

**BOROUGH OF WOODLAND PARK
ORDINANCE NO. 24-05**

AN ORDINANCE OF THE BOROUGH OF WOODLAND PARK AMENDING AND SUPPLEMENTING CHAPTER 22, “ZONING”, SECTION 22-3 “DEFINITIONS”, SECTION 22-4.1 “ZONE DISTRICT”, SECTION 22-4.2 “ZONING MAP”, “SECTION 22-4.4 “SCHEDULE OF PERMITTED USES”, SECTION 22-4.5 “SCHEDULE OF BULK ZONING REQUIREMENTS”, SECTION 22-4.6 “SCHEDULE OF PARKING REQUIREMENTS”, AND SECTION 22-22 “RESERVED” TO CREATE A NEW RESIDENCE I DISTRICT (INCLUSIONARY MULTI-FAMILY RESIDENTIAL)

WHEREAS, the New Jersey Supreme Court in *In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 221 N.J. 1 (2015)*, found that the Council on Affordable Housing (“COAH”) administrative process had become non-functioning and as a result, returned primary jurisdiction over affordable housing matters to the trial courts; and

WHEREAS, in doing so, the New Jersey Supreme Court established a transitional process for municipalities, like the Borough of Woodland Park (the “Borough”), that participated in the administrative process before COAH, to file a declaratory judgment action with the trial court seeking to declare their Housing Elements and Fair Share Plans as being constitutionally compliant and seeking similar protections to those that the participating municipalities would have received if they had continued to proceed before COAH; and

WHEREAS, the Borough seeks to create the realistic opportunity for the creation of affordable housing through inclusionary development; and

WHEREAS, the Borough has determined that Block 85, Lots 7.01, 7.02 and 13.01 are appropriate to be rezoned to permit inclusionary development; and

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Borough Council of the Borough of Woodland Park, in the County of Passaic and State of New Jersey, that:

SECTION 1. Chapter 22, “Zoning”, Section 22-3, “Definitions”, is hereby amended to insert the following definition alphabetically:

TOWNHOUSE, STACKED

A single-family dwelling unit constructed in a group of three (3) or more attached units in which each unit has its own access to the outside, and each unit is separated from any other unit by one or more vertical and horizontal common fire-resistant walls or other such common wall system as may be approved by the Borough Code Enforcement Officer.

SECTION 2. Chapter 22, “Zoning”, Section 22-4.1, “Zone District”, is hereby amended and supplemented to add the following underlined text and remove text in ~~strikeout~~:

The ~~2019~~ districts into which the Borough is divided are:

Insert the text Residence “I” District (Inclusionary Multi-Family Residential) between “Residence “H” Districts (Inclusionary Multi-Family Residential Districts)” and “Senior Citizen Residential Districts”.

SECTION 3. Chapter 22, “Zoning”, Section 22-4.2, “Zoning Map”, is hereby amended and supplemented to add the following underlined text and remove text in ~~strikeout~~. Moreover, the Zoning Map attached to the Chapter shall be replaced with the Zoning Map attached in Appendix A included in this Ordinance.

The Zoning Map of the Borough of Woodland Park prepared and submitted by Darlene Green, PP, AICP, of Colliers Engineering, dated January 2024~~December 2021~~, and appended hereto and incorporated herein by reference, be and is hereby approved and adopted, supplanting and replacing the Zoning Map adopted via Ordinance #22-03 of 2018.

SECTION 4. Chapter 22, “Zoning”, Section 22-4.4, “Schedule of Permitted Uses”, which includes Attachment 2, “Schedule of Permitted Uses”, is hereby amended and supplemented to add the following underlined text and remove text in ~~strikeout~~ as shown in Appendix B included in this Ordinance.

SECTION 5. Chapter 22, “Zoning”, Section 22-4.5, “Schedule of Bulk Zoning Requirements”, which includes Attachment 3, “Schedule of Bulk Zoning Requirements”, is hereby amended and supplemented to add the following underlined text and remove text in ~~strikeout~~ as shown in Appendix C included in this Ordinance.

SECTION 6. Chapter 22, “Zoning”, Section 22-4.6, “Schedule of Parking Requirements”, which includes Attachment 4, “Schedule of Parking Requirements”, is hereby amended and supplemented to add the following underlined text and remove text in ~~strikeout~~ as shown in Appendix D included in this Ordinance.

SECTION 7. Chapter 22, “Zoning”, Section 22-22 “(RESERVED)” is hereby amended and supplemented to add the following underlined text and remove text in ~~strikeout~~:

§22-22 (~~RESERVED~~)— R-I Residence “I” District (Inclusionary Multi-Family Residential)

a. Objectives.

1. To provide a realistic opportunity for inclusionary housing development.

b. Uses. In the R-I Residence “I” District, no lot shall be used, and no building shall be erected, altered, or occupied for any purposes other than the following:

1. Permitted Principal Uses. See the Schedule of Permitted Uses in Subsection 22-4.4.

2. Permitted Accessory Uses. See the Schedule of Permitted Uses in Subsection 22-4.4.

c. Bulk Regulations.

1. Minimum lot area: 30 acres.

2. Minimum tract setbacks:

(a) From an adjacent R-A or R-B District: 125 feet.

(b) From adjacent OSR District: 25 feet.

(c) From adjacent SCRD and R-H Districts as well as the City of Clifton: 50 feet.

3. Minimum distance between principal buildings: 75 feet.

4. Minimum distance between principal and accessory buildings: 25 feet.

5. Dimensional requirements:

(a) Maximum townhouse and stacked townhouse length: 160 feet.

(b) Maximum multiple-family dwelling building length: 200 feet.

(c) Minimum building to off-street parking spaces: 10 feet. This standard does not apply to a façade that contains garage doors.

6. Maximum building coverage: 40%

7. Maximum lot coverage: 50%

8. Maximum density: 12 units per acre.

9. Maximum building height:

(a) Townhomes: 2.5 stories and 35 feet.

