



# Ridgefield Borough Hall Site Redevelopment Plan



**RIDGEFIELD**  
*New Jersey*

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## **Acknowledgements:**

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### I. BACKGROUND INFORMATION

The Borough of Ridgefield adopted Resolution No. 181-2018 on May 16, 2018, which, directed the Borough of Ridgefield Planning Board to undertake a preliminary investigation pursuant to the Local Redevelopment and Housing Law (LRHL), to determine whether Block 2801 Lot 1, and portions of Block 905 Lot 1, Block 906 Lot 1, and the paper street, Virgil Avenue (the "Area of Investigation") which are depicted below in Map 1 constitute "Areas in Need of Redevelopment" (AINR) without condemnation in

accordance with the criteria set forth in N.J.S.A. 40A:12A-5. In addition, Resolution No. 181-2018 authorized DMR Architects (DMR) to assist the Planning Board in the investigation of these properties. Pursuant to the Resolution, the Planning Board adopted a Resolution that appointed DMR to perform a preliminary investigation and prepare a preliminary investigation report that details the findings and recommendations relevant to whether the Area of



Map 1: Investigation Areas, Aerial Map

Investigation should be designated as an AINR without the use of condemnation.

The properties investigated are Borough-owned lands totalling 7.05 acres, including a portion of the Virgil Avenue paper street and properties occupied by the Borough Municipal Building (Block 2801, Lot 1) and parking lots and buildings used by the Borough's police and fire departments (Block 905, Lot 1 and Block 906, Lot 1).

DMR conducted its preliminary investigation and submitted a report to the Planning Board in January of 2019 that concluded that the properties met the criteria to be designated as AINRs. On April 9, 2019, at a duly noticed public Planning Board hearing, and after hearing the expert planning testimony of Francis Reiner of DMR, as well as offering the public an opportunity to be heard, the Board adopted a resolution recommending that the Mayor and Council designate the Areas of Investigation as being non-condemnation AINRs. The Mayor and Council adopted Resolution 160-2019 at a public hearing on April 22, 2019 designating the AINRs and authorized DMR to prepare Redevelopment Plans.

As required by statute, the Borough Clerk transmitted executed Resolution No. 160-2019 to the Department of Community Affairs (DCA) under cover letter dated April 24, 2019. By response letter dated May 15, 2019, the

DCA concluded that the "determination area is situated where development and redevelopment are encouraged pursuant to State law or regulation" and "pursuant to N.J.S.A. 40A:12A-6b(5)(c), the redevelopment area determination took effect after transmission to the Commissioner of the DCA."

The within Redevelopment Plan is solely for Lot 2801, Lot 1. A separate Redevelopment Plan has been prepared and adopted which contemplates the construction of a municipal complex on a portion of Block 905, Lot 1, a portion of Block 906, Lot 1, and a portion of the Virgil Avenue paper street tied to the Borough vacating the Municipal Building on Block 2801, Lot 1.

This Redevelopment Plan is intended to supersede the existing zoning of the subject property and any other applicable regulation in Chapter 390 (the Zoning Ordinance) of the Borough's regulatory code, except where this Redevelopment Plan otherwise defers to that chapter. The aim of this Redevelopment Plan is to provide flexible land use standards on the subject property which are conducive to development and use types that match and enhance development patterns on Broad Avenue and Hillside Street.

## II. INTRODUCTION

### A. BASIS FOR THE PLAN

This Redevelopment Plan has been prepared for Block 2801, Lot 1. The LRHL allows a municipality to prepare a redevelopment plan that provides the development regulations and other standards to guide future development for this area.

The Borough's overall objective with the adoption of this Redevelopment Plan is to develop zoning for the subject property that will provide flexibility to developers so that the subject property will be marketable. This redevelopment effort is being undertaken by the Borough in conjunction with its redevelopment effort on Shaler Avenue for a proposed new Borough Hall. The objective is to use the proceeds from the current Borough Hall site to partially offset the project cost of the new Borough Hall redevelopment project.

### B. PROPERTY INFORMATION

Block 2801 Lot 1 is an 0.7-acre (approximately 31,800 s.f.) property located at 604 Broad Avenue with frontage on Broad Avenue. In the rear of the building there is an additional entrance, the rear of the Lot has access from Hillside Street. Edgewater Avenue is located just south of the investigation area. Currently, the property is the location of the two-story Municipal Building with approximately 52 parking spaces in the rear parking lot.

The AINR is located within the "Public/Semi-Public" (G) zone district, which only encompasses lands owned by the

municipality. The district regulations conditionally permit senior-citizen housing, and permits land in the District to be developed in accordance with the standards for Districts A (Single-Family Residence Zone), B (Two-Family Zone), and C (Multiple-Family Zone) if the Borough determines that such lands are not needed for public use and divests itself of ownership of the property(ies). The G District regulations can be found at the end of this document.

### C. SURROUNDING AREA

The AINR fronts on both Broad Avenue and Hillside Street. Broad Avenue (US-1), north of Edgewater Avenue (County Route 50) is a 70-foot wide, five-lane commercial road with limited on-street parking and 15-foot wide sidewalks fronted upon by one- to three-story commercial buildings. Approximately 200 feet north of the subject property, Broad Avenue forks into Grand Avenue and Broad Avenue. As shown in **Map 3**, land uses along Broad Avenue and Grand Avenue includes a mix of commercial, one- to four-family residential, and industrial uses.

Hillside Street is a local residential street that extends from Edgewater Avenue (south) to Banta Place (north). It is generally fronted upon by one- and two-family dwellings.

There is a grade change of approximately 25 feet between Broad Avenue and Hillside Avenue. As a result vehicles entering the property from Hillside Street do so on a downward slope.



**Map 2:** Broad Avenue Area In Need of Redevelopment. 1 in. = 300 ft.



**Map 3:** Existing land uses near the AINR. 1 in. = 300 ft.

### III. REQUIRED COMPONENTS OF THE REDEVELOPMENT PLAN:

N.J.S.A. 40A:12A-7 requires that a redevelopment plan include an outline for the planning, development, or redevelopment, of the Redevelopment Area sufficient to indicate the following:

1. Its relationship to definite local objectives as to appropriate land use, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
2. Proposed land uses and building requirements in the project area.
3. Adequate provisions for the temporary and permanent relocation, as necessary for residents in the project area, including an estimate of the extent of which decent, safe, and sanitary dwelling units affordable to displace residents will be available to them in the existing local housing market.
4. An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.
5. Any significant relationship of the redevelopment plan to:
  - The master plans of contiguous municipalities;
  - The master plan of the county in which the municipality is located;
  - The State Development and Redevelopment Plan adopted pursuant to the "State Planning Act" P.L. 1985,c.398 (C.52:18A-196 et al.).
6. An inventory (as of the date of the adoption of the resolution finding the area to be in need of redevelopment) of all housing units affordable to low and moderate income households, as defined pursuant to N.J.S.A. 52:27D-304, that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.
7. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan.
8. The redevelopment plan may include the provision of affordable housing in accordance with the "Fair Housing Act," N.J.S.A. 52:27D-301 et seq. and the housing element of the municipal master plan.
9. The redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the "Municipal Land Use Law," P.L. 1975, c.291 (C.40:55D-1 et seq.). The redevelopment plan shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area. When

the redevelopment plan supersedes any provision of the development regulations, the ordinance adopting the redevelopment plan shall contain an explicit amendment to the zoning district map included in the zoning ordinance. The zoning district map as amended shall indicate the redevelopment area to which the redevelopment plan applies. Notwithstanding the provisions of the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.) or of other law, no notice beyond that required for adoption of ordinances by the municipality shall be required for the hearing on or adoption of the redevelopment plan or subsequent amendments thereof.

10. All provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan; but the municipal governing body may adopt a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan.

