

The Valley *Renewal*



**Presentation to the
Village of Ridgewood Planning Board**

May 1, 2007

Proposed Zoning Amendments

- Add Definition of 'Hospital':
 - An institution providing primary health services and medical or surgical care to persons, primarily inpatients, suffering from illness, disease, injury, and other physical or mental conditions requiring care, and including as an integral part of the institution related facilities such as but not limited to laboratories, outpatient facilities, medical offices, and training facilities.

Proposed Zoning Amendments

□ Legislative Intent:

- Provide for the hospital's appropriate and orderly development:
 - Servicing health care needs; and
 - Regulating development to ensure harmony between uses.

- Recognize that hospitals are large, dynamic facilities that are prone to change as the technology that supports them change over time.

Proposed Zoning Amendments

- Recognize that Valley Hospital has a significant impact on the health, safety, welfare and economic development of the community.
- Recognize the need to provide for change in hospital development, and to allow the community to plan for such change.

Proposed Zoning Amendments

- District and Use Regulations:
 - Hospital Zone District & use regulations unchanged.
 - Hospital remains principal permitted use.
 - Accessory and conditional uses remain same.

Proposed Zoning Amendments

□ Area and Bulk Regulations:

■ Minimum lot area:

- Basis for change: To impose conventional regulatory control.

Minimum Lot Area	
Existing	Proposed
No Regulation	14 ac

■ Minimum front yard:

- Basis for change: To address potential road widening easement.

Minimum Front Yard	
Existing	Proposed
40 ft	40 ft, but where easement for road widening, setback may be reduced to max. 12 ft

Proposed Zoning Amendments

- Minimum side yard:

- Basis for change:
 Avg for NJ hospital zones = 31 ft
 Avg for NJ hospital zones in residential neighborhoods = 33 ft

Minimum Side Yard	
Existing	Proposed
3 ft / 1 ft bldg ht	40 ft

- Minimum side yard landscaping:

- Basis for change: To ensure suitable perimeter landscape amenity.

Minimum Side Yard Landscaping	
Existing	Proposed
No Regulation	20%

- Minimum rear yard:

- Basis for change:
 Avg for NJ hospital zones = 37 ft
 Avg for NJ hospital zones in residential neighborhoods = 37 ft

Minimum Rear Yard	
Existing	Proposed
3 ft / 1 ft bldg ht	40 ft

Proposed Zoning Amendments

- Required rear yard screening wall:

- Basis for change: To adjust regulations per existing height.

Required Rear Yard Screening Wall	
Existing	Proposed
6 – 8 ft	6 – 9 ft

- Multiple buildings on a lot:

- Basis for change: To reflect character of existing design.

Multiple Buildings on a Lot	
Existing	Proposed
Not Specified	Permitted

Proposed Zoning Amendments

- Maximum height:

- Basis for change:
 Avg for NJ hospital zones = 76 ft
 Avg for NJ hospital zones in residential neighborhoods = 59 ft

Maximum Height		
	Existing	Proposed
Principal Building	48 ft (4 stories)	56 ft (4 stories)
Accessory Structures	20 ft	30 ft

- Maximum building coverage:

- Basis for change:
 Avg for NJ hospital zones = 41%
 Avg for NJ hospital zones in residential neighborhoods = 32%

Maximum Building Coverage	
Existing	Proposed
16%	34% (principal) 21% (accessory)

- Maximum impervious coverage:

- No change proposed.

Maximum Impervious Coverage	
Existing	Proposed
90%	90%

Proposed Zoning Amendments

- Maximum floor area ratio:

- Basis for change:

44 of 73 hospital zones 60% of NJ hospital zones do not regulate;

61 of 73 hospital zones (84%) less restrictive than Village (including the 44 that have no FAR regulation).

Average is over 250%.

Maximum Floor Area Ratio	
Existing	Proposed
65%	No Regulation

Proposed Zoning Amendments

□ Roof-Mounted Service Equipment Structures:

■ Maximum height:

- Basis for change: To address design characteristics of hospital needs.

Maximum Height	
Existing	Proposed
17 ft	24 ft

■ Maximum coverage:

- Basis for change: To address design characteristics of hospital needs.

Maximum Coverage		
	Existing	Proposed
Roof Area of Building	65%	80%
Total land Area	25%	25%

Proposed Zoning Amendments

- Roof-mounted Service Equipment:
 - No change to setback regulation
 - No change in amount to coverage regulation in relationship to land area.

Modified Regulations

This shall apply to all faces of the building, other than those faces that are greater than 150 feet from an adjoining property line, provided that:

The screening material be an integral part of the design of the building.

Proposed Zoning Amendments

□ Parking Requirements:

■ Minimum parking spaces:

Minimum Parking Spaces	
Existing	Proposed
1 / 250 sq ft	3.9 / licensed bed

■ Additional parking requirements:

- Parking permitted at-grade, below-grade, in garages with maximum 2 above-grade levels, or off-site.

Proposed Zoning Amendments

Design Standards:

The proposed ordinance also addresses design standards for landscaping, screening, lighting, signage and awnings designs.