 6, 2015*  
Adoption Date

*Justin T. King*  
Mayor Justin T. King

*John W. Green*  
Vice Mayor John W. Green

*Kevin Casquarelli*  
Councilman Kevin Casquarelli

*Larry Dougherty Sr.*  
Councilman Larry Dougherty, Sr.

*Tracy Torres*  
Councilwoman Tracy Torres



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## **Amendment to the Camden Zoning Ordinance**

### **Administrative Regulation Changes**

The changes to the respected tables will become effective with the adoption of Ordinance # 2015-O-02 by the Town of Camden Mayor and Council.

The following list will designate each table where changes are being made and further itemize exactly what changes are being made.

#### **Table 240-6: Accessory Uses and Structures in Residential Zoning Districts**

Change: The maximum square footage for a shed increases from 144 Square Feet to 288 Square Feet.

#### **Table 240-9: Permitted Projections into Required Residential Yards**

Changes: For decks, platforms, or similar raised structures, projections change from not being permitted in the front yard, interior side yard, and corner side yard to 9 feet, 6 feet, and 6 feet respectively. The projection in the back yard changes from 6 feet to 12 feet. Secondly, with regards to porches, steps, stoops, terraces and similar features, projections change from 4 feet to 9 feet in the front yard, from not being permitted in the interior side yard to a 6 feet projection, from not being permitted in the corner side yard to a 6 feet projection, and from 6 feet to 12 feet in the rear yard. Lastly, open to the sky projections changed from 9 feet to 12 feet in the rear yard.

#### **Table 240-13: Height Limitations for Residential Fences and Walls**

Changes: The front yard and corner lot limitations change from not being permitted to a maximum 3 Feet Height. With regards to a corner side yard, the limitation changes from not being permitted to a maximum 3 Feet Height. And lastly, with regards to an interior side yard, the limitation changes from not being permitted to a maximum 6 Feet Height.

Each of the above tables with their changed regulations will be attached to Ordinance # 2015-O-02 upon its adoption.



**Table 240-6 Accessory Uses and Structures in Residential Zoning Districts**

|  |                                      |    |    |    |   |
|--|--------------------------------------|----|----|----|---|
| <b>TABLE KEY:</b>  |                                      |    |    |    |   |
| Blank  | Not Permitted                        |    |    |    |   |
| P  | Permitted Use                        |    |    |    |   |
| SP   | Site Plan Review Required            |    |    |    |   |
| CU   | Conditional Use – see Section 240-34 |    |    |    |   |
| See definitions in Art. VI Section 240-47  |                                      |    |    |    |   |
| <b>Accessory Uses</b>  |                                      |    |    |    |   |
| Boat, not exceeding 25 feet in length  |                                      | P  | P  | P  |   |
| Detached home workshop / Pole Building   |                                      | P  | P  | P  |   |
| Garden House   |                                      | P  | P  | P  |   |
| Greenhouse   |                                      | P  | P  |    |   |
| Home-based business – see Section 240-17   |                                      | P  | P  | P  | P |
| Junk Vehicles  |                                      |    |    |    |   |
| Playhouse  |                                      | P  | P  | P  |   |
| Private courts for non-commercial swimming pool and/or games                                   |                                      |    | P  |    |   |
| Private Garage   |                                      | P  | P  | P  |   |
| Radio or TV receiving tower not more than 50 feet in height                                    |                                      |    |    |    |   |
| Recreational Vehicle or Motorhome  |                                      | P  | P  |    |   |
| Shed ( <b>&lt;= 288 Square Feet</b> )  |                                      | P  | P  | P  | P |
| Trailer for storage or towing boats, camping or other vehicles not exceeding 25 feet in length |                                      | SP | SP | SP |   |

\*For Single Family Units in R-3, Accessory Uses are the Same as R-2 Single Family.