**TEMPORARY AND PERMANENT RELOCATION:**

The Local Redevelopment and Housing Law requires that any redevelopment plan make adequate provision for temporary or permanent relocation of any resident in the project area. As there are no residential buildings in the redevelopment area, this regulation is not applicable to the site.

**IDENTIFICATION OF PROPERTY TO BE ACQUIRED:**

The Local Redevelopment and Housing Law requires that any redevelopment plan identify any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan. The area has been designated as a non-condemnation Redevelopment Area; as such, the Borough will not use eminent domain to acquire any properties within the Redevelopment Area.

The Borough's initiative to prepare and adopt this Redevelopment Plan is to facilitate the interest of private developers for the eventual sale of the property. This effect is being undertaken in conjunction with the Borough's redevelopment efforts for a new Borough Hall on Shaler Boulevard, the intent being for the proceeds from sale of the property to partially offset the costs of the new Borough Hall.

**AFFORDABLE HOUSING:**

Redevelopers shall either construct or contribute to the Borough's trust fund to assist in meeting the Borough's Affordable Housing obligations. There are no affordable housing units in the Redevelopment Area; therefore there

will be no need for a redeveloper to provide housing for displaced residents.

**LONG TERM FINANCING CONSIDERATIONS:**

Based on the nature and size of the potential project(s) contemplated under this plan and given the designation as an area in need of rehabilitation, the property owner can request consideration for a 5 year tax abatement as part of any future development project. The actual entry of any financial agreements for a tax exemption are subject to governing body approval under the processes required by law.

**PROJECT SIGNAGE:**

All redevelopers shall erect signage at locations to be determined by the Borough within 30 days of receiving approval from the Planning Board that contains a rendering or renderings of the finished Project and other details concerning the Project that shall be agreed to by the Redeveloper and the Borough.

## IV. RELATION TO THE MASTER PLAN AND ZONING ORDINANCE

### A. MASTER PLAN

The Borough's 1989 Master Plan, and the 2003 and 2009 Re-examination Reports discuss the aging and inadequacy of the Municipal Building on Broad Street and emphasize the need for a new, modern facility. The planning documents recommend locating a new "municipal center", housing multiple municipal functions, in a central location in Ridgefield. The Master Plan and Re-examination Reports generally discuss the vision for Broad Avenue as continuing its role as a commercial corridor. This Redevelopment Plan is consistent with this Master Plan objective in that it aims to establish uses at the site of the existing municipal building (following the relocation of municipal functions to a proposed municipal complex) which respect and advance the Borough's vision for Broad Avenue and for the residential neighborhoods to the east. Specific examples of relevant Master Plan statements are listed below.

1. The Borough of Ridgefield 1989 Master Plan expresses the need for improvements to or replacement of the municipal building and other municipal facilities, and proposes a "new, modern, well planned municipal center" in a central location in the municipality (pages 3, 20). It also identifies the Area of Investigation as a potential site for a municipal center (page 20, 32). This need is reiterated in the 2003 Reexamination Report (page 7) and the 2009 Reexamination Report (pages 3 and 5).
2. Objective number 8 of the 1989 Master Plan states "It is

the purpose of the Master Plan to guide and channel public investments in the maintenance, improvement, and development of a Municipal Center and other public facilities in harmony with the growth areas planned for in Master Plan 1989 and in compliance with the provisions of C. 44:55D-2 of the Municipal Land Use Law."

3. The general intent of the Borough's Master Plans and Reexamination Reports with respect to Broad Avenue is to concentrate commercial activity along the corridor while restricting the development of "strip malls" (MP 1989, page 17).
4. The first objective of the Borough's Master Plan documents is to preserve the single- and two-family neighborhoods and prohibit the encroachment of multi-family uses and non-residential uses into those neighborhoods.

### B. ZONING ORDINANCE

Except where specified otherwise herein, the standards and definitions of this Redevelopment Plan shall supercede the most closely related standards and definitions applicable to the lands comprising the AINR or the uses thereon set forth in the Borough's zoning code at Chapter 390 of the municipal code book.

## V. NEW REDEVELOPMENT PLAN STANDARDS

### DEFINITIONS

**Amenity:** A facility or service provided by a developer or property owner to office or residential tenants to make the property more attractive, enjoyable, or useful to the tenants and their visitors. May include private fitness space, swimming pools, party rooms, laundry facilities, and the like.

**Awning:** A roof-like cover that projects from the wall of a building for the purpose of shielding a doorway or window from the elements.

**Building Height:** See §390-137.F of the Borough Code

**Fence, Open:** A fence which is at least 75% open (unobstructed), including rail, chain link, and wire fence. Primarily used as a physical barrier to prohibit access to an area.

**Fence, Semi-Open:** A fence which obstructs or blocks between 25% and 75% of visibility, including picket, one-by-two wood screen. Provides more privacy than an open fence.

**Fence, Solid:** A fence constructed such that not more than 25% of an image on the opposite side can be seen through it. Includes board-on-board, louver panel, and one-by-four wood screen. Provides privacy and blocks undesirable views, sounds, and smells, but is not as durable or intensive as a wall.

**Green Roof:** A roof covered with vegetation, designed for aesthetic value and to optimize energy conservation.

**Lot Line, Front:** Shall be synonymous with lot frontage or streetline as defined in §390-46.

**Lot Line, Rear:** The lot line most distant and opposite from the lot frontage or streetline.

**Lot Line, Side:** Any lot or property line which is neither a front nor rear lot line.

**Parking, Sheltered:** Surface level parking which is underneath a building but not enclosed on more than two (2) sides.

**Parking Structure (Structured Parking):** A building or structure consisting of more than one level and used to store motor vehicles.

**Story:** See §390-137.H of the Borough Code

**Story, Ground:** Also, first story, ground floor. The first story of a building other than a basement or cellar.

**Story, Upper:** All stories and floors above the first story.

## A. PERMITTED AND PROHIBITED USES

1. **Purpose:** The purpose of this section is to permit a mix of uses on the subject property including the following:
  - a. **Non-Residential:** To further the stretch of Broad Avenue between Edgewater Avenue and the Grand Avenue / Broad Avenue fork establish as a dense commercial corridor, permit those uses allowed in the C Commercial Zone (§390-39.3) and D Retail, Business, Commercial or Office Zone (§390-39) districts existing in this area.
  - b. **Residential:** Residential uses are permitted in the following ways:
    - i. Mixed-use buildings having non-residential and multi-family residential uses are permitted fronting on Broad Street; and
    - ii. One- and two-family dwellings with frontage on Hillside Street are conditionally permitted in order to enhance and protect the residential character of the Street, provided however that any application for such development also includes a multi-family, non-residential, or mixed-use development on Broad Avenue consistent with the standards in this Redevelopment Plan.
2. **Permitted Principal Uses:** Shall include the following:
  - a. **Non-Residential Uses:** All non-residential uses permitted in the C Commercial Zone and D Retail, Business, Commercial or Office Zone districts The standards for the C and D zones can be found in Appendix A of this document.
    - i. Any use that is permitted in either the C or D zone but is prohibited in the other shall be permitted in this Redevelopment Area.
  - b. **Residential Uses:**
    - i. **Multi-Family:** Dwelling units shall be permitted on the upper stories of a building with frontage on Broad Avenue, as well as any section of a ground story which is at least 50 feet from the Broad Avenue streetline.
    - ii. **Limited One- and Two-Family Option:** The property may be subdivided to create one- or two-family residential lots within 100 feet of Hillside Street provided that such dwellings comply with the bulk requirements in **Section B.3** of this Redevelopment Plan. The remainder of the property shall be developed with multi-family, non-residential, or mixed-use development with frontage on Broad Avenue.
  - c. **Mix of Uses:** Non-residential and residential uses shall be permitted in the same building provided that
    - i. Non-residential principal use space shall be prohibited above any residential unit in the same building.
    - ii. Non-residential and residential uses on the same floor shall have separate street entrances and separate hallways and facilities except as needed for safety purposes.