(b) Stacked townhomes and multi-family dwellings: 3 stories and 42 feet.

d. Affordable Housing Requirements.

1. The R-I Residence District shall have an obligation to deed-restrict 20% of the units built as affordable units, regardless of tenure. Said units shall not be restricted to any type of household. The units shall meet the very-low, low-, and moderate-income split required by the Uniform Housing Affordability Controls and 13% of the required units shall be very-low-income as defined by the Fair Housing Act (30% of the region’s median income).

2. Affordable units shall be dispersed throughout the site and designed to be architecturally compatible with the market-rate units.
 3. The affordable units shall have at least a thirty-year deed restriction. Any such affordable units shall comply with Uniform Housing Affordability Controls, applicable COAH affordable housing regulations, the Fair Housing Act, any applicable order of the Court, and other applicable laws.
 4. The units shall meet the bedroom distribution required by the Uniform Housing Affordability Controls.
 5. The developer/owner shall be responsible for retaining a qualified administrative agent, subject to the reasonable approval of the Mayor and Council to oversee the sales/rentals of the affordable housing units, at the developer's sole cost and expense.
 6. The affordable units shall be compliant with Chapter 34, Affordable Housing.
 7. All necessary steps shall be taken to make the affordable units provided creditworthy pursuant to applicable law for purposes of addressing the Borough's affordable housing obligation.
- e. Parking.
1. Off-street parking shall be subject to the requirements of Section 22-4.6.
 2. Parking spaces shall measure nine feet wide by 18 feet long.
 3. There shall be no parking of recreational vehicles, trailers, or boats.
 4. There shall be no overnight parking of commercial vehicles or vehicles that are 8,000 pounds or greater in size.
 5. Hairpin striping shall be utilized to delineate parking spaces.
- f. Tract Setback Buffer.
1. A buffer shall be maintained in all required tract setback areas. Within this buffer no existing tree shall be cut or removed unless the tree is diseased, dead, or necessary for the installation of driveways, streets, or utilities. The only improvements permitted in this area are driveways, streets, illumination of driveways and streets, and utilities.
 2. Buffer plantings shall consist of a combination of shade trees, evergreen trees, ornamental trees, and shrubs to provide a natural looking buffer, while providing a visual screen.
 3. Buffer plantings shall be a mixed planting and shall include the following:
 - (a) One shade tree for every 50 linear feet of buffer;
 - (b) One evergreen tree for every 25 linear feet of buffer; and
 - (c) Ten shrubs for every 50 linear feet of buffer.
 - (d) Existing shade and evergreen trees within the buffer area may be counted in fulfilling the required buffer planting.
 4. Buffer plants shall be the following sizes at the time of planting:
 - (a) Shade trees shall be planted at a minimum three-inch caliper and shall be a minimum of 12 feet in height, balled and burlapped.
 - (b) Evergreen trees shall be planted at a minimum height of six to eight feet, balled and burlapped.
 - (c) Shrubs shall be planted at a minimum height of 24 inches. However, a minimum of 50% of the shrubs shall be taller than 24 inches at installation. Additionally, 50% of shrubs shall be evergreen.
 - (d) Shade trees shall be considered deciduous trees that mature to a height of 50 feet or greater. Evergreen trees shall be considered trees which mature to a height of 30 feet. Should narrower varieties of evergreens be proposed for buffer plantings, additional plants shall be required to achieve a visual screen.
 5. No more than 25% of the plantings shall be of the same species and/or variety of plant.
 6. Proposed buffer plantings shall be arranged in a natural staggered pattern and shall not be lined up in straight, single rows.
 7. All buffer plants shall be deer resistant.

g. Landscaping.

1. Landscaping shall be provided to promote a desirable visual environment, to accentuate building design, define entranceways, screen parking areas, mitigate adverse visual impacts and enhance buffer areas. The landscape design shall create visual diversity and contrast through variation in size, shape, texture, and color. In determining the selection of plants, susceptibility to disease and insect damage, wind damage, habitat (wet-side, drought, sun, and shade tolerance), soil conditions, growth rate, maintenance requirements, etc., shall be considered.
2. Foundation plantings. The landscape plan shall include foundation plantings that provide an attractive visual setting for the development. These plantings shall include species that provide seasonal interest at varying heights to complement and provide pedestrian scale to the proposed architectural design of the buildings. The foundation planting shall incorporate evergreen shrubs and groups of small trees in order to provide human scale to the building facades and winter interest. Foundation plantings shall be planted along the front facades of all buildings and along/beside primary building access points.
3. Parking lot landscaping.
 - (a) For every 25 surface parking spaces, there shall be one landscaped area, which may include the end caps, that is at least 162 square feet.
 - (b) The landscape areas shall contain trees and/or shrubs.
 - (c) Trees shall be planted at a minimum two and one-half-inch caliper.
 - (d) Shrubs shall be planted at a minimum height of 24 inches.
4. Landscaping within sight triangles shall not exceed a mature height of 30 inches.
5. The landscape plan shall be prepared by a certified landscape architect certified by the New Jersey State Board of Landscape Architects.
6. Each application within the Residence "I" District shall be accompanied by a tree removal plan. The plan shall identify all trees six inches or greater dbh (diameter at breast height) to be removed.

h. Open space. A minimum of 5% of the tract shall be open space for the use of the site's residents. This may be linear walking paths, passive spaces, active recreation areas, playgrounds or the like. The minimum open space area shall not include the required tract buffers.

i. Signs.

1. The following types of signs are permitted in the Residence "I" District:
 - (a) Monument signs.
 - (1) One sign per street frontage is permitted.
 - (2) The maximum sign area, excluding the base, shall be 20 square feet per side.
 - (3) The maximum sign height shall be four feet above grade.
 - (4) Monument signs shall be setback a minimum of 10 feet from any property line and located outside of any sight triangles.
 - (5) Monument signs may be externally or internally illuminated.

j. Architectural Standards.