**Table 240-8 Dimensional & Density Standards for Residential Accessory Building and Structures Standards for Residential Accessories:**

|                                     | Detached Garage (Rear Yard)  | Other Detached (Rear Yard)   |
|-------------------------------------|--|--|
| Side Yard Setback (interior)        | 10 feet  | 5 feet   |
| Side Yard Setback (Corner)          | Same as principle building   | Same as Principle building   |
| Rear Yard Setback                   | 10 feet  | 5 feet   |
| Distance from Principle Building    | 10 feet  | 10 feet  |
| Distance from Adjacent Lot Dwelling | 20 feet  | 20 feet  |
| Maximum Height                      | 20 feet  | 20 feet  |
| Maximum Lot Coverage                | Per Zoning District, must be calculated including principle building and all accessories | Per Zoning District, must be calculated including principle building and all accessories |

**Table 240-9 Permitted Projections into Required Residential Yards**

| Type of Projection:   | Into Front Yard | Into Interior Side Yard | Into Corner Side Yard | Into Rear Yard   |
|---|-----------------|-------------------------|-----------------------|------------------|
| Balconies, bay windows, canopies, entrances, oriels and vestibules less than 10 feet wide | 3 feet          | 3 feet                  | 3 feet                | 3 feet           |
| Chimneys  | 2 feet          | 2 feet                  | 2 feet                | 2 feet           |
| Cornices and eaves  | 2 feet          | 2 feet                  | 2 feet                | 2 feet           |
| Decks, platforms, or similar raised structure   | 9 feet          | 6 feet                  | 6 feet                | 12 feet          |
| Outside Stairways   | Not Permitted   | Not Permitted           | Not Permitted         | 6 feet           |
| <b>Porches, steps, stoops, terraces and similar features:</b>                             |                 |                         |                       |                  |
| Open to sky   | 9 feet          | 6 feet                  | 6 feet                | 12 feet          |
| Roof covering porches, steps, stoops, terraces, decks, or platforms                       | 9 feet          | 6 feet                  | 6 feet                | 12 feet          |
| Enclose, including screed-in porches  | Not Permitted   | Not Permitted           | Not Permitted         | Not Permitted    |
| Fences  | 10 feet         | To Property Line        | To Property Line      | To Property Line |

**Table 240-12 Required Minimum Off-Street Parking Spaces for Residential Units**

| ZONING DISTRICTS                     | R-1           | R-2, R-3      | R-3    |            |                        |              |                       | R-4          |
|--------------------------------------|---------------|---------------|--------|------------|------------------------|--------------|-----------------------|--------------|
|                                      | Single Family | Single Family | Duplex | Townhouses | Multi-Family Converted | Multi-Family | Multi-Family Mid-rise | Manufactured |
| Required Area per Parking Space (ft) | 10x20         | 10x20         | 10x20  | 10x20      | 10x20                  | 10x20        | 10x20                 | 10x20        |
| Minimum Off-street Spaces per DU     | 2             | 2             | 2      | 2          | 1.5                    | 2            | 2                     | 2            |
| Minimum Visitor Spaces per DU        | N/A           | N/A           | 0.25   | 0.5        | 0.25                   | 0.5          | 0.5                   | 0.1          |

## Notes:

1. R-1 is a closed zone, that is no new lands shall be zone R-1
2. Accessible Parking may be required for multi-family units more than 24 required parking spaces. Parking must comply with the Americans with Disability Act.
3. Minimum number of off-street spaces for R-1, R-2, and R-3 single family dwellings does not include garage parking.
4. Visitor parking in residential zone may be provided by way of parking space clusters along the developments' streets, a series of larger parking areas, a large centralized parking lot, or a combination thereof subject to review by the Land Use Administrator and the Town Engineer.
5. Parking space length may be shortened to seventeen (17) feet when adequate vehicle overhang is provided over a landscaped area, and the space is curbed or includes a concrete wheel stop. Parking spaces with curb that has pedestrian sidewalk abutting the curb shall be twenty (20) feet in length as the vehicle overhang may encroach in the pedestrian access route.

**Table 240-13 Height Limitations for Residential Fences and Walls**

| Location           | Maximum Height | Maximum Height on Corner Lot |
|--------------------|----------------|------------------------------|
| Front Yard         | 3 Feet         | 3 Feet                       |
| Corner Side Yard   | 3 Feet         | 3 Feet                       |
| Interior Side Yard | 6 Feet         | 6 Feet                       |
| Rear Yard          | 6 Feet         | 6 Feet                       |