- iii. In order to maximize the walkable character of Broad Avenue, office areas should be located above the ground floor so that street level commercial space can house stores, dining, and personal service type uses.

3. **Conditionally Permitted Uses:**

- a. Uses permitted with conditions or special requirements in the D Zone under §390-39.B and E shall be conditional uses subject to the applicable requirements and conditions in Chapter 390.

4. **Permitted Accessory Uses:** Any uses or structures which are clearly or customarily ancillary and incidental to a principal or conditional permitted use on the same property including but not limited to:

- a. Signs;
- b. Parking areas, decks, and garages for residents, employees, customers, and/or commercial vehicles associated with a nonresidential use;
- c. For a one- or two-family dwelling, customary home occupations and private garages for storage of one or two motorcars;
- d. Indoor or outdoor private amenities for building occupants and their guests;
- e. Amenity services including dry-cleaning and laundry;
- f. Garbage and solid waste storage (i.e. dumpsters) provided they are located within a building or in the

rear yard but at least 15 feet from any one- or two-family residential property.

- g. Accessory structures and uses shall comply with the applicable bulk standards in Section B.

5. **Prohibited Uses**

- a. Any uses prohibited in **both** the C Commercial Zone and D Zone districts, with the exception of residential uses, shall be prohibited in the Redevelopment Area.
- b. One- to four-family dwellings or any multi-family development with ground story dwelling units within 50 feet of the streetline are prohibited along the Broad Avenue frontage.
- c. Three- to four-family dwellings are prohibited on the Hillside Street frontage.

6. **Affordable Housing Set-Aside:**

- a. Any multi-family development having five (5) or more units shall be subject to a 15% (if rental) or 20% (if for-sale) affordable housing set-aside. A developer shall not be permitted to divide a development into two or more separate projects with fewer than five (5) units each to avoid complying with this requirement.
- b. The affordable units shall be subject to the Uniform Housing Affordability Controls (UHAC) at N.J.A.C. 5:80-26.1 et seq. except that whereas the UHAC requires 10% of affordable units to be priced for very-low income households based on 35% of the COAH regional median income the units shall be subject

to the 2008-amended Fair Housing Act standard of setting aside 13% of affordable units for households earning 30% of the regional median income.



Map 4: Lot dimensions per current Tax Map. 1 in. = 300 ft.

## B. BULK, HEIGHT, AND SETBACK

### 1. Purpose:

- i. The purpose and intent of the standards in this section is to permit buildings with scale, setback, and coverage standards that foster the growth of Broad Avenue between Edgewater Avenue and the Grand Avenue / Broad Avenue fork as a dense and efficient commercial corridor scaled appropriately in relation to the roadway and sidewalks. This is achieved by maintaining buildings that are set close to the street and each other except as needed for driveway access from Broad Avenue, by maintaining low parking ratios, and by allowing relatively high impervious and building coverage consistent with a dense mixed-use core. It is also the intent of this section to respect the low-density residential character of Hillside Street by restricting vehicular access to the site from Hillside Street and by permitting one- or two-family dwellings to complete the pattern along that street.

### 2. Multi-Family, Non-Residential, and Mixed-Use Buildings Fronting on Broad Avenue:

- a. **Minimum Lot Area:** 18,000 square feet
- b. **Minimum Lot Width:** 121 feet
- c. **Maximum Combined Impervious and Building Coverage:** 80%
  - i. **Maximum Building Coverage:** 50%, except that



Diagram 1a: Front and Rear Yard Setbacks. 1 in. = 100 ft.



Diagram 1b: Front and Rear Yard Setbacks where single-family subdivision occurs along Hillside Street. 1 in. = 100 ft.

building coverage may increase to 70% if:

- (1) The parking requirement is met with sheltered or structured parking ; and
- (2) A green roof area is provided which is equal in area to the excess building coverage.

d. **Minimum Front Yard Building Setback:** 5 feet

e. **Minimum Side Yard Building Setback:**

i. **One Side:**

- (1) **From Residential:** A minimum of 30 feet from the nearest single-family dwelling building but not closer than 10 feet to the lot line.
- (2) **From Non-Residential:** 5 feet to a lot line

ii. **Both Sides:** 25 feet to lot lines.

f. **Minimum Rear Yard Building Setback:**

- i. **To Residential:** 20 feet
- ii. **To Hillside Street ROW:** 50 feet

g. **Principal Building Heights:** 4 stories/ 48 feet, but not more than 3 stories / 36 feet if one- or two-family dwellings are provided on the Hillside Street frontage consistent with Section V.B.3 of this Redevelopment Plan.

- i. Towers housing elevator equipment or stairwells, and parapets not taller than four (4) feet shall not count toward the maximum building height.

h. **Off-street Parking:**

- i. **Non-Residential:** 3 spaces / 1,000 square feet of

gross floor area (GFA).

- ii. **Multi-Family Residential:** 1.5 sp. / 1 unit.
- iii. **Bicycle Parking:** Shall be required at a rate of one (1) bicycle parking space (rack or other securing mechanism) for every full 25 vehicle parking spaces, up to 100 vehicle parking spaces.

i. **Accessory Buildings and Structures:**

- i. **Height:** 1 story / 15 feet
- ii. **Side Yard Setback:** 3 feet
- iii. **Rear Yard Setback:** 5 feet

3. **One- and Two-Family Dwellings on Hillside Street:** The standards for the B District at §390-37.C shall apply to one- and two-family dwellings fronting on Hillside Street except for items 37.C(12) and (15) and where superseded by the following:

- a. **Number of Units:** Not more than three (3) dwelling units with frontage on Hillside Street shall be created by any combination of one- and two-family uses along Hillside Street.
- b. **Minimum Lot Area:** 3,500 square feet
- c. **Minimum Lot Width:** 35 feet
- d. **Maximum Lot Width:** 50 feet
- e. **Maximum Lot Depth:** 100 feet
- f. **Maximum Combined Impervious and Building Coverage:** 55%
  - i. **Maximum Building Coverage:** 33.33%
- g. **Minimum Side Yard Setbacks:**
  - i. **One Side:** 5 feet

- ii. **Both Sides:** 30% of lot width
- h. **Minimum Front Yard Setbacks:**
  - i. **Option 1:** 25 feet provided a minimum 20-foot by 20-foot wide driveway for parking in the front yard; or
  - ii. **Option 2:** 15 feet provided a 10-foot by 40-foot driveway in a 15-foot wide side yard.
- i. **Off-street parking:** 2 parking spaces
- j. **Accessory Buildings and Structures:**
  - i. **Height:** 1 story / 15 feet
  - ii. **Side and Rear Yard Setbacks:** 3 feet

## C. PARKING

### 1. Intent:

- a. The standards in this section apply specifically to parking for mixed use or nonresidential buildings and uses fronting on Broad Avenue.

### 2. Parking Location

- a. Parking is prohibited in the front yard and within 30 feet of the Broad Avenue streetline;
- b. Except as prohibited above, parking is permitted within rear and side yards, provided that no parking space shall be within five (5) feet of any residential lot line or zone boundary nor 2.5 feet from any non-residential lot or zone boundary.
- c. Structured or sheltered parking is permitted within or attached to any principal building provided that no part of the structure or sheltered area shall be open to Broad Avenue or have any opening including any entrance within 30 feet of Broad Avenue.

### 3. Access:

- a. Vehicular access to/from the site shall be permitted from both Broad Avenue and Hillside Street, but both ingress and egress is required on Broad Avenue.
- b. One-way access driveways shall be a minimum of nine (9) feet wide.
- c. Two-way access and circulation driveways shall be between 20 and 24 feet wide.

