

3/6/08

**DRAFT ORDINANCE  
H HOSPITAL DISTRICT  
VILLAGE OF RIDGEWOOD, NEW JERSEY**

**Section 1 Amend Article II § 190-3 Definitions *by replacing the definitions of 'principal' and 'accessory' buildings with the following:***

PRINCIPAL BUILDING OR STRUCTURE– A building in which is conducted the principal use of the lot on which it is located. For a hospital and its associated buildings and structures, as provided herein, the building wherein health services and medical diagnostic and treatment care are provided shall be identified as the principal building. All other structures, including parking garages, shall be deemed accessory structures.

ACCESSORY BUILDING OR STRUCTURE – A building or structure on the same lot with and subordinate to a principal building, occupied or devoted exclusively to an accessory use. Where an accessory building is integrated into the principal building, as with an attached garage having access between the garage and the principal building, such accessory building shall be considered part of the principal building. Notwithstanding the above, a structure shall be construed as being accessory to a principal use or structure although it is located on a different lot than said principal use or structure, when such location is specifically permitted by this chapter. And further provided, irrespective of anything to the contrary noted above, for development in the Hospital District pedestrian linkages shall be permitted between principal buildings and garage structures and such linkages shall not be construed to make the garage structure a part of the principal building.

**Section 2 Amend Article X § 190-117 Hospital District by replacing the existing Section 190-117 with the following:**

**§ 190-117 H Hospital District**

**A. Legislative intent.**

It is hereby declared as a matter of public policy that the orderly and appropriate development of the Village of Ridgewood hospital zone is in the best interest of the Village of Ridgewood and its residents. To that end, a separate zoning district is established for the following purposes:

1. To provide for the appropriate and orderly development of specified property to service the hospital health care needs of the community while assuring a harmonious relationship between such facilities and the residential neighborhood in which it is located.

2. To encourage and facilitate long-range planning for hospital health care facilities due to the unique impact the expansion of such facilities has on the community.
3. To recognize that hospitals are large-scale facilities that are dynamic and prone to change as the technology that supports them change over time.
4. To recognize that the hospital located in the Village of Ridgewood has a significant impact on the health, safety, welfare and economic development of the community by virtue of its function and need for growth and expansion.
5. To recognize the need to provide for change in hospital development within the institution itself, and to allow the community to anticipate and plan for the impact of such change.
6. To acknowledge that the existing hospital in the Village of Ridgewood has historically been permitted within a residential neighborhood, and, when properly planned and developed, can be compatible with its surroundings and provide the benefit of proximity to those living nearby who may have the need for quality hospital care.

**B. District established.**

In the H Hospital Zone District, the regulations set forth herein shall apply.

**C. Use regulations.**

A building may be erected, altered or used, and a lot may be occupied or used, in whole or in part, for any of the following uses and no other, provided that such uses shall comply with the district regulations established in this article and all other applicable provisions of this chapter.

1. Principal Permitted Uses:
  - a. Hospital.
2. Accessory Uses:
  - a. Parking facilities.
  - b. Signs, as regulated in Section 190-122
  - c. Child care centers.
  - d. Accessory uses customarily incidental to the above noted principal permitted use.

**D. Conditional Uses and Structures.**

The following conditional uses and structures shall be permitted in the H District only if they comply with the appropriate regulations for such use or structure as set forth in Section 190-123:

1. Cellular telecommunications antennas mounted on the roof top of an existing structure, at least forty feet high.

**E. Prohibited Uses:**

Any uses other than those permitted by this section are hereby prohibited, including heliports.

**F. Area and Bulk Regulations.**

1. Area Requirements: A minimum lot area of 14 acres shall be required for a hospital, as defined and permitted herein, in the H District.

2. Minimum Front Yard Requirement at North Van Dien Avenue:

A minimum average front yard setback dimension of 60 feet shall be required for all above grade buildings and structures; provided, however, that in no event shall any portion of a building extend closer to a front lot line than 40 feet and further provided that no more than 35 percent of the linear dimension of the front yard shall be permitted to be occupied by buildings and structures that extend within the 40 to 60 foot setback area of the front yard.

3. Minimum Front Yard Requirement at Linwood Avenue:

A minimum average front yard setback dimension of 38 feet shall be required for all above grade buildings and structures limited to 20 feet in height. All other buildings and structures shall have a minimum average front yard setback of 60 feet.

4. Minimum Side Yard Requirements:

A minimum average side yard setback dimension of 100 feet shall be required for above grade buildings and structures; provided, however, that in no event shall any portion of a building extend closer to a side yard than 80 feet and further provided that no more than 35 percent of the linear dimension of the side yard shall be permitted to be occupied by buildings and structures that extend within the 80 to 100 foot setback area of the side yard.

5. Minimum Rear Yard Requirements:

A minimum average rear yard setback dimension of 80 feet shall be required for above grade buildings and structures; provided, however, that in no event shall any portion of a building extend closer to a rear yard than 40 feet and further provided that no more than 35 percent of the linear dimension of the rear yard shall be permitted to be occupied by buildings and structures that extend within the 40 to 80 foot setback area of the rear yard.

