

Township of Willingboro, NJ / Part II: General Legislation / Zoning
Article IX R-3 Residential District

§ 370-41 Permitted uses.

The following uses are permitted in the R-3 District:

A. All uses as specified in § 370-14A through I.

B. Marinas, subject to the requirements of § 370-40B.

C. Cluster developments of one-family detached dwellings, subject to the following provisions:

(1) All lots shall have a minimum area of 8,000 square feet each.

(2) The maximum number of lots per gross acre shall not exceed 2.5.

(3) Interior lots shall not have a minimum width, but a minimum side yard of seven feet on one side and a total minimum of 15 feet for both side yards shall be required.

(4) Corner lots shall have a minimum side yard of eight feet on one side and a total minimum of 20 feet for both side yards.

(5) The land to be subdivided shall involve the creation of not less than 100 lots.

(6) The land to be saved by clustering shall be devoted to one or more of the following uses:

(a) Open space areas which must be designated for conveyance to the Township of Willingboro or other governmental agency may include land for the following uses:

[1] Municipal parks and playgrounds.

[2] Woodland conservation.

[3] Pedestrian walkways.

[4] Stream courses and drainage control areas.

[5] Land for public educational institutions beyond the elementary level.

(b) Private recreation facilities:

[1] Golf courses and country clubs.

[2] Private swimming pools and private swimming clubs.

[3] Marinas.

[4] Tennis courts.

[5] Other recreational facilities deemed appropriate by the Township Planning Board.

§ 370-14 Permitted uses.

The following uses are permitted in the R-1 District:

A. One-family dwellings, provided that no more than a single such dwelling exists on a single lot.

B. Public schools, parochial schools and all nonprofit private schools, including colleges and/or universities, but excluding trade or business schools, subject to the requirements of § 370-18.

C. Municipal buildings, municipal utilities buildings and services, emergency squad facilities, volunteer firehouses and parks and playgrounds as deemed necessary by the Township Council of Willingboro.

D. Churches.

E. Office of a professional person, provided there shall be no more than one professional office in a building, that the balance of the building is not leased or rented by the owner to be utilized as a residence, and that there is no display of advertising other than a professional nameplate. If more than one office is desired (for more than one professional person), application for a conditional use permit must be made pursuant to § 370-84. In no event shall offices be permitted for more than two professional persons. Such professions shall be limited to physicians, dentists,

chiropractors, chiropodists, optometrists, attorneys, ministers, accountants, psychologists, architects, engineers, musical instructors, marriage counselors and speech pathologists.

F. Temporary buildings for uses incidental to construction work, provided such buildings are well maintained and removed upon completion or abandonment of the construction work.

G. The growing of field or orchard crops.

H. Golf courses.

I. Model home exhibits and accessory sales offices in conformance with all zone requirements.

§ 370-42 Permitted accessory uses.

The following accessory uses are permitted in the R-3 District:

A. All uses permitted in § 370-15A through G.

Other recreational facilities deemed appropriate by the Township Planning Board.

§ 370-15 Permitted accessory uses.

The following accessory uses are permitted in the R-1 District:

A. Private attached garages not in excess of 500 square feet of building area.

B. Noncommercial workshops as part of the principal building or private garage.

C. Signs, subject to the provisions of Chapter 297, Signs, of the Code of the Township of Willingboro.

D. Fences, subject to the provisions of Chapter 155, Fences, of the Code of the Township of Willingboro.

E. Other normal residential secondary uses, such as outdoor barbecues, fireplaces, private swimming pools, and wading and portable pools as defined and regulated by Chapter 333, Swimming Pools.

F. Off-street parking facilities, subject to the provisions of §§ 370-75 and 370-76.

G. Other accessory uses and buildings which are incidental to the principal use of the building, subject to size, area and yard requirements.

§ 370-43 Area and bulk requirements.

As specified in the schedule, § 370-7 of this chapter.

§ 370-7 Schedule of Area, Yard and Height Requirements.