1. Buildings shall avoid long, monotonous, uninterrupted walls or roof planes. Building wall offsets, including projections such as balconies, canopies and recesses shall be used to add architectural interest and variety and to relieve the visual effect of a simple, long wall.
2. The maximum spacing between building wall offsets shall be 30 feet.
3. The minimum projection or depth of any individual vertical offset shall not be less than one and one-half feet.
4. Roofline offsets, which include dormers and gables, shall be provided to provide architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof. The maximum spacing between roof offsets shall be 40 feet.

5. The architectural treatment of the front facade shall be continued in its major features around all visibly exposed sides of a building. All sides of a building shall be architecturally designed to be consistent regarding style, materials, colors, and details.
6. Building facades shall consist of brick, stone, cast stone, vinyl, cementitious plank siding or other high-quality material.
7. Stucco is prohibited as the primary façade material for any building. However, stucco may be used as an accent material.
8. Gable and hipped roofs shall be used to the greatest extent possible. Both gable and hipped roofs shall provide overhanging eaves on all sides that extend a minimum of one foot beyond the building wall. Flat roofs are permitted provided that all visibly exposed walls have an articulated cornice that projects horizontally from the vertical building wall plane.
9. Fenestration shall be architecturally compatible with the style, materials, colors, and details of the building. Windows shall be vertically proportioned.
10. All entrances to a building shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticoes, porches, overhangs, railings, etc.
11. Heating, ventilating and air-conditioning systems, utility meters and regulators, exhaust pipes and stacks, satellite dishes and other telecommunications receiving devices shall be screened or otherwise specially treated to be, as much as possible, inconspicuous as viewed from the public right-of-way and adjacent properties.
12. All rooftop mechanical equipment shall be screened from view.

k. Lighting.

1. Parking lot lighting shall be no more than 20 feet in height.
2. A minimum average of at least 0.5 footcandles shall be maintained within parking lots and over all pedestrian walkways.
3. Footcandles at the tract boundary shall not exceed 0.5 footcandle, except where there are entrance/exit driveways.
4. Parking lot fixtures shall be full cut-off.
5. Low-pressure sodium or mercury vapor lighting is prohibited.

l. Fences and walls. In addition to the requirements provided in §22-34.1, the following regulations shall also apply to fences and walls:

1. The use of retaining walls should be in the form of terraces to accommodate severe grade changes, rather than single, tall retaining walls. No individual retaining wall shall exceed a height of 10 feet. Where provided, retaining walls shall be screened with a variety of landscaping materials, in groupings, rather than utilizing hedges or uniform plant species and spacing. Retaining walls shall be offset from one another so the face of each retaining wall is no closer than five feet.
2. Where retaining walls are utilized, natural stone, interlocking masonry blocks, or concrete shall be the construction material. Wood retaining walls are prohibited.
3. Fences and walls shall not be located in any required sight triangles.
4. Fences or walls around trash receptacles or compactors may be a maximum of eight feet tall.

m. Trash.

1. Trash and recycling receptacles and compactors shall not be visible from any public street.
2. All trash and recycling receptacles and compactors shall be screened by a solid fence or solid decorative masonry wall on three sides and heavy-duty gate closures on the fourth side.
3. The trash and recycling enclosure shall be surrounded and screened on three sides by a mixture of deciduous and evergreen plant species.

n. Access. Access to Weaseldrift Road shall be limited to emergency vehicles.

o. Utilities. All utilities shall be underground.

p. Off-tract improvements.

1. Off-tract improvements are required whenever an application for development requires the construction of off-tract improvements that are clearly, directly and substantially related to or necessitated by the proposed development. The Planning Board, as the case may be, shall require as a condition of final site plan or subdivision approval that the applicant provide for such off-tract improvements. Off-tract improvements shall include water, sanitary sewer, drainage, traffic signals, and street improvements, including such easements as are necessary or as may otherwise be permitted by law.
2. Determination of cost. When off-tract improvements are required, the Borough Engineer shall calculate the cost of such improvements in accordance with the procedures for determining performance guaranty amounts in N.J.S.A. 50:55-D-53.4. Such costs may include, but not be limited to, any or all costs of planning, surveying, permit acquisition, design, specification, property and easement acquisition, bidding, construction, construction management, inspection, legal, traffic control and other common and necessary costs of the construction of improvements. The Borough Engineer shall also determine the percentage of off-tract improvements that are attributable to the applicant's development proposal and shall expeditiously report his findings to the board of jurisdiction and the applicant.
3. Improvements required solely for the application's development. Where the need for an off-tract improvement is necessitated by the proposed development and no other property owners receive a special (i.e., more than incidental) benefit therefrom, or where no planned capital improvement by a governmental entity is contemplated, or the improvement is required to meet the minimum standard of the approving authority, the applicant shall be solely responsible for the cost and installation of the required off-tract improvements. The applicant shall elect to either install the off-tract improvements or pay the municipality for the cost of the installation of the required off-tract improvements.
4. Improvements required for the applicant's development and benefiting others. Where the off-tract improvements would provide capacity in infrastructure in excess of the requirements in Subsection p(3) above, or address an existing deficiency, the applicant shall elect to either install the off-tract improvements, pay its pro rata share of the cost to the Borough, or pay more than its pro rata share of the cost to facilitate the construction of the improvement(s) and accept future reimbursement so as to reduce its payment to an amount equal to its pro rata share. If a developer elects to address the required off-tract improvement(s) by making a payment, such payment shall be made prior to the issuance of any building permit. If the applicant elects to install the off-tract improvements or to pay more than its pro rata share of the cost of the improvements, it shall be eligible for partial reimbursement of costs of providing such excess. The calculation of excess shall be based on an appropriate and recognized standard for the off-tract improvement being constructed, including but not limited to gallonage, cubic feet per second and number of vehicles. Nothing herein shall be construed to prevent a different standard from being agreed to by the applicant and the Borough Engineer. The process, procedures and calculation used in the determination of off-tract costs shall be memorialized in a developer's agreement to be reviewed and approved by the Borough Attorney, who may request advice and assistance from the Board Attorney. Future developers benefiting from the excess capacity provided or funded by the initial developer shall be assessed in their pro rata share of off-tract improvement cost based on the same calculation used in the initial calculation. Such future developers shall pay their assessment, plus a two-percent administration fee not to exceed \$2,000, to the Borough at the time of the signing of the final plat or final site plan as a condition precedent to such signing. The Borough shall forward the assessment payment to the initial developer, less any administration fee, within 90 days of such payment.
5. Performance guaranty. If the applicant elects to construct the improvements, the applicant shall be required to provide, as a condition of final approval, a performance guaranty for the off-tract improvements in accordance with N.J.S.A. 50:55D-53. All off-tract improvements are subject to the review and approval of the municipal engineer.
6. Certification of costs. Once the required off-tract improvements are installed and the performance bond released, the developer shall provide a certification to the Borough Engineer of the actual costs of the installation. The Borough Engineer shall review the certification of costs and shall either accept them, reject them, or conditionally accept them. In the review of costs, the Borough Engineer shall have the right to receive copies of invoices from the developer sufficient to substantiate the certification. Failure of the developer to provide such

