



**PUBLIC HEARING ON**  
**LAND USE ORDINANCE CHANGES**

**August 12, 2014**  
**Little Ferry Borough Council**

Clarke Caton Hintz



Elizabeth McManus, PP, AICP, LEED AP

# Process

- October 2013: Reexamination Report adopted by the Planning Board
- July 6, 2014: Ordinances introduced
- July 16, 2014: Planning Board review
- Three ordinances not advancing:
  - RB district changes (No. 1413-21-14 & 1403-11-14)
  - BH district changes (No. 1414-22-14)

# Nonconformities – What are the Impacts?

## Existing uses made nonconforming

- May legally remain in place
- Must receive variance relief to expand or otherwise change the site or building

## Existing site conditions made nonconforming (setbacks, parking location, etc.)

- May legally remain in place
- Must conform or receive variance relief at the next application before Planning or Zoning Board

# Ordinance No. 1410-18-14

## IL Light Industrial District

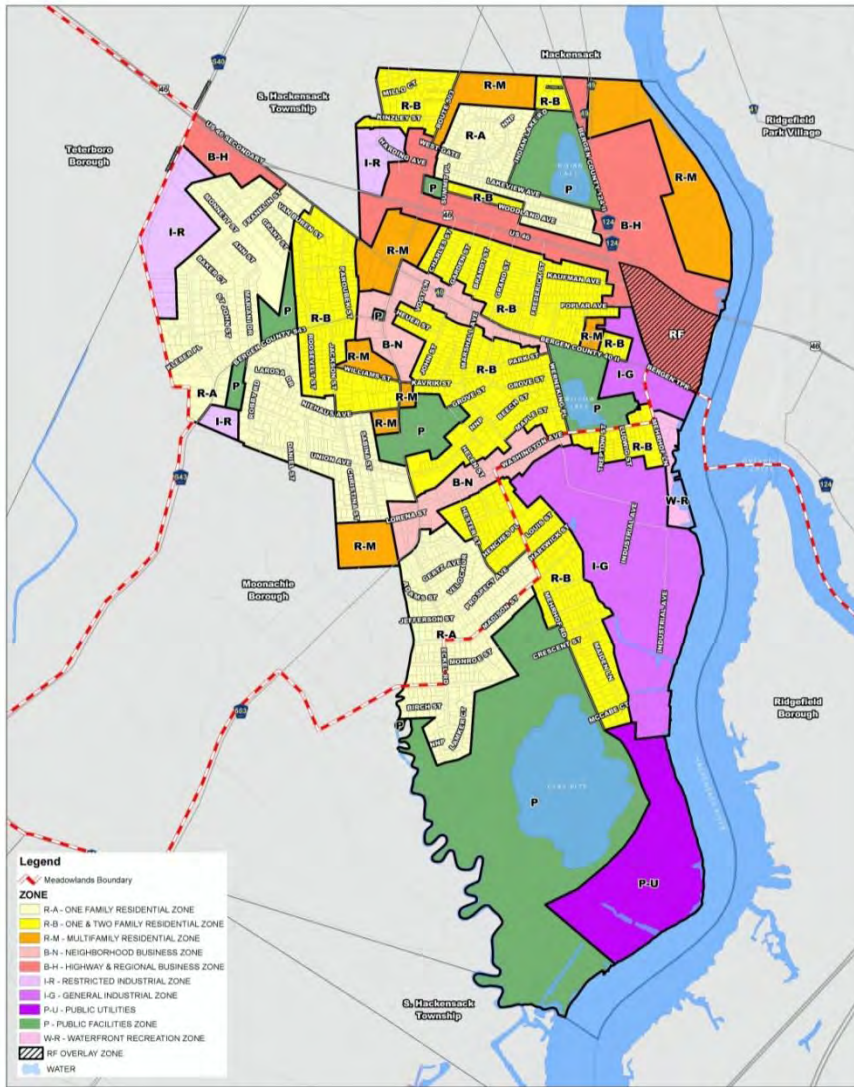
- Changes the name of the IR Restricted Industrial District to the IL Light Industrial District
- Modernizes permitted uses to better reflect location and market conditions
- Creates new conditional uses, including outdoor storage
- Revises bulk standards to reflect existing conditions
- Provides parking and loading standards
  - Must be screened from a roads, residential uses and public uses

# Ordinance No. 1409-17-14

## IG General Industrial District

- Eliminates the IG District
- These lands are rezoned to the new IL District