- d. There shall be at least two (2) feet between the inner curb face or edge of pavement of a driveway and any building wall.

### e. Driveway Setback to Property Line:

- i. **To Non-Residential Lot:** 2.5 feet.
- ii. **To Residential Lot or Zone:** Five (5) feet.

- f. Ingress and egress driveways on Broad Avenue are provided on separate sides of a building, the minimum building front yard setback from Broad Avenue shall be increased by three (3) feet in order to maximise pedestrian safety on Broad Avenue.

- g. Pedestrians access to any surface parking area shall be provided on a walkway at least four (4) feet in width which is physically separated from any vehicular driveway aisle either by a raised curb or a row of bollards equipped with lighting.

### 4. Parking Area Dimensions:

All parking areas shall comply with the Comfort Factor 2 dimensions shown in Diagram 2 except that:

- a. The parking spaces closest to principal building and all parking spaces required for any non-residential uses on the site shall comply with Comfort Factor 4.

### 5. Structured/Underground Parking Decks:

- a. Residential developments, including mixed-use with a residential component, can provide security for residents by controlling vehicular and pedestrian access to structured or underground parking in

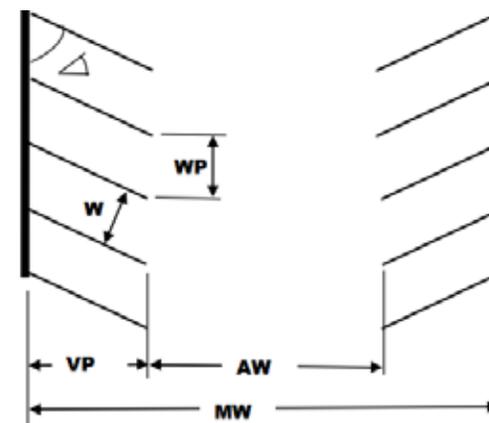
- areas designated for the residential parking.
- b. Minimum parking space width shall be increased by one (1) foot for spaces adjacent to columns or walls.
6. **Tandem and Stacked Parking**
    - a. Off-street tandem or vertically stacked parking layouts for multi-family, mixed-use, or non-residential uses shall be prohibited unless a parking attendant is present in the parking area during all operating hours.
  7. **Landscaping:** In addition to the requirements of Section V."E. On Site Landscaping And Screening", parking areas shall be landscaped according to the specifications for planting and screening types C, D, and E at §390-137.A(5)(d) through (f) of the Borough Code.



**Image 1:** Examples of bike racks.

Parking Angle	Stall Width Projection (WP)	Module Width (1) (MW)	Vehicle Projection (VP)	Aisle Width (AW)
<b>User Comfort Factor 2</b>				
<b>w = 8'-6"</b>				
45	12'-0"	47'-10"	17'-7"	12'-8"
50	11'-1"	49'-7"	18'-2"	13'-3"
55	10'-5"	51'-0"	18'-8"	13'-8"
60	9'-10"	52'-6"	19'-0"	14'-6"
65	9'-5"	53'-9"	19'-2"	15'-5"
70	9'-1"	55'-0"	19'-3"	16'-6"
75	8'-10"	56'-0"	19'-1"	17'-10"
90	8'-6"	60'-0"	18'-0"	24'-0"
<b>User Comfort Factor 4</b>				
<b>w = 9'-0"</b>				
45	12'-9"	49'-10"	17'-7"	14'-8"
50	11'-9"	51'-7"	18'-2"	15'-3"
55	11'-0"	53'-0"	18'-8"	15'-8"
60	10'-5"	54'-6"	19'-0"	16'-6"
65	9'-11"	55'-9"	19'-2"	17'-5"
70	9'-7"	57'-0"	19'-3"	18'-6"
75	9'-4"	58'-0"	19'-1"	19'-10"
90	9'-0"	62'-0"	18'-0"	26'-0"

Note: (1) Wall to wall, double loaded aisle.



**Diagram 2:** Parking Space and Aisle Dimension Requirements; based on design guidelines prepared by Kimley Horn for Boise, ID

## 8. BUILDING DESIGN STANDARDS

### 1. Facade Breaks and Articulation:

#### a. Horizontal Articulation:

- i. Building facades in excess of 70 feet in length shall be designed with varying facade materials and treatments, wall plane projections or recesses, as well as at least one (1) visual break at 35 feet, to avoid a monolithic appearance;
- ii. Where expanses of solid wall are necessary, on street facing facades they may not exceed the lesser of 20 feet in length or one-third of the total facade width;
- iii. Each building façade greater than 35 feet in length but less than 70 feet shall incorporate wall plane projections or recesses that are compatible with the proposed building architecture. Breaks should occur every 20 to 30 feet.
- iv. The building façade shall incorporate a change of materials and at least two of the following elements:
  - (1) Change in building materials - at least 3 materials for a façade facing a street or other public area and at least 2 materials for another facade;
  - (2) Change in building colors;
  - (3) Change in textures;
  - (4) Variation in window design.

#### b. Vertical Articulation:

- i. A principal building taller than 20 feet shall be designed so that the massing or facade



Image 2: Varied facade design and articulation



Image 3: Window sign with good visible depth

articulation of the building presents a clear base, middle, and top. First floors shall be designed with adequate floor to ceiling height to accommodate storefronts to the maximum extent practicable. Lower levels can be differentiated from upper stories by incorporation of elements including, but not limited to, the following:

- (1) Low planters and walls;
- (2) Use of veneer banding or wainscot, change in materials, and change in textures;
- (3) Heavier materials and darker colors on lower levels;
- (4) Integrated covered walkways, trellises, or architectural awnings; or
- (5) Other design elements that distinguish lower levels as determined by the Board.

**2. Window Coverage and Transparency:**

- a. A minimum of 70% of the street level facade facing Broad Avenue and 30% of street-facing facades above ground level shall be occupied by windows or transparent doors;
- b. Street level windows should provide a view at least 12 feet into the interior of the building;
- c. Exterior walls reflectivity value may not exceed 35 percent;
- d. Windows on the first two (2) stories shall be accented and defined with detail elements, such as frames,

sills, and lintels, and shall be located to visually establish and define the street or pedestrian ways facing portions of a building and to establish human scale and proportion.

**3. Doors and Entrances:** All customer or resident/visitor entrances shall create architectural interest and variation from other portions of the building by incorporating at least three (3) of the following:

- a. Changes in building plane through recesses and/or projections;
- b. Canopies, awnings, arcades, galleries, or other overhangs;
- c. Architectural embellishments;
- d. Changes in building material, color, and/or texture; or
- e. Other design elements that add visual interest as determined by the Board.

**4. Awnings:**

- a. Awnings, canopies, and similar projections shall have an overhead clearance of at least 10 feet, and may not encroach more than three (3) feet into the public right-of-way without permission from the Governing Body;
- b. Ground supports for projecting features must be located within the property boundaries.
  - i. In no event shall ground supports obstruct or interfere with pedestrian or vehicular movement.

**5. Balconies:**

- a. Balconies are permitted above the second story provided they do not project more than 4 feet into the Broad Avenue right-of-way.
- b. Balconies not deeper than four (4) feet shall be permitted on and above the second story within side and rear yards but shall be at least 10 feet from any side property line and at least 50 feet from the Broad Avenue streetline.

**6. Mechanical Equipment Screening:**

- a. The screening of rooftop mechanical equipment is required.
- b. All rooftop mechanical equipment including cell phone antennae shall be screened from view from all adjacent public streets, open spaces and parks in all directions and elevations to minimize the negative impact from any public street, neighborhood or adjacent building;
- c. Screening materials shall be consistent with the architectural detail, color and materials of the building;
  - i. Wire mesh screening is not permitted.
- d. All roof HVAC systems must be set back a minimum of 15 feet from Broad Avenue screened as to not be visible from any adjacent public street or public property;
- e. Any wall pack ventilation unit facing a public street must match the adjacent material color.