invoices within six months of the Borough Engineer's request shall constitute forfeiture of the right of future reimbursement for improvements that benefit others.

7. Time limit for reimbursement. Notwithstanding any other provisions to the contrary, no reimbursement for the construction of off-tract improvements providing excess capacity shall be made after 10 years has elapsed from the date of the acceptance of the certification of costs by the Borough Engineer.

SECTION 8. Any article, section, paragraph, subsection, clause, or other provision of the Code of the Borough of Woodland Park, inconsistent with the provisions of this ordinance is hereby repealed to the extent of such inconsistency.

SECTION 9. If any section, paragraph, subsection, clause, or other provision of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this ordinance shall be deemed valid and effective.

SECTION 10. This ordinance shall take effect upon its passage and publication and filing with the Passaic County Planning Board, and as otherwise provided for by law.

ATTEST:

APPROVED:

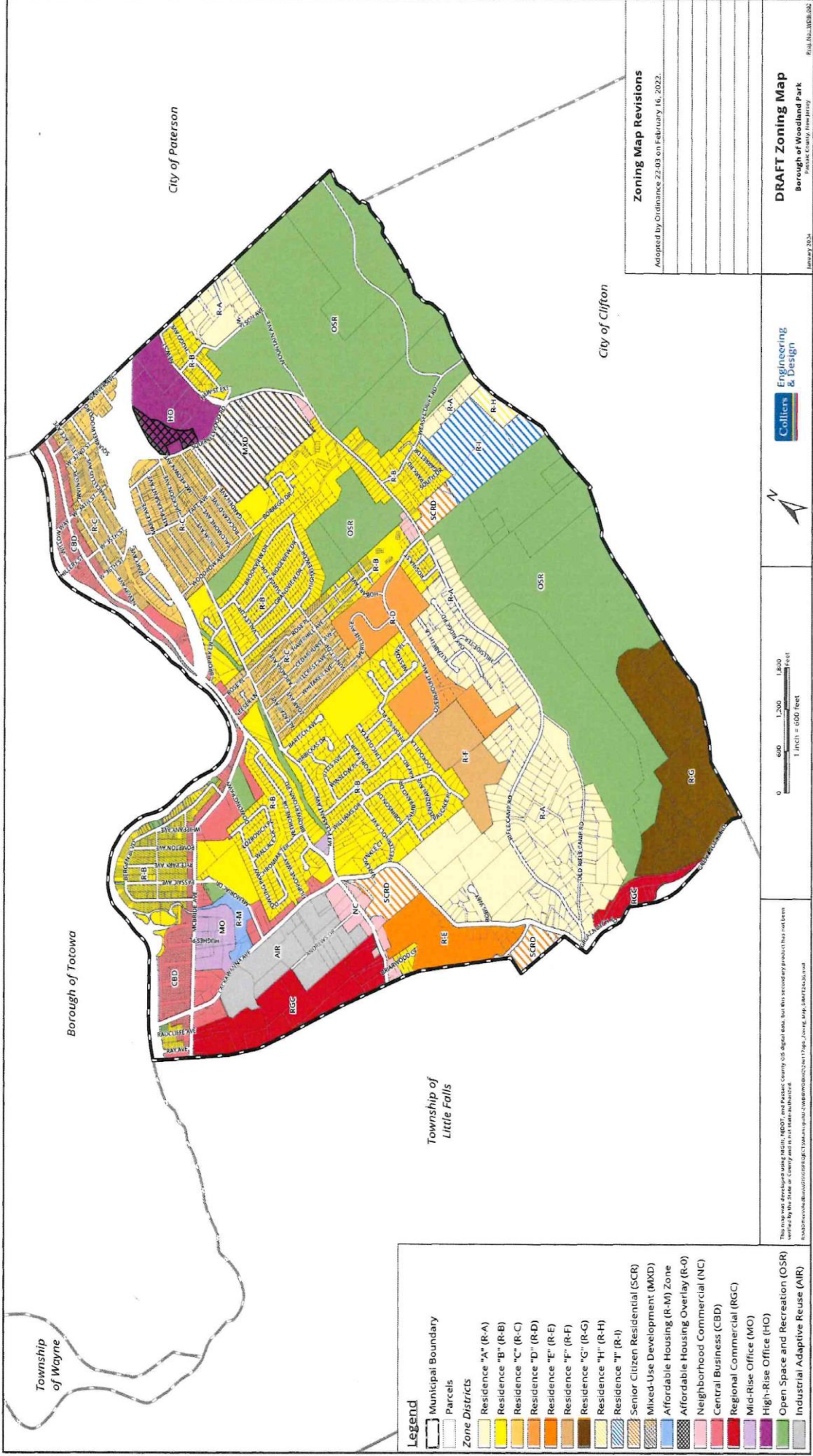
Sandra Olivola, Municipal Clerk

Tracy Kallert, Mayor

Introduction: February 7, 2024

Adoption: March 6, 2024

Appendix A



- Legend**
- Municipal Boundary
 - Parcels
 - Zone Districts**
 - Residence "A" (R-A)
 - Residence "B" (R-B)
 - Residence "C" (R-C)
 - Residence "D" (R-D)
 - Residence "E" (R-E)
 - Residence "F" (R-F)
 - Residence "G" (R-G)
 - Residence "H" (R-H)
 - Residence "I" (R-I)
 - Senior Citizen Residential (SCR)
 - Mixed-Use Development (MXD)
 - Affordable Housing (R-M) Zone
 - Affordable Housing Overlay (R-O)
 - Neighborhood Commercial (NC)
 - Central Business (CBD)
 - Regional Commercial (RGC)
 - Mid-Rise Office (MO)
 - High-Rise Office (HO)
 - Open Space and Recreation (OSR)
 - Industrial Adaptive Reuse (AIR)



Colliers Engineering & Design

DRAFT Zoning Map
Borough of Woodland Park
Prepared by: Colliers Engineering & Design
January 2024

Zoning Map Revisions
Adopted by Ordinance 22-03 on February 16, 2022.

This map was developed using GIS, Aerial, and Parcel Data. All data is the property of the Borough of Woodland Park and is not to be used for any other purpose without the written consent of the Borough of Woodland Park. Colliers Engineering & Design is not responsible for any errors or omissions on this map.

Appendix B

ZONING

x22 Attachment 2

Borough of Woodland Park

SCHEDULE OF PERMITTED USES

(Subsection 22-4.4)

[Amended 4-4-2018 by Ord. No. 18-06; 9-4-2019 by Ord. No. 19-11]

Zone	Permitted Uses	Conditional Uses*	Accessory Uses
R-A (1/2 acre)	<ul style="list-style-type: none"> • Single-family dwellings • Municipal buildings • Parks, playgrounds, recreational uses 	<ul style="list-style-type: none"> • House of worship • Home occupations • Rooming/boardinghouse • Satellite antenna 	<ul style="list-style-type: none"> • Incidental to single-family residential use • Solar panels
R-B (10,000 SF)	<ul style="list-style-type: none"> • Single-family dwellings • Parks, playgrounds, recreational uses • Municipal buildings 	<ul style="list-style-type: none"> • House of worship • Home occupations • Rooming/boardinghouse • Satellite Antenna 	<ul style="list-style-type: none"> • Incidental to single-family residential use • Solar panels
R-C (6,000 SF)	<ul style="list-style-type: none"> • Single-family dwellings • Parks, playgrounds, recreational uses • Municipal buildings 	<ul style="list-style-type: none"> • House of worship • Two-family dwellings • Home occupations • Rooming/boardinghouse • Satellite antenna 	<ul style="list-style-type: none"> • Incidental to single-family or two-family residential use • Solar panels