The Schedule of Area, Yard and Height Requirements enclosed herein is made a part of this chapter. The regulations included in the schedule are hereby established as minimum regulations of this chapter; municipal facilities deemed necessary and appropriate by the governing body of the Township of Willingboro, Willingboro Board of Education, and the Willingboro Utilities Authority are hereby exempted from such area and bulk requirements. (See schedule of requirements attached at the end of the chapter.)

§ 370-44 Conditional uses.

The following uses are permitted as conditional uses, subject to the provisions of §§ 370-78 through 370-88:

A. All uses permitted in § 370-17.

§ 370-17 Conditional uses.

The following uses are permitted as conditional uses, subject to the provisions of §§ [370-78](#) through [370-88](#):

A. Public utilities.

B. Hospitals, philanthropic or eleemosynary uses.

C. Quasi-public buildings, fraternal organizations and recreation areas.

§ 370-78 Uses requiring conditional use permits.

[Amended 8-4-1992 by Ord. No. 1992-10; 10-4-1994 by Ord. No. 1994-8; 10-15-1996 by Ord. No. 1996-9; 12-26-1996 by Ord. No. 1996-10; 8-25-1998 by Ord. No. 1998-7]

The uses in §§ [370-79](#) through [370-88](#) may be permitted, provided a conditional use permit is obtained from the Planning Board under the terms and specifications herein. Whereas the necessity for certain specific uses is recognized and at the same time appreciating the fact that they or any one of them may be or become inimical to the public health, safety, and general welfare of the community if located without due consideration to the existing conditions and surroundings, the standards and proceedings in §§ [370-79](#) through [370-88](#) are hereby established, which are intended to provide the Planning Board with a guide for the purpose of reviewing certain uses not otherwise permitted in this chapter. The Planning Board shall review and administer applications for the uses in §§ [370-79](#) through [370-88](#) according to procedures spelled out under § [370-108B](#) of this chapter, provided that no taxes or assessments for local improvements are due or delinquent on the property for which the application is made.

§ 370-79 Privately owned public utilities.

Public utility uses regulated by the Board of Public Utilities may be permitted in a B-1 or an I-1 District, or public utility uses, but not including service or storage yards, may be permitted in any district, provided that:

A. With the application to the Planning Board, the applicant shall submit:

(1) Detailed site and drainage plans, drawn to scale, and accurate boundaries of the tract, as required in § [370-12](#) of this chapter.

(2) All applicable dimensions set forth in the schedule, § [370-7](#) of this chapter.

(3) All streets and easements.

(4) The locations of all proposed and existing structures and buildings within the tract and within 100 feet of the tract.

(5) The proposed use of all buildings and structures.

(6) Landscaped areas, existing and proposed.

(7) Drainage.

(8) Waste disposal system.

(9) Parking and vehicular circulation; the relationship of the proposed use to highways, streets and adjacent properties.

B. No such conditional use shall be permitted unless the Planning Board shall determine that:

(1) The design of any building in connection with such facilities conforms to the general character of the area and will not adversely affect the safe, comfortable enjoyment of property rights of the zone in which it is located.

(2) Adequate and attractive fences and other safety devices will be provided.

(3) Sufficient landscaping, including shrubs, trees and lawn, is provided and will be periodically maintained.

(4) Adequate off-street parking will be provided.

(5) All of the area, yard and building coverage requirements of the respective zone will be met.

§ 370-80 Hospitals and philanthropic or eleemosynary uses.

Hospitals and philanthropic or eleemosynary structures, except correctional institutions, may be permitted in any residential district, provided the following standards are observed:

A. A set of plans, specifications and plot plans and a statement setting forth full particulars on the operation of the structure or use is filed with the Planning Board by the applicant.

B. The Planning Board finds that any parcel upon which the use is proposed contains at least five areas of land; that no structure will be erected nearer than 75 feet to any street line, nor nearer than 30 feet to any property line; that buildings will not occupy more than 25% of the lot area; that the building height will not exceed 35 feet unless the plans are certified by an architect licensed in New Jersey as meeting the requirements for a fireproof building as set forth in the Uniform Construction Code and Fire Subcode; the maximum building height may be increased to 60 feet if such construction is proposed and certified by the architect and the Township's Fire Marshal; that all other requirements as set forth in this chapter for the zone in which it is to be located are observed; that such use will in no way be detrimental to the surrounding property values; and that the structure or use proposed will serve a useful purpose to the general welfare of the Township.