**Image 4:** Example of awning

## D. SIGNAGE

1. All signage shall comply with §390-18, "Signs" except as superseded or supplemented in this section.
2. **Freestanding signs:**
  - a. Prohibited, except that sandwich-board signs with each face not exceeding 12 square feet shall be permitted if it fits entirely within 18 inches of the entrance to a restaurant or a food retail store.
3. **Wall Sign:**
  - a. One (1) wall sign is permitted per business on the facades facing Broad Avenue and parking areas for that business.
  - b. Cumulatively, wall signs may not exceed the lesser of ten percent (10%) of the first story facade (measured by the length of the front building wall and the height of the first story)
    - i. Where a sign consists of individual letters or symbols attached, painted, or applied directly to a building, wall, or window, the area covered by the sign shall be considered to be the smallest rectangle encompassing all the letters and symbols.
  - c. **Wall signs are subject to the following standards:**
    - i. **Maximum letter height:** 18 inches;
    - ii. **Maximum sign projection:** 6 inches;
    - iii. **Minimum height of bottom of sign:** 8 feet;
    - iv. **Maximum height of top of sign:** 14 feet.



Image 5: Projecting Sign



Image 6: Wall, projecting, and sandwich-board signs.

**4. Projecting Sign:**

- a. Shall not project more than four (4) feet from the wall face.
  - i. Additionally, no blade sign may project beyond the edge of an awning, canopy or the like projecting from the same building.
- b. **Maximum Sign Height:** 4 feet.
- c. **Minimum Height of Bottom of Sign:** 8 feet

**5. Window Sign:**

- a. Logos, letters, and other opaque components of a window sign shall not cover more than 20% of the window area.
- b. Temporary advertising signs shall not exceed more than 25% of the window area, not including the area covered by permanent signage.
- c. No window signage may obscure or limit visibility into a storefront more than four (4) feet above the sidewalk.

**6. Awning Sign:**

- a. Shall be subject to the same standards as wall signs and count toward the maximum wall signage area.

## E. ON SITE LANDSCAPING AND SCREENING

### 1. **General Landscaping and Screening Standards:**

- a. All planting and screening shall comply with §390-137.A(5) except as superseded or supplemented by this section.
- b. All trees and shrubs shall be installed and maintained in compliance with Section V.F.5 of this Redevelopment Plan.
- c. Any fence or wall used for screening shall be constructed in a durable fashion of decorative masonry (excluding smooth face masonry), stone, brick, iron, steel, vinyl, wood, wood composite, or other comparable materials specifically designed as fencing materials;
- d. Barbed wire fences are prohibited except under extraordinary or unusual circumstances in which such fences are necessary for public safety, in which cases barbed wire shall be no closer than seven (7) feet above ground and shall not tilt outward toward the public right-of-way;
- e. Electric fences are prohibited.

### 2. **Screening Buffers:** A five (5) foot wide landscaped buffer shall be required within any rear or side yard with trees with typical mature heights of around 30 feet spaced 25 feet on center, with gaps permitted to allow for access driveways or required utilities. Those buffers shall also comply with the following:

- a. **Adjacent to One- or Two-Family Lot or Zone:** A solid

fence not shorter than six (6) nor taller than eight (8) feet shall be erected along the property line.

- b. **Adjacent to the Hillside Street R.O.W.:** A semi-open fence along the rear lot line or shrubs with a typical mature height between four (4) and six (6) feet spaced six (6) feet on center.

- c. **Other Requirements:** Any screening or buffer areas used to comply with the provisions of this section or other ordinance provisions shall comply with the following:

- i. This area may contain any type screening materials sufficient to separate visually the land uses, provided such materials meet the requirements of this section;
- ii. The composition of the screening material and its placement on the lot will be left up to the discretion of the property owner, so long as the purpose and requirements of this section are satisfied; and
- iii. Where trees or shrubs are used in conjunction with a wall or fence, said trees or shrubs shall be planted and maintained so as to not compromise the structural integrity of the wall/fence.

3. **Other Required Screening:** The following uses must be screened from abutting property and view from a public street:

- a. On-site dumpsters, recycling containers (except for recycling containers located at recycling collection centers), or solid waste handling areas in side yards;
    - i. Shall be screened with a closed six-foot (6 ft.) tall fence on three sides, except that the exterior building wall may be used in lieu of fencing on any number of sides when the storage area is adjacent to the building;
  - b. Service entrances or utility structures associated with a building, except in the area where such use abuts other service entrances or utility structures;
  - c. Loading docks or spaces, except in the area where such use abuts other loading docks or spaces; and
  - d. Outdoor storage of materials, stock and equipment.
4. **Installation Requirements:** The following contains standards to be used in installing screening:
- a. Trees must be installed with a minimum 4-inch caliper and must be large deciduous or evergreen species which have a minimum growth height of 25 feet;
  - b. Trees should be trimmed up eight (8) feet at the time of planting;
  - c. Shrubs used in any screening or landscaping must be evergreen, at least three (3) feet tall with a minimum spread of two (2) feet when planted and no further apart than four (4) feet. They must be of a variety and adequately maintained so that an average height of three (3) to four (4) feet could

be expected as normal growth within four years of planting.

## **F. STREETScape STANDARDS**

### **1. Front Yards on Broad Avenue:**

- a. The ground between the interior edge of the sidewalk and the front exterior building wall shall be paved with a material and design that matches, complements, or enhances the color, pattern, and material of the sidewalk or shall be landscaped with a rain garden containing a variety of well maintained, native plant species;
- b. Asphalt shall be prohibited within the front yard.

### **2. Seating:** Should be provided within any front yard:

- i. Seating options should include benches, planter walls, stoops, fixed bench and table sets, and movable chairs and tables in enclosed spaces or anchored by chains, which complement the architecture of the building.
- ii. All seating shall face the pedestrian right-of-way;
- iii. Seating shall not project into the sidewalk unless an unobstructed walking path at least five (5) feet in width is preserved in the public right-of-way.

### **3. Street Trees:**

- a. Shall be planted in compliance with the standards located at Section §390-137 and Article VII of Chapter 350 of the Borough Code.

### **4. Fences and Walls:**

- a. Where used to prevent hazards relating to grade changes, fences or walls shall be a minimum of

42 inches tall, with intermediate rails, balusters, ornamental or patterned infill;

- b. In all other situations, shall be not less than 32 inches and not more than 72 inches tall, but shall not exceed 42 inches in height in any front yard;
- c. Railings related to bike paths shall comply with AASHTO standards;
- d. Walls and railings for sitting or leaning relating while waiting at a bus stop shall be between 27 and 42 inches tall;
- e. Fences used to separate outdoor dining spaces from pedestrians shall be movable and shall not be taller than 48 inches.

### **5. Planters and Planting Pots:**

- a. Planters should occupy an area of at least four (4) square feet and not obstruct other streetscape elements such as signs, meters, lights, waste/recycling receptacles, and the like;
- b. Trees or wood shrubs shall not be planted in planters or planting pots between November 1 through January 10 of each year to avoid freezing of roots.

### **6. Outdoor Dining**

- a. Sidewalk dining is permitted from April 1 - October 31.
- b. The placement of outdoor tables shall be limited to the area directly adjacent to the building approved for outdoor dining. Outdoor dining area shall be

delineated with a temporary fence or movable bollards;

- c. A front-yard setback of 10 feet shall be required at the ground level where outdoor dining space is proposed.

**7. General Streetscape:**

- a. The Borough shall strive to ensure that its selection of structures in the public right of way such as street lighting, street furniture, bollards, and trash receptacles will have a consistent design theme and be aesthetically compatible.