R-D (Garden Apt.) – 10 acres	<ul style="list-style-type: none"> • Garden apartments of 2 stories or less • Parks, playgrounds, recreational uses • Municipal buildings 	<ul style="list-style-type: none"> • House of worship • Home occupations • Rooming/boardinghouse • Satellite antenna 	<ul style="list-style-type: none"> • Solar panels
R-E (Townhouse) – 15 acres	<ul style="list-style-type: none"> • Townhouses • Single-family dwellings • Parks, playgrounds, recreational uses • Municipal buildings 	<ul style="list-style-type: none"> • House of worship • Solar panels • Home occupations • Rooming/boardinghouse • Satellite antenna 	
R-F (PRD - MF) (Inclusionary) – 15 acres	<ul style="list-style-type: none"> • Townhouses • Single-family dwellings • Parks, playgrounds, recreational uses • Municipal buildings 	<ul style="list-style-type: none"> • House of worship • Solar panels • Home occupations • Rooming/boardinghouse • Satellite antenna 	<ul style="list-style-type: none"> • Recreational uses serving the townhouse development
R-G (Adult 55+ MF) – 15 acres	<ul style="list-style-type: none"> • Attached and multifamily dwellings, such as townhouses, garden-style homes, and villas • Parks, playgrounds, recreational uses • Community center • Municipal buildings • Residential A or Residential B permitted uses 	<ul style="list-style-type: none"> • House of worship • Solar panels • Home occupations • Rooming/boardinghouse • Satellite antenna 	<ul style="list-style-type: none"> • Clubhouse or related structures used for exercise, athletic, and recreational facilities • Meeting rooms club rooms and other facilities for social activities • Homeowners' association offices • Swimming pool • Maintenance and equipment storage • Ancillary kitchen facilities

WOODLAND PARK CODE

Zone	Permitted Uses	Conditional Uses*	Accessory Uses
R-H (Inclusionary MF) – 5 acres	<ul style="list-style-type: none"> • Attached and multifamily dwellings, such as townhouses, garden-style homes, and villas 	<ul style="list-style-type: none"> • House of worship • Home occupations • Rooming/boardinghouse 	<ul style="list-style-type: none"> • Clubhouse or related structures used for exercise, athletic, and recreational facilities • Meeting rooms, club rooms and other facilities for social activities • Homeowners' association offices • Swimming pool • Maintenance and equipment storage • Ancillary kitchen facilities • Maintenance, storage and utility facilities, inclusive of garages and communication equipment • Solar panels
R-I (Inclusionary Multi-Family Residential)	<ul style="list-style-type: none"> • <u>Multiple-family dwellings</u> • <u>Townhouses</u> • <u>Stacked townhouses</u> • <u>Public or private open space and recreation areas</u> 		<ul style="list-style-type: none"> • <u>Clubhouses</u> • <u>Common or centralized mailboxes</u> • <u>Fences and walls, including retaining walls</u> • <u>Gatehouse/guardhouse</u> • <u>Lounge, mail room, and similar residential amenities incorporated into a larger building design</u> • <u>Off-street surface parking and parking garages incorporated into the principal building design</u> • <u>Public and private utilities</u> • <u>Public or private recreational facilities, including, but not limited to, community pools, tennis courts, and playgrounds</u> • <u>Trash enclosures and compactors</u>
Senior Citizen District (55+) – 5 acres	<ul style="list-style-type: none"> • Multifamily dwellings for seniors 55+ 	<ul style="list-style-type: none"> • House of worship • Solar panels • Satellite antenna 	<ul style="list-style-type: none"> • Customarily incidental to primary use