§ 370-81 Quasi-public buildings, fraternal organizations and recreation areas.

Quasi-public buildings and recreation areas and facilities, including clubhouses, parks, playgrounds, public swimming pools, private swimming clubs, tennis courts, and other such activities, operated by nonprofit membership organizations may be permitted in any residential district, provided the following standards are observed:

A. A set of architectural plans, specifications and plot plans; a statement setting forth full particulars on the operation of the use; and, where applicable, a complete list of proposed charter membership, including names and resident addresses, shall be requested to be filed with the Planning Board.

B. It is ascertained by the Planning Board that the proposed use is a bona fide nonprofit organization operated solely for the recreation and enjoyment of the members of the organization.

C. It is ascertained by the Planning Board that the proposed use in the proposed location will not adversely affect the safe and comfortable enjoyment of property rights and otherwise adversely affect the value of adjacent properties; that the design of any structures erected in connection with such use are in keeping with the general character of the residential area; and that sufficient landscaping, including trees, shrubs, and lawn, are provided to serve as a buffer between the use and adjoining residential properties and to ensure an attractive appearance for the use.

D. The property proposed to be occupied by such use shall have a minimum lot area of 15,000 square feet, a minimum road frontage of 100 feet, and a maximum lot coverage of 50%.

E. No building, structure, or active recreational facilities shall be located within 20 feet of an adjacent residential lot.

F. Parking shall be provided as required in § 370-76C of this chapter.

§ 370-82 Commercial parking and storage areas.

Commercial parking and storage areas may be provided in the B-1 Primary Business District and in the I-1 Restricted Industrial District, provided that:

A. With the application to the Planning Board, the applicant shall submit:

(1) Detailed site and drainage plans, drawn to scale, and accurate boundaries of the tract.

(2) All applicable dimensions set forth in the schedule, § 370-7 of this chapter.

(3) All streets and easements.

(4) Parking and vehicular circulation; the relationship of the proposed use to highways, streets and adjacent properties.

(5) Landscaped areas, existing and proposed.

(6) Drainage.

(7) The location of existing or proposed structures within the tract and within 100 feet of the tract.

B. No such conditional use shall be permitted unless the Planning Board shall determine that:

(1) The proposed use in a specific location is necessary and convenient for the efficient parking and storage of vehicles, trucks, boats and nonmotorized trailers and will in no way detract from the character of the neighborhood or area in which the use is to be located.

(2) Adequate and attractive fences and other safety devices will be provided. All fences shall comply with the provisions of Chapter 155, Fences, of the Code of the Township of Willingboro and the Willingboro Township Fence Construction Code.[1]

[1] Editor's Note: The Fence Construction Code is on file in the Construction Office.

(3) Sufficient landscaping, including trees and shrubs, will be provided and periodically maintained.

(4) The parking and storage area or areas will be provided with either a gravel, crushed stone or all-weather pavement and suitable night lighting facilities shielded from view from adjoining streets and residential areas.

(5) Parking and storage of all vehicles, trucks, boats and nonmotorized trailers will be limited to those licensed or registered and in good repair.

(6) The minimum lot area for a commercial parking or storage area shall be two acres.

(7) No driveway shall open onto a public street or road within 150 feet of an intersection of such street or road with another public street or road. In determining the suitability of proposed or existing driveways upon the site, the Board shall consider such factors as grade and site clearance; the number and pattern of driveways; the number, location and design of ingress and egress points; the volume of traffic which may be anticipated on the site and adjoining roads; and the condition and width of pavement of adjoining roads.

§ 370-83 Motor vehicle service and gasoline stations.

Motor vehicle service and gasoline stations may be permitted in the B-1, B-2 and B-3 Districts, provided that:

A. With the application to the Planning Board, the applicant shall submit:

(1) In addition to the information required in the site plan as spelled out in § 205-36, the site plan shall also show the number and location of fuel tanks to be installed, the dimensions and capacity of each storage tank, the depths the tanks will be placed below the ground, the number and location of pumps to be installed, the type of structure and accessory buildings to be constructed, and the number of automobiles which are to be garaged.