## VI. RELATIONSHIP OF THE REDEVELOPMENT PLAN TO STATE / COUNTY / LOCAL MASTER PLANS AND STUDIES

### STATE DEVELOPMENT AND REDEVELOPMENT PLAN (SDRP):

In reviewing the New Jersey State Development and Redevelopment Plan Volumes 1 - 4 the following information pertains to goals and policies for a program of rehabilitation which discuss the development and redevelopment policies for urban areas.

1. **Volume II – State Plan Goals and Policies include the following:**

- a. Revitalize the State's Cities and Town Centers: Revitalize New Jersey's cities and towns by investing wisely and sufficiently in improvements in their infrastructure systems, public spending programs, tax incentives and regulatory programs to leverage private investment and to encourage infill and redevelopment in ways that are consistent with the State Plan's vision and goals.
- b. Promote Beneficial Economic Growth: Promote beneficial economic growth in locations and in ways that improve the quality of life and the standard of living for all New Jersey residents by providing infrastructure in advance of, or concurrent with, the impacts of new development sufficient to maintain adequate facility standards, by encouraging partnerships and collaborative planning with the private sector and by capitalizing on the State's strategic location, economic strengths including

its existing business enterprises, entrepreneurship, the research and development capacity of its institutions of higher learning, skilled workforce, cultural diversity and logistic facilities in ways that are consistent with the State Plan's vision and goals.

- c. Protect the Environment, Prevent and Clean up Pollution: Protect the environment, prevent and clean up pollution by planning for growth in compact forms at locations, densities and intensities that protect land, air and water quality, allow expeditious regulatory reviews and encourage multi-modal transportation alternatives to the automobile to help achieve and maintain acceptable air quality standards.
- d. Provide Adequate Public Facilities and Services at Reasonable Cost: Provide adequate public facilities and services by supporting investments based on comprehensive planning and by providing financial incentives for jurisdictions that cooperate in providing public infrastructure and shared services. Encourage the use of infrastructure needs assessments and life-cycle costing. Provide adequate public facilities in ways that are consistent with the State Plan's vision and goals.
- e. Increase Energy Efficiencies and Reduce Greenhouse Gas Emissions: Increase Energy Efficiencies and Reduce Greenhouse Gas Emissions by promoting

the improved coordination and integration of transportation planning and land-use planning and decision-making to reduce vehicle miles traveled (VMT); and by the citing, development, design and use of green-building construction materials and techniques in ways that are consistent with the State Plan's vision and goals.

**2. The State Planning Act (N.J.S.A. 52:18A-196 et seq.) states:**

*"Among the goals of the act is the following: ... conserve its natural resources, revitalize its urban centers, protect the quality of its environment, and provide needed housing and adequate public services at a reasonable cost while promoting beneficial economic growth, development and renewal."*

*"It is in the public interest to encourage development, redevelopment and economic growth in locations that are well situated with respect to present or anticipated public services and facilities, giving appropriate priority to the redevelopment, repair, rehabilitation or replacement of existing facilities and to discourage development where it may impair or destroy natural resources or environmental qualities that are vital to the health and well-being of the present and future citizens of this state."  
(N.J.S.A. 52:18A-196 (d))*

**3. The State Plan Policy Map (SPPM):**

a. Recognizes that New Jersey requires different

approaches in its Metropolitan, Suburban, Rural and Environmentally Sensitive Planning Areas. The New Jersey State Development and Redevelopment Plan adopted by the State Planning Commission, places the Borough of North Arlington in Planning Area 1 - the Metropolitan Planning Area and states,

*"The Metropolitan Planning Area: This Planning Area includes a variety of municipalities that range from large Urban Centers to 19th century towns shaped by commuter rail and post-war suburbs. The Communities in this Planning Area have strong ties to major metropolitan centers – New York/Newark/ Jersey City metropolitan region; the Philadelphia/ Camden/Trenton Metropolitan Region; and on a smaller scale the Easton/Phillipsburg Metropolitan Region."*

*"These municipalities have many things in common: mature settlement patterns; infrastructure systems that are approaching their reasonable life expectancy; an aging housing stock in need of rehabilitation; recognition that redevelopment will be the predominant form of growth; and a growing realization of the need to regionalize services and systems. In addition, the wide and often affordable choice of housing in proximity to New York and Philadelphia has attracted significant immigration, resulting in noticeable changes in demographic characteristics overtime."*

**b. In the Metropolitan Planning Area, the State Plan's intent is to do the following:**

- i. Provide for much of the State's future development and redevelopment;
- ii. Revitalize Cities and Towns;
- iii. Take advantage of increased densities and compact building design;
- iv. Encourage distinctive, attractive neighborhoods with a strong sense of place;
- v. Provide for mixed-use concentrations of residential and commercial activity;
- vi. Create a wide range of residential housing opportunities and choices with income mix;
- vii. Provide for a variety of multi-modal transportation alternatives;
- viii. Prioritize clean-up and redevelopment of brownfields and greyfields sites;
- ix. Create cultural centers of state-wide significance;
- x. Re-design any existing areas of low-density sprawl.

**4. Applicability to This Redevelopment Plan**

- a. This Redevelopment Plan is consistent with the goals and policies of the SDRP and of the Metropolitan Planning Area
  - i. The Redevelopment Plan provides for the creation of housing and business space along a major road in a central, mixed-use area of the

Borough.

**BERGEN COUNTY MASTER PLAN**

In reviewing the Vision Bergen County, the visioning component of the Bergen County Master Plan the following information pertains to goals and policies for a program of rehabilitation.

**1. Bergen County Master Plan Overview:**

- a. County master plans can educate municipalities and the general public with respect to a wide range of planning-related issues. They can publicize best practices and planning tools, drawn both from within the county, and from outside, that municipalities can pursue locally in search of solutions to common problems.

**2. Bergen County Master Plan Land Use Section:**

- a. Because Bergen is a mature county in terms of its development pattern, future growth will primarily occur through redevelopment and infill.

**3. Applicability to this Redevelopment Plan**

- a. As anticipated by the Bergen County Master Plan, this Redevelopment Plan aims to promote the Borough's growth through redevelopment in an existing commercial area.

**NEIGHBORING MUNICIPALITY PLANS**

This Redevelopment Plan is consistent with the diverse character of both Bergen County and the surrounding communities. As a small mixed-use development along

commercial corridor in a relatively central part of Ridgefield Borough, the uses and structures permitted in this Redevelopment Plan will not have any significant relationship with the land use and planning activities or policies of Ridgefield's neighboring communities or Bergen County.

Information for the Master Plans of the adjacent municipalities includes the following:

1. **Borough of Carlstadt:** Carlstadt Borough adopted a Re-examination Study in October, 2013 which was the fourth Re-examination Study which dates back to 1978. Earlier Re-examination Studies were conducted in 1988, 1998, 2006, and 2013. The Redevelopment Area is not near the border with Carlstadt and, thus, there is no significant relationship to the Carlstadt Master Plan.
2. **Palisades Park:** Palisades Park Borough adopted its Master Plan in 1993 with a Re-examination Study in 1999, and adopted a Housing Element in 2000. Palisades Park is 0.2 miles from the Redevelopment Area along Broad Avenue. Palisades Park's Master Plan proposes land uses north of the border with Ridgefield to be one- and two-family dwellings with commercial along Broad Avenue. As the redevelopment area is 0.7 miles from the border with Palisades Park, and is consistent with the general pattern of commercial uses along Broad Avenue in both municipalities, there is no significant relationship to the Palisades Park Master Plan.
3. **Borough of Fort Lee:** Fort Lee Borough adopted a Re-examination Study in May 2011 and completed its last full Master Plan in 1998 with Re-examination Studies in 2000 and 2004. Land Use Plan Elements were completed in 2002, 2008 and 2010. A small portion of Fort Lee abuts Ridgefield and is consistent with the adjacent Borough's land use form. The AINR is not close to the border with Fort Lee and, thus, there is no significant relationship to the Fort Lee Master Plan.
4. **Borough of Cliffside Park:** Cliffside Park Borough's Re-examination Study was adopted in May 2005 and its previous Master Plan was completed in 1997. Cliffside Park was considering the adoption of a Reexamination Report in April of 2019 and was not known to the Borough to have been adopted at the time of the writing of this Redevelopment Plan. Due to the distance between the Redevelopment Area and the municipal border and the nature of the permitted uses in the Redevelopment Area, there is no significant relationship to Cliffside Park's Master Plan.
5. **Borough of Little Ferry:** Little Ferry Borough adopted its most recent Master Plan Reexamination Report in December 2016. Due to the distance between the Redevelopment Area and the municipal border, there is no significant relationship to the Little Ferry Master Plan.
6. **Borough of South Hackensack:** South Hackensack Borough prepared a land use element of the Master Plan in 2001, and amended its Master Plan in 2008. Due to the distance between the Redevelopment Area and

the municipal border and the nature of the permitted uses in the Redevelopment Area, there is no significant relationship to the South Hackensack Master Plan.

7. **Borough of Fairview:** Fairview Borough adopted its Housing Element Fair Share Plan in 2009. It's Re-examination Study was completed in 2003. Due to the distance between the Redevelopment Area and the municipal border and the nature of the permitted uses in the Redevelopment Area, there is no significant relationship to the Fairview Master Plan.
8. **Village of Ridgefield Park:** The Village adopted a Master Plan Amendment in 2010 which established the foundation for rezoning and redevelopment on lands within the Village bounded by Overpeck Creek (east and south), Route 46, and the New Jersey Turnpike, across Overpeck Creek from Ridgefield Borough. Due to the distance between the Redevelopment Area and the municipal border, there is no significant relationship to the Ridgefield Park Master Plan.
9. **Township of North Bergen (Hudson County):** The Township's last Master Plan was completed in 1987 with Re-examination Studies in 1994, 2003, and 2009. Due to the distance between the Redevelopment Area and the municipal border, there is no significant relationship to the North Bergen Master Plan.

# APPENDIX A

**§ 390-39. District D Retail Business, Commercial or Office Zone.**

- A. The following uses are permitted by right in District D:
- (1) All uses permitted in District C, except multiple-family dwellings.
  - (2) Retail businesses and services dealing directly with consumers on the premises, provided that all operators and materials are enclosed within a building.
  - (3) Offices for commercial, professional, financial or executive purposes.
  - (4) Places of recreation conducted entirely indoors, including theaters, bowling alleys, places of assembly, except poolrooms, billiard rooms or parlors as defined in Ordinance No. 723, adopted on May 21, 1963,<sup>1</sup> and so-called "teenage" lounges, dance halls, establishments and/or clubs for minors, operated for commercial gain or profit.
  - (5) Restaurants or clubs operated for profit except that diners and lunch wagons shall not be permitted.
  - (6) Public utilities and public services, including but not limited to railway or bus stations, telegraph offices, express offices and post offices.
  - (7) Accessory uses and structures customarily incident to and on the same lot with a permitted use.
- B. The following uses are permitted in District D subject to additional requirements; special exceptions are as follows:
- (1) Limited manufacturing, treatment, converting, altering, baking, cooking, processing, finishing and assembling, provided that:
    - (a) The major portion of the product or service resulting from such operation shall be at retail to ultimate consumers on the premises.
    - (b) No power except electric motive power shall be used. Total motive power (connected load) shall not exceed five horsepower (excepting an emergency generator).

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1. Editor's Note: See Ch. 306, Poolrooms.

- C. The following regulations shall apply to District D, except for one- and two-family detached residential dwellings, which are subject to requirements outlined under regulations for District A and District B: **[Amended 4-23-1984 by Ord. No. 1256; 9-9-1985 by Ord. No. 1294; 2-11-1986 by Ord. No. 1300; 3-8-2004 by Ord. No. 1857]**
- (1) Minimum lot size: 5,000 square feet.
  - (2) Minimum lot width: 50 feet.
  - (3) Minimum front yard depth: 20 feet.
  - (4) Minimum rear yard depth:
    - (a) For one- and two-family dwellings: 15 feet.
    - (b) For all other uses: five feet.
  - (5) Minimum width of one side yard: seven feet.
  - (6) Minimum width of two side yards: 15 feet.
  - (7) Maximum coverage by all buildings:
    - (a) One- and two-family dwellings: 40%.
    - (b) All other uses: 65%.
  - (8) Maximum height of principal building: 30 feet, not to exceed two stories.
  - (9) Maximum height of accessory buildings: 15 feet.
- D. Notwithstanding any of the above, the following uses shall not be permitted in District D:
- (1) Used car lots.
  - (2) Poolrooms, billiard rooms or parlors as defined in Ordinance No. 723.<sup>2</sup>
  - (3) Teenage lounges, dance halls, establishments and/or clubs for minors, operated for commercial gain or profit.
- E. Conditional uses. The following uses are permitted, but only upon a showing that such use will comply with the conditions and standards for the location or operation of such use as provided

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2. Editor's Note: See Ch. 306, Poolrooms.

below and upon the issuance of an authorization by the Planning Board: **[Added 5-28-2002 by Ord. No. 1784]**

- (1) Gun shops. Businesses which offer for sale or rental guns, rifles, ammunition for guns and rifles and other weaponry must meet the following conditions and standards:
  - (a) Said businesses may not be located within 100 feet of the property of any public or private school.
  - (b) Such businesses may not be located within 100 feet of the property of any church, synagogue or other house of worship.
  - (c) If the business is located within 1,000 feet of a public or private school, church, synagogue or other house of worship, or within 1,000 feet of residential zone, then said business may not display pictures or other depictions of guns, rifles, ammunition or other weaponry so as to be visible to pedestrians or passersby from the street, sidewalk or other public way adjacent to the premises.
  - (d) The guns, rifles, ammunition and other weaponry are stored and maintained in cases, containers, or display cases that are locked and secure by devices that are suitable for same.
  - (e) Site plan approval is received from the Planning Board.

**§ 390-39.3. C Commercial Zone. [Added 9-23-1991 by Ord. No. 1452]**

- A. Objectives. It is the purpose of the C Commercial Zone to provide for the development and redevelopment needs of the one-lot-deep strip commercial areas so zoned in such a manner as to encourage containment and curb the further extension of strip commercial uses.
- B. Permitted uses. In the C Commercial Zone District, no building or premises shall be used and no building or part of a building shall be erected, constructed or altered which shall be arranged, intended or designed to be used for any purpose other than the following uses:
  - (1) Professional, business and governmental offices.

- (2) Banks, savings-and-loan institutions, mortgage company offices, brokerage houses and other investment-related offices.
  - (3) Stores, shops and similar commercial uses for retail merchandising.
  - (4) Restaurants. Restaurants and other eating and drinking establishments wherein food and drink are consumed within the principal building. Such uses shall not be interpreted to include and are hereby defined to exclude drive-in restaurants or refreshment stands, commonly called "fast-food" establishments, including but not limited to snack bars, dairy bars, hamburger stands or hot dog stands or similar uses where customers and patrons are served food, soft drinks or ice cream primarily for their immediate consumption outside the confines of the building or structure in which the business is conducted.
  - (5) Barbershops, beauty parlors and similar service establishments.
  - (6) Multistory garage structures.<sup>3</sup>
- C. Conditionally permitted uses: none.
- D. Permitted accessory uses.
- (1) Accessory uses and structures customarily incidental to the principal permitted use.
  - (2) Signs.
  - (3) Parking decks and garages to house delivery trucks or other commercial vehicles when accessory to a permitted nonresidential use.
- E. Prohibited uses.
- (1) Fabricating, assembling or manufacturing.
  - (2) Wholesaling or warehousing.
  - (3) Residential uses.
  - (4) Poolrooms, billiard rooms or parlors as defined in Ordinance No. 723, adopted on May 21, 1963,<sup>4</sup> and so-called "teenage"

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3. Editor's Note: Former Subsection B(7), dealing with permitted uses at the time of rezoning, which immediately followed this subsection, was repealed 11-29-1994 by Ord. No. 1519.

lounges, dance halls, establishments and/or clubs for minors, operated for commercial gain or profit.