6. One story emergency egress stairs from below grade buildings or structures shall be exempt from all minimum setback requirements.
7. Maximum Above-Grade Building Coverage: The following maximum permitted above-grade building coverage provisions shall apply, provided that in no event shall the total coverage of above-grade buildings exceed 55 percent:
  - a. No more than 34 percent of a property may be covered by principal above-grade buildings.
  - b. No more than 21 percent of a property may be covered by accessory above-grade buildings.
8. Maximum Impervious Coverage: No more than 90 percent of the site may be covered by building and impervious material, thereby ensuring that a minimum of 10 percent of the site shall be developed as landscape amenity.
9. Maximum Building Height:
  - a. The maximum building height of principal buildings shall be 4 stories and 56 feet.
  - b. Roof-mounted service equipment structures and elevator shafts and stair towers shall not exceed a height of 24 feet above the roof on which it is located, and as further regulated by the following:
    - 1) Roof-mounted service equipment shall be setback at least one foot in setback for every two feet in height of the service equipment structure(s), measured from the perimeter of the roof on which the structure is located and in no case less than 60 feet from any property line. This shall apply to all facades of the building on which the roof-mounted service equipment is located, other than the façade that faces a property line which is more than 200 feet away, provided that:
      - a) The rooftop screening material shall be an integral part of the design of the building and shall be designed to complement and be compatible with the building façade;
      - b) The rooftop screening material shall be permitted to extend to the edge of the roof.
    - 2) Roof-mounted service equipment shall not occupy more than 80 percent of the roof area of any building on which such service equipment is located.

- 3) The maximum permitted height of roof stacks for boilers and emergency generators shall be governed by the limitations imposed by the State of New Jersey Department of Environmental Protection for such use.
  - c. No accessory parking structures shall exceed a building height of 40 feet, irrespective of any other regulation set forth in Chapter 190 to the contrary.
  - d. Elevator shafts and stairs for accessory parking structures shall not exceed 24 feet above the roof or deck.
10. Multiple Buildings on a Lot: Multiple buildings on a lot shall be permitted.

**G. Parking Requirements.**

1. A minimum of 4.0 parking spaces per licensed bed shall be required for a hospital.
2. The parking plan shall depict the distribution of parking spaces by identifying those spaces to be set aside for visitors, employees and spaces reserved for doctors. Parking plans, for each phase of the development, shall be required.
3. The parking that is required for a hospital may be addressed through the use of at-grade parking spaces, below-grade parking spaces, garage parking spaces that shall not exceed a height of two parking levels above grade, or off-site spaces, wherever located, notwithstanding any provision in Chapter 190 to the contrary.
4. Parking garages shall be permitted to be placed within a required front yard in the H Hospital Zone, irrespective of any other regulation set forth in Chapter 190 to the contrary.

**H. Buffer/Screening Regulations.**

1. Parking areas which directly abut upon property zoned and used for residential purposes shall have a continuous wall not less than five feet in height and not more than ten feet in height along the common property line to separate and screen such properties. Other areas for parking of vehicles shall have a suitable hedge or other natural planting within the required setback area, as provided herein.
2. A minimum of twenty percent of the required side yard setback, and in no case less than 12 feet of side yard depth, shall be landscaped with a combination of evergreen trees, plants and shrubs, along with a variety of other plant material as determined appropriate, to provide an aesthetically pleasing landscape amenity

separating on-site activity from adjoining uses. This shall be in addition to any requirements for walls as set forth below that are designed to physically separate on-site activity from adjoining residential uses.

3. A building wall of minimally five feet in height, but in no event greater than ten feet in height shall be provided to separate on-site activity from adjoining residential uses.
4. If surface parking in the front yard and loading areas are visible from the street frontage, then landscaping consisting of a 12 foot width, or a decorative wall, shall be provided to maintain the street edge and screen views of the parked cars.
5. Parking and loading areas, excluding driveway access areas, shall be screened from any adjacent pedestrian way by planting street trees and providing a six-foot-wide landscaped area with a continuous row of two-foot-high shrubs, or a fence or decorative wall.

**I. Exterior lighting.**

1. Exterior lighting shall be designed to limit both light encroachment onto adjacent residential properties and light pollution into the sky. The illumination level shall be no more than an average of 0.3 foot candle measured either vertically or horizontally at grade.
2. Light fixtures shall be no more than 20 feet in height.
3. Lighting shall be designed to shield the source of illumination and to prevent glare on adjacent residential properties through the use of either "cutoff" or "full cutoff" type luminaries and low brightness light sources.
4. Security lighting in the rear of the site adjacent to abutting residential properties shall be utilized between the hours of dusk and dawn.

**J. Signage.**

1. Monument Signs.
  - a. A monument sign shall be permitted at each vehicular access driveway, at the intersection of Van Dien and Linwood Avenues, and at garage entrances.
  - b. One sign shall be identified as the site's principal identification sign, and may be a maximum 30 square feet in area. Such sign shall be a maximum 5 foot x 6 foot in dimension, and may sit atop a 36 inch pedestal base. All other signs shall not exceed 20 square feet in area.

2. Wall-Mounted Signs.

- a. Each building shall be entitled to a wall-mounted sign.
- b. Individual wall-mounted signs shall not exceed 30 square feet of signage.
- c. The maximum letter size of any wall-mounted sign shall be 1.5 feet.
- d. Wall-mounted signs that are placed parallel to the building wall or any other wall whose height is no more than eight feet, shall be permitted to project forward no more than six inches from the building.

3. Canopies and Signage.

- a. Cornices, awnings, canopies, flag poles, signage, and other ornamental features should be encouraged as a means to enhance the visual environment. Such features may be permitted to overhang the pedestrian right-of-way, with a minimum vertical clearance of 8.5 feet, and a minimum setback of three feet from the curb line.
- b. Lettering on a canopy or awning shall be limited to the valance area and shall not exceed 75 percent of the linear width of the valance. The valance shall be no more than one foot in height, and the lettering on the valance shall be limited to six inches in height.