(2) All applicable dimensions set forth in the schedule in this chapter.

(3) All streets and easements.

(4) The locations of all proposed and existing structures within the tract and within 100 feet of the tract.

(5) The proposed use of all buildings and structures.

(6) Landscaped areas, existing and proposed.

(7) Drainage.

(8) Waste disposal system.

(9) Parking and vehicular circulation; the relationship of the proposed use to highways, streets and adjacent properties.

B. No such conditional use shall be permitted unless the Planning Board shall determine that:

(1) The design of any building in connection with such facilities conforms to the general character of the area and will not adversely affect the safe, comfortable enjoyment of property rights of the zone in which it is located.

(2) Adequate and attractive fences and other safety devices will be provided.

(3) Sufficient landscaping, including shrubs, trees and lawn, is provided and will be periodically maintained.

(4) Adequate off-street parking will be provided.

(5) All of the area, yard and building coverage requirements of the respective zone will be met.

(6) The proposed use in a specific location is in the public interest and will in no way detract from the character of the neighborhood, which shall not be limited to the zoning district within which the tract exists.

C. The following standards shall apply to any such conditional uses:

(1) The entire area of the site traveled by motor vehicles shall be hard-surfaced.

(2) Any repair of motor vehicles shall be performed in a fully enclosed building. No motor vehicle parts or partially dismantled motor vehicles shall be stored outside of an enclosed building.

(3) No vehicles shall be permitted to be standing or parked on the premises of a motor vehicle service station other than those used by the employees in the direct or indirect operation of the establishment and those being serviced therein, provided that such vehicles do not remain standing for more than 30 days.

(4) Accessory goods for sale may be displayed on the pump island. The outdoor display of oil cans or antifreeze and similar products may be displayed on the respective island if provided for in a suitable stand or rack.

(5) Parking facilities shall be provided in the ratio of one parking space for every 100 square feet of floor area in the principal building.

(6) Where parking areas abut a residential area, they shall be screened by a buffer area not less than 10 feet in width composed of densely planted evergreen shrubbery and solid fencing as specified in § [370-74](#), which, in the opinion of the Planning Board, will be adequate to prevent the transmission of headlight glare across the zone boundary line. Such buffer screen shall have a minimum height of six feet above finished grade at the highest point in the parking area. The materials used shall be in keeping with the character of the adjacent residential area.

(7) All fuel pumps shall be located at least 20 feet from any street or property line and shall be attendant operated.

(8) Motor vehicle service and gasoline stations may display for sale or rental any motor vehicle or utility trailer or van, provided that specific application to the Planning Board is made therefor, which shall show an adequate parking and circulation plan for such use.

[\(9\)](#) Motor vehicle service and gasoline stations located in the B-2 Zone shall comply with lot, area and width requirements of the B-3 Tertiary Business Zone.

[\(10\)](#) No motor vehicle service and gasoline station shall be located within 500 feet of any public entrance to a church, school, library, charitable institution, hospital, or place of public assembly. Such distance shall be measured in a straight line from the public entrance to the nearest structure on the lot occupied by the motor vehicle service and gasoline station.

[\(11\)](#) No more than two service stations shall be located at each Planned Neighborhood Business District.

[§ 370-84 Professional offices.](#)

Professional offices, as defined in [§ 370-14E](#), for more than one, but no more than two, professional persons shall be permitted, provided that the following standards are observed:

[A.](#) A full set of plans and specifications for the structure and site plan is filed with the Planning Board by the applicant.

[B.](#) It is ascertained by the Planning Board that the proposed use in the proposed location will not adversely affect the safe and comfortable enjoyment of property rights or otherwise adversely affect the value of adjacent properties.

[C.](#) Parking shall be provided to supply at least two parking spaces for each professional person and employee as measured during that period of the day when the largest number of employees are on duty. Parking spaces shall only include those approved on site and those which shall abut at the curb and subject property, where vehicles may lawfully park. However, for good cause shown, the Planning Board may permit fewer parking spaces.