(5) Fast-food establishments, including but not limited to drive-in restaurants; snack bars, dairy bars, hamburger, hot dog, root beer or ice cream stands; and diners and lunch wagons.

(6) Used or new car dealerships.

F. Area and yard requirements: permitted uses.

**Lot**

Minimum area	5,000 square feet
Maximum lot coverage, building and pavement	65%
Maximum lot coverage by building	40%
Width	50 feet
Depth	100 feet
Front yard setback	20 feet
Side yard abutting a residential zone	20 feet
All other side yards	10 feet
Rear yard abutting a residential zone	20 feet
All other rear yards	5 feet
Off-street parking	1 space for each 300 square feet of office space or part thereof, except as specified under § 390-39.3H
Minimum landscaped area	20%

**Structure**

Height, principal structure	
Stories*	2
Feet	30
Height, accessory buildings	
Feet	15

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4. Editor's Note: See Ch. 306, Poolrooms.

## Notes:

\*Parking levels used exclusively for the storage of motor vehicles shall not be counted as part of the number of stories permitted.

- G. Area and yard requirements, conditionally permitted uses: none.
- H. Off-street parking requirements.
- (1) Commercial or personal service establishments.
    - (a) Food markets and supermarkets shall have one space per 150 square feet of gross floor area.
    - (b) Delicatessens and bakeries shall have one space per 250 square feet of gross floor area.
    - (c) Barbershops and beauty shops shall have three spaces for each beautician and barber or one space for each 150 square feet of gross floor area, whichever is greater.
    - (d) Other commercial or personal service uses not specifically listed elsewhere in this section shall have one space for each 200 square feet of gross first-floor area, plus one space for each 300 square feet of additional gross floor area.
  - (2) Mortuary or funeral home. At least one parking space for each five seats in the chapel, one additional space for each residential family residing on premises and one additional space for each funeral vehicle.
  - (3) Offices.
    - (a) Business and governmental offices shall have one space for each 300 square feet of net office space.
    - (b) Medical or dental practitioner's office. Each office shall provide at least five spaces for each professional person occupying or using each office, plus an additional space for each employee, on site.
    - (c) Other professional offices shall have one space for each employee, plus one space for each 250 square feet of net office space or part thereof.
  - (4) Restaurants, taverns and inns shall have one space for each three seats, plus one space for each two employees.

- (5) Private clubs shall have at least one space for 100 square feet of gross floor space.
  - (6) Publicly owned or operated buildings and uses, such as a library, museum or post office, shall have at least one space for each 100 square feet of gross floor space or one space for each three seats, whichever is greater.
  - (7) For uses not listed above, required parking spaces shall be according to the category which most nearly approximates each particular use as determined by the Planning Board.
  - (8) The parking requirements for professional or other office uses shall be met within 100 feet of the site. The Planning Board shall review all off-street parking plans as provided in the Site Plan Review Ordinance,<sup>5</sup> but in no case shall off-street parking be provided off site without Planning Board approval, nor shall parking standards be less than those specified in the off-street parking requirements of the Borough of Ridgefield.
- I. Off-street loading requirements. For any building erected hereafter in the C Commercial Zone, off-street loading space shall be provided in such amount and manner that all loading and unloading operations will be conducted entirely within the boundaries of the lot concerned, and no vehicle or conveyance shall in any manner use public streets, sidewalks or rights-of-way for loading or unloading operations, other than for ingress and egress to the lot. Every office structure in excess of 20,000 square feet of gross floor area shall provide, at the side or rear of the structure, a minimum of one off-street loading space, 15 feet by 30 feet, subject to Planning Board approval. There shall be no loading or unloading from the street in the C Commercial Zone District.
  - J. Screening of parking and loading areas. In the C Commercial Zone, all parking areas and loading and unloading areas in conjunction with an office or business use shall be screened from adjacent residential districts and parks by a hedge, fence or wall at least six feet in height or other protective device as approved by the Planning Board.
  - K. Signs.

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5. Editor's Note: See Part 4, Site Plan Review, of this chapter.

- (1) All signs in the C Commercial Zone District shall be in full compliance with the requirements of § 390-18, this section and all other sign ordinances of the Borough of Ridgefield; however, the sign requirements shall be read together and the requirements shall be construed in the most restrictive manner.
  - (2) Billboards or off-site advertising signs shall be prohibited in the C Commercial Zone. For purposes of this section, a "billboard" shall be defined as a commercial advertising sign or structure which advertises a business, product or service not on or offered on the premises on which the subject sign is located.
  - (3) No site plan shall be approved where a preexisting billboard is to remain after redevelopment.
  - (4) Where a building is set back from the street line a distance of 20 feet or more, not more than one freestanding ground sign containing a total surface display area of not more than 18 square feet may be erected. Such ground signs shall not be more than 12 feet above the center-line grade elevation of the nearest street and shall only be located in the front yard.
- L. Landscaped open space area. In order to provide for much needed pervious areas for drainage purposes in the C Commercial Zone District, a minimum of 10% of total lot areas shall be maintained in lawns, gardens or buffer strips, subject to site plan approval.
- M. Planted buffer strip. Where a lot in a C Commercial Zone District abuts a lot in any residential district, there shall be provided along such lot lines on such business lot a planted buffer strip at least 10 feet wide, and said strip shall not be utilized for roadway or parking and shall be landscaped and planted so as to create an effective evergreen visual screen.
- N. Sight rights.
- (1) Visibility at intersections. On a corner lot in any C Commercial Zone District, nothing shall be erected, placed, planted or allowed to grow in such a manner as to materially impede vision between a height of 2 1/2 feet and 10 feet above the center-line grades of the intersecting streets in the area bounded by the street lines of such corner lots and a line joining points along said line 30 feet from the point of intersection, nor shall a principal structure be located less

than 20 feet from the side street line. All sight rights, where applicable, shall be subject to County of Bergen and Department of Transportation approvals.

- O. Site plan approval. Site development plan approval in accordance with Part 4, Site Plan Review, of this chapter shall be required prior to the issuance of building permits for the erection of all permitted and conditionally permitted uses and structures. Such approval shall also be required prior to the issuance of a certificate of occupancy for a change of use of a permitted or conditionally permitted use.
- P. Gun shops. Businesses which offer for sale or rental guns, rifles, ammunition for guns and rifles and other weaponry must meet the following conditions and standards: **[Added 5-28-2002 by Ord. No. 1784]**
- (1) Said businesses may not be located within 100 feet of the property of any public or private school.
  - (2) Such businesses may not be located within 100 feet of the property of any church, synagogue or other house of worship.
  - (3) If the business is located within 1,000 feet of a public or private school, church, synagogue or other house of worship, or within 1,000 feet of residential zone, then said business may not display pictures or other depictions of guns, rifles, ammunition or other weaponry so as to be visible to pedestrians or passersby from the street, sidewalk or other public way adjacent to the premises.
  - (4) The guns, rifles, ammunition and other weaponry are stored and maintained in cases, containers, or display cases that are locked and secure by devices that are suitable for same.
  - (5) Site plan approval is received from the Planning Board.