ZONING

Zone	Permitted Uses	Conditional Uses*	Accessory Uses
CBD	<ul style="list-style-type: none"> • Art galleries and studios • Workshops for craftsmen with a retail component only • Banks (no drive-throughs) • Business, professional, and medical offices • Financial institutions • Multifamily residential above the first story of any structure in which the first floor is devoted to retail and/or service commercial use • Retail and service commercial uses, including spas, gyms, dry cleaners, tailors, retail florists, ice cream shops, coffee shops, educational uses, and drugstores • Recreational uses (karate, dance studio, etc.) • Movie theaters, concert halls and exhibition galleries, and other similar entertainment uses (requiring a license by the Borough) • Package liquor stores • Indoor farmers' market • Hotels • Sit-down or fast-casual restaurants (eating and drinking establishments) • Municipal buildings • Parks and playgrounds 	<ul style="list-style-type: none"> • Essential services • Child-care centers • Bowling alley • Skating rink • Outdoor dining, provided a 10-foot sidewalk or a courtyard is provided • Alcohol and drug rehabilitation centers • Advertising billboard signs • Outdoor farmers' market requiring a permit by the Borough • Home occupations • Satellite antenna 	<ul style="list-style-type: none"> • Off-street parking and loading facilities • Signs • Accessory storage within a fully enclosed permanent structure for materials, goods and supplies intended for sale or consumption on the premises • Live entertainment to a restaurant use (requiring a license by the Borough) • Recreation facilities • Fences and walls • Other customary accessory uses and buildings which are clearly incidental to the principal uses and buildings permitted in this zone • Solar panels
NC Neighborhood Commercial (Local Commercial on Land Use Plan)	<ul style="list-style-type: none"> • General retail uses • Personal service uses • Restaurant – fast-casual • Restaurant – sit down, with bar • Restaurant – sit down, without bar • Restaurant, take-out • Convenience store • Professional business offices • Finance, real estate, and insurance services • Commercial schools • Child-care centers • Municipal buildings • Parks and playgrounds • Veterans and civic clubs 	<ul style="list-style-type: none"> • Satellite antenna • Convenience stores with gas stations 	<ul style="list-style-type: none"> • Solar panels

WOODLAND PARK CODE

Zone	Permitted Uses	Conditional Uses*	Accessory Uses
RGC Regional Commercial	<ul style="list-style-type: none"> • Hotels • Hotels with banquet facilities • Restaurant – fast-casual • Restaurant – sit down, with bar • Restaurant – sit down, without bar • Restaurant - take-out • Restaurant – fast-food, no drive-through • Restaurant – fast-food with drive through • Shopping centers • Furniture or major appliance store • Grocery stores • Building materials or home improvement store • Banks – with drive-through • Banks – no drive-through • Auto sales • Auto sales and repair • Car wash • Car wash with oil lube • Retail sales • Personal service uses • Tattoo parlors and body piercing establishments • Massage establishments 	<ul style="list-style-type: none"> • Satellite antenna • Adult entertainment • Convenience stores with gas stations 	<ul style="list-style-type: none"> • Solar panels
MO (Mid-Rise Office)	<ul style="list-style-type: none"> • Professional and medical offices • Hotels • Hotels with banquet facilities 	<ul style="list-style-type: none"> • Satellite antenna 	<ul style="list-style-type: none"> • Food sales accessory to the office use • Child-care centers accessory to the office use • Solar panels
HO (High Rise Office)	<ul style="list-style-type: none"> • Professional and medical offices • Hotels • Hotels with banquet facilities 	<ul style="list-style-type: none"> • Satellite antenna 	<ul style="list-style-type: none"> • Food sales accessory to the office use • Child-care centers accessory to office use • Solar panels

ZONING

Zone	Permitted Uses	Conditional Uses*	Accessory Uses
AIR - Adaptive Industrial Reuse Zone	<ul style="list-style-type: none"> • Light industrial and manufacturing uses within a fully enclosed building • Warehousing, except storage of highly combustible or explosive matter, or any other material deleterious to the health, safety, and welfare of the public • Art galleries and studios • Workshops for craftsmen with or without a wholesale component; if provided, showroom will not exceed 10% of the total square footage of the use • Business and professional offices • Recreational uses, including karate, gymnastics, specialized training centers for sports, dancing schools, and other similar uses, including indoor fields • Food co-ops and indoor farmers' markets • Spas and fitness facilities • Dog and cat grooming facilities • Auto detailing facilities • Commercial laundries • Self-storage • Skating rinks 	<ul style="list-style-type: none"> • Houses of worship • Satellite antenna • Veterans and civic clubs • Repair automotive uses 	<ul style="list-style-type: none"> • Off-street parking and loading facilities • Signs • Accessory storage within a fully enclosed permanent structure for materials, goods and supplies intended for sale or consumption on the premises • Cafes • Fences and walls • Other customary accessory uses and buildings which are clearly incidental to the principal uses and buildings permitted in this zone • Solar panels
OSR Open Space and Recreation Zone	<ul style="list-style-type: none"> • Parks • Open space • Recreational activities, including, but not limited to, ballfields, skating rinks, playgrounds, shuffleboard, etc. 		
MXD Mixed Use	See § 22-21 22		

Notes:

*See § 22-24 for regulations regarding conditional uses.

Appendix C

ZONING

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Borough of Woodland Park

SCHEDULE OF BULK ZONING REQUIREMENTS

(Subsection 22-4.5)

Zone	Lot Area	Lot Width	Lot Depth	Front Yard	Side Yard (one/both) Note 1	Rear Yard Note 1	Building Coverage	Lot Coverage	Building Height (ST/FT) Note 2	Density	F.A.R.	Buffer
R-A	½ acre	100'	200'	35'	15'/30'	30% of depth, not less than 25'	35%	50%	2 ½ / 35'	N/A	N/A	N/A
R-B	10,000 SF	100'	100'	25'	5'/15'	30% of depth, not less than 25'	35%	50%	2 ½ / 35'	N/A	N/A	N/A
R-C	6,000 SF	60'	100'	20'	5'/15'	30% of depth, not less than 25'	40%	55%	2 ½ / 35'	N/A	N/A	N/A
R-D (Garden Apt.)	10 acres	200' (frontage on public street)	N/A	50'	50'	50'	20%	N/A	2 ½ / 35'	16 du/ac; 18 du/ac with 10% of total area for recreation	N/A	N/A
R-E (Townhouse)	15 acres	200' (frontage on public street)	N/A	50' (public street) 25' (private street)	35' to residential (average) 25' to residential (minimum)	35' to residential (average) 25' to residential (minimum)	20%	50%	2 ½ / 35'	7 du/ac	N/A	25' adjacent to residential
R-F (PRD)	15 acres	N/A	N/A	40' (public street) 25' (private street)	35'	35'	20%	50%	2 ½ / 35'	6 du/ac	N/A	25'
R-G (55+)	15 acres	N/A	N/A	40' (3 stories) 60' (4 stories)	N/A	40' (3 stories) 50' (4 stories)	30%	60%	4/ 60'	11.5 du/ac	N/A	25'

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Zone	Lot Area	Lot Width	Lot Depth	Front Yard	Side Yard (one/both) Note 1	Rear Yard Note 1	Building Coverage	Lot Coverage	Building Height (ST/ FT) Note 2	Density	F.A.R.	Buffer
R-H (Multi-family Inclusionary)	5 acres	N/A	N/A	40' (3 stories; townhouses) 60' (4 stories; apartments)	N/A	40' (3 stories) 50' (4 stories)	30%	60%	4 ½ ST / 60' (multi-family); 3 ST/ 40' townhouses, garden-style homes	20 du/ac	N/A	10'
<u>R-1 (Inclusionary Multi-Family Residential)</u>	<u>See Section 22-22</u>											
Senior Citizen Multi-Family Housing	5 acres	200' frontage on public street		50'; 100' to existing residential	50'; 100' to existing residential	50'; 100' to existing residential	20%	40%	5 ST/ 75'	10 du/ac	N/A	15' along any residential property
CBD	N/A	N/A	N/A	0' minimum; 10' maximum	0' to non-residential use; 10' to residential use; 12' if access to parking in rear	0'; 10' buffer to residential use	50% minimum	75% minimum; 85% maximum; 100% if green building materials are used	3ST / 35'; 4 ST/ 45' if 4 th story setback 6' or greater	35 du/ac; 40 du/ac if affordable housing is provided	2.4; 2.65 if affordable housing is provided	N/A
NC Neighborhood Commercial	20,000 SF	N/A	N/A	15'	15'/30'	20' except for through lots	45%	80%	2 ST/35'	N/A	N/A	10' along any residential property or zone
RGC Regional Commercial	1 acre	N/A	N/A	60'	20'/40'	30' except for through lots	50%	90%	8 ST/96'	N/A	N/A	20' along any residential property
MO Mid-Rise Office	1 acre	N/A	N/A	60'	8'/20'; 15'/25' abutting residential zone	20' except for through lots	50%	75%	2 ½ ST/35'; 3 ST/40' with first floor parking	N/A	N/A	10' along all property lines

ZONING

Zone	Lot Area	Lot Width	Lot Depth	Front Yard	Side Yard (one/both) Note 1	Rear Yard Note 1	Building Coverage	Lot Coverage	Building Height (ST/ FT) Note 2	Density	F.A.R.	Buffer
HO High-Rise Office	6 acres	N/A	N/A	100'	100'/200' from residential zone	100'/200' from residential zone	40%	65%	12 ST/144'	N/A	N/A	100' along all property lines abutting other zones
AIR	.5 acres	N/A	N/A	20'	20'	30'	70%	85%	2 ST/ 35'	N/A	2.0	15' to R.O.W.
OSR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MXD*	See Section 22-2122											

Note 1: Nothing herein contained shall prevent the projection of an open fire escape or stairway into a rear or side yard for a distance not to exceed eight (8) feet.

Note 2: Nothing herein contained shall be interpreted to limit or restrict the height of a church spire, belfry, clock tower, elevator bulkhead, stage tower, scenery lift or similar structure.