[D.](#) Sufficient landscaping, including trees and shrubs, will be provided and periodically maintained, particularly but not limited to screening of off-street parking.

[§ 370-85 Churches, synagogues or other places of worship.](#)

Churches, synagogues, or other places of worship are specifically prohibited in the B-1 Zoning District from the Willingboro Township-Burlington Township line south to the intersection of Rose Street and U.S. Route 130. That area is designated for business and commercial development and those uses specifically permitted in the B-1 Zoning District. Churches, synagogues, or other places of worship may be permitted in any residential district and in the B-1 District south of Rose Street, provided the following standards are strictly observed:

[A.](#) Site plan approval shall be obtained from the Planning Board, which shall establish the setback requirements appropriate for the use, after considering the standards of the zoning district and the use of any adjacent properties.

[B.](#) A set of architectural elevations and floor plans shall be filed with the Planning Board.

[C.](#) It is determined by the Planning Board that the proposed use in the proposed location will not substantially adversely affect the safe and comfortable enjoyment of property and the value of adjacent properties; that the design of any structures erected in connection with the use are in keeping with the general character of the zoning district; and that sufficient landscaping, including trees, shrubs, and lawn, is provided to serve as a buffer between the use and any adjoining residential properties and to ensure an attractive appearance for the use.

[D.](#) No building, structure, or facility shall be located within 20 feet of an adjacent residential lot.

[E.](#) Parking shall be provided as required in [§ 370-76C](#) of this chapter.

[F.](#) The following area and yard requirements shall be applicable, except that the Planning Board may, in particular cases and for good cause, permit a reduction of not more than 20% in the lot frontage, lot width, lot depth, side yard, front yard and rear yard requirements:

Principal Building Minimum Churches

Lot area	3 acres
Lot frontage	200 feet
Lot width	200 feet
Lot depth	300 feet
Side yard	One: 75 feet Aggregate: 150 feet
Front yard	75 feet
Rear yard	75 feet

Accessory Building Minimum

Distance to sideline	25 feet
Distance to rear line	25 feet
Distance to other building	50 feet
Maximum floor area ratio	0.30

[§ 370-86 Seasonal outdoor sales.](#)

A. Outdoor seasonal sales licensed under the provisions of Chapter [285](#), Seasonal Outdoor Sales, of the Code of the Township of Willingboro shall be permitted in the B-1 and B-2 Zones.

B. Outdoor seasonal sales licensed under the provisions of Chapter [285](#), Seasonal Outdoor Sales, of the Code of the Township of Willingboro shall be permitted by nonprofit emergency, charitable or religious organizations in parking lots of property owned or controlled by those nonprofit organizations in any zone.

[§ 370-87 Senior citizen housing.](#) Senior citizen housing shall be permitted in the B-1 Primary Business Zone only, provided that the following standards are observed:

A. Site plan approval shall be obtained from the Planning Board, which shall establish the setback requirements appropriate for the use, after considering the standards of the zoning district and the use of any adjacent properties.

B. A full set of plans and specifications for the structure, including an architectural rendering and elevations, are filed with the Planning Board by the applicant for consideration as part of the site plan review.

C. No site for a senior citizen housing development shall contain less than three acres, which the Township Council determines to be the minimum area required to adequately provide for a senior citizen housing project and the related facilities, parking and appropriate buffering and landscaping.

D. The maximum residential density shall not exceed 30 units per acre, including units for the manager or administrator.

E. The minimum age for residents (except for the manager or administrator) shall be 62 years or older.

F. Buildings shall not exceed five stories in height.

G. Noise and visual buffering shall be provided with any highway or secondary arterial roadway; further, there shall be buffering to minimize the impact on surrounding residential neighborhoods or commercial uses; all buffers shall be 50 feet in width, with berming and appropriate landscaping.

H. Outside living space shall be provided for the residents, such as, but not limited to, patio areas, gardens and outside sitting areas.

I. Any proposed senior citizen housing shall be privately owned and financed, paying normal taxes or payments in lieu of taxes pursuant to an agreement approved by the Township Council.

J. Security measures shall be required for overnight automobile parking of residents.

K. There shall be a dropoff for the residents at the front of the housing facility, which will also be capable of use by emergency vehicles and buses.

L. There shall be suitable landscaping provided to enhance the quality of the site for the residents of the development.

M. There shall be no more than two such senior citizen housing developments, totaling a maximum of 300 units in both projects, permitted as conditional uses. Once two such senior citizen housing developments have received preliminary site plan approval with conditional use permits, no further such developments shall be approved as permitted or conditional uses.

N. The Planning Board has determined that the site plan provides for adequate off-street parking for the residents and visitors, which shall be not less than 1/2 space per unit.

§ 370-88 Child-care centers.

A. Findings and policy.

(1) Recognizing the need for reasonable child-care opportunities within the Township of Willingboro and due to the expanding nature of regulated child-care facilities, child-care centers shall be classified in two categories: commercial child-care centers and accessory child-care centers.

(2) All child-care centers shall require a site plan review.

B. Standards for commercial child-care centers.

(1) Commercial child-care centers shall be permitted on one-and-one-half-acre or greater lots.

(2) Off-street parking shall be provided in accordance with the site plan approved by the Board.

(3) An off-street dropoff area, 10 feet by 40 feet, shall be provided. The location of the dropoff area shall be determined by the Board.

(4) The outdoor play space may not be divided into more than two play areas of equal size, unless distinct, designated areas are designed for separate age groups. All outdoor play areas shall have two means of ingress and egress. One should be secured for emergency access only.

(5) Outdoor play space shall be fenced with a six-foot-high fence, located at least two feet within the property line. The fence shall be landscaped along the outside face as directed by the Board. All parking shall be screened from the outdoor play area.

(6) For sanitary and safety reasons, no animal enclosures, i.e., dog runs, rabbit hutches, etc., shall be located directly within the outdoor play area.

(7) All outdoor play areas, parking and walkways shall be adequately lighted.

(8) Sand shall not be used as a play surface, except within a sandbox.

C. Standards for accessory child-care centers.

(1) Accessory child-care centers developed within existing buildings and designed to serve the employees or members of the primary use on the lot may be developed on a lot equal to the minimum lot size for the primary use located on the lot, provided that the total floor area ratio of the lot does not exceed chapter requirements for the zoning district.

(2) At the Board's discretion, separate parking facilities and/or dropoff space may be required if the child-care facilities are deemed to be excessively remote from related uses.

(3) Off-street parking shall be provided on site at a rate of two spaces for every five children, plus one space for each employee. If the parking for the primary use will adequately serve the accessory child-care center, the Board may reduce or waive additional parking requirements for the child-care facility.

(4) An off-street dropoff area, 10 feet by 40 feet, shall be provided. The location of the dropoff area shall be determined by the Board.

(5) The outdoor play space may not be divided into more than two play areas of equal size, unless distinct, designated areas are designed for separate age groups. Age-appropriate play equipment should be considered if play areas are proposed to be age-specific. All outdoor play areas must be contiguous with the building. All outdoor play areas shall have two means of ingress and egress. One should be secured for emergency access only.

(6) Outdoor play space shall be fenced with a six-foot-high fence, located at least two feet within the property line. The fence shall be landscaped along the outside face as directed by the Board. All parking shall be screened from the outdoor play area.

(7) For sanitary and safety reasons, no animal enclosures, i.e., dog runs, rabbit hutches, etc., shall be located directly within the outdoor play area.

(8) All outdoor play areas, parking and walkways shall be adequately lighted.

(9) Sand shall not be used as a play surface, except within a sandbox.

§ 370-45 Additional requirements.

Before a cluster development plan is approved, the applicant shall have submitted to the Planning Board a set of detailed plans showing lot and street arrangement, density patterns, site design, landscaping and all other pertinent information. The Planning Board shall review the plans in terms of conformance with the standards of this chapter and the Township Master Plan before granting approval thereof. The Planning Board shall, within 45 days after its receipt of such site plans, approve or disapprove the proposed development with respect to adequacy of planning and zoning standards. The absence of action on the part of the Planning Board within and including the forty-five-day period shall constitute approval of the site plan.