Appendix D

ZONING

22 Attachment 4

Borough of Woodland Park

**SCHEDULE OF PARKING REQUIREMENTS
(Subsection 22-4.6)**

LAND USE	PARKING REQUIREMENT
RESIDENTIAL *Minimum parking requirements must be met on site. Spaces must be provided for tenants and cannot be restricted for the use of the owner. (Ord. No. 2017-21)	
Single-Family	RSIS 2 bedroom – 1.5 spaces/unit 3 bedroom – 2.0 spaces/unit 4 bedroom – 2.5 spaces/unit* 5 bedroom – 3.0 spaces/unit * required if no # of bedrooms is specified
Two-Family	RSIS Same as single-family requirements
Multifamily Garden Apartment and Multiple-Family Dwellings	RSIS 1 bedroom – 1.8 spaces/unit 2 bedroom – 2.0 spaces/unit* 3 bedroom – 2.1 spaces/unit * required if no # of bedrooms is specified
Townhouse and Stacked Townhouse	RSIS 1 bedroom – 1.8 spaces/unit 2 bedroom – 2.3 spaces/unit* 3 bedroom – 2.4 spaces/unit * required if no # of bedrooms is specified
Mid-Rise Multi-Family	RSIS Same as Multifamily Garden Apartment Requirements
Assisted Living	RSIS .5 spaces/unit
Age-Restricted Housing	1.2 spaces/unit
CCRC/Assisted Living/Nursing Home	.5 space per bed (Nursing Home) .5 spaces per dwelling unit (Assisted Living) 1.3 spaces per dwelling unit (CCRC)
Active-Adult Multi-Family Community	RSIS
Hotels	Hotel – 1.2 spaces per room
BAR OR RESTAURANT	
Restaurant – Sit Down –without bar	1 space per 3 seats
Restaurant – Sit Down –with bar	1 space per 3 seats

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LAND USE	PARKING REQUIREMENT
Restaurant – Fast-Casual	1 space per 100 SF
Restaurant – Fast-food	1 space per 50 SF
Restaurant – Fast-food	1 space per 50 SF
Restaurant – Fast-food with drive-thru	1 space per 100 SF
Restaurant – take-out (no tables or chairs)	1 space per 90 SF
Banquet Hall/ Accessory Restaurant/ Catering Facility	1 space per 2.5 seats
RETAIL SERVICES	
Drug Stores – no drive thru	3 spaces per 1,000 SF GFA
Drug Stores – drive-thru	2 spaces per 1,000 SF GFA
Barber Shops	1 per 150 SF GFA
Shopping centers	1 space per 250 SF GFA
Retail Stores and Shops (include all retail uses except those specified in this table)	1 space per 250 SF GFA
Convenience Store	1 space per 333 SF GFA
Convenience store with gas	1 space per 125 SF GFA
Furniture or major appliance stores	1 space per 400 SF GFA
Service Establishments	1 space per 200 SF NET Floor Area
Grocery stores	1 space per 150 SF GFA
Building Materials or Home Improvement Store	1 space per 250 Sf of retail sales area
Banks – with drive-thru	1 space per 250 SF GFA
Banks – no drive-thru	1 space per 200 SF GFA
OFFICE	
Medical Office	1 space per 150 SF GFA
Office	1 space per 250 SF GFA
Mixed Medical and Professional Office* <small>*If office space undefined, this standard should be used</small>	1 space per 200 SF GFA
Finance, insurance, and real estate services	1 space per 250 SF GFA
RECREATION	
Theatres	Theatre/ less than 10 screens - .4 spaces per seat Theatre/ 10 screens or more - .2 spaces per seat
Community Center	1 space per 200 SF GFA
Municipal buildings, parks, and playgrounds	1 space per 300 SF GFA
Racquet Club	4 spaces per court

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LAND USE	PARKING REQUIREMENT
Sports Club/Health Spa/ Gym	1 per 200 SF GFA
Adult Entertainment	1 space per 2 persons based on occupancy determined by fire official
Skating rink	1 space per 180 SF GFA
Sports complex	40 spaces per field
Place of public assembly	1 per 5 seats or 1 per 50 SF, whichever is greater
Gymnastics, Dance, Martial Arts Studio	1 space per 200 SF GFA
Bowling Alley	5 spaces per lane
Billiard Establishment	2 spaces per billiard table
Mini-golf	1 space per hole
Driving range	1 space per each tee
AUTOMOBILES	
Motor Vehicle Service Stations	3 per bay, or 1 per gas pump and 1 per bay, whichever is greater
Auto repair	1 space per 200 SF GFA
Convenience Store with Gas	1 space per 125 SF GFA
Car Wash	1 space per 375 SF
Car Wash with detailing	1 space per 375 SF plus 1 space per detailing bay
Car Wash with Oil Lube	1 space per 375 SF plus 1 space per bay
Auto sales	1 space per 1,000 SF of sales area
Auto sales and repair	1 space per 1,000 SF of sales area plus 1 space per 200 SF GFA of repair area
INDUSTRIAL, COMMERCIAL MANUFACTURING	
Structures devoted to research or engineering study provided fabrication of materials incidental to the operation	1 per 300 SF GFA
Industrial and Manufacturing processes	1 space per 400 SF GFA
Warehousing	1 space per 1,000 SF GFA of storage area and 1 space per 650 SF of related office space
Public utility sub-stations or pumping stations	2 spaces
Workshops for craftsmen	1 per 500 SF GFA
Workshops for craftsmen with retail component	1 per 500 SF GFA of workspace plus 1 per 250 SF GFA for retail floor area
Self-storage	5 spaces near office Loading spaces integral into facility design

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RELIGIOUS AND EDUCATIONAL	
House of worship	1 space per 4 seats in sanctuary/ prayer room, plus the parking standard for other uses contained within (offices, classrooms, etc.)
Educational Uses	1 space per 300 SF of administrative or general office space + .5 space per enrolled day student
Commercial schools - Adult	1 space per teacher plus 1 space per adult
Child Care Center	1 space per staff member plus 1 drop off space per staff member (CBD)
Art gallery	3 spaces per 1,000 SF of GFA of exhibit area or gallery space
HEALTH CARE FACILITIES	
Adult Day Care Facilities	1 space per 6 participants, plus 1 space for each employee on the maximum shift
Hospital	2.5 spaces per 1,000 SF GFA
Clinic (same day; surgery, dialysis, etc.)	5 spaces per 1,000 SF GFA
Alcohol and drug rehab facility	1 space per staff member plus .5 space per bed
Funeral Home	one parking space for each 30 SF of NFA, plus one parking space for each employee of the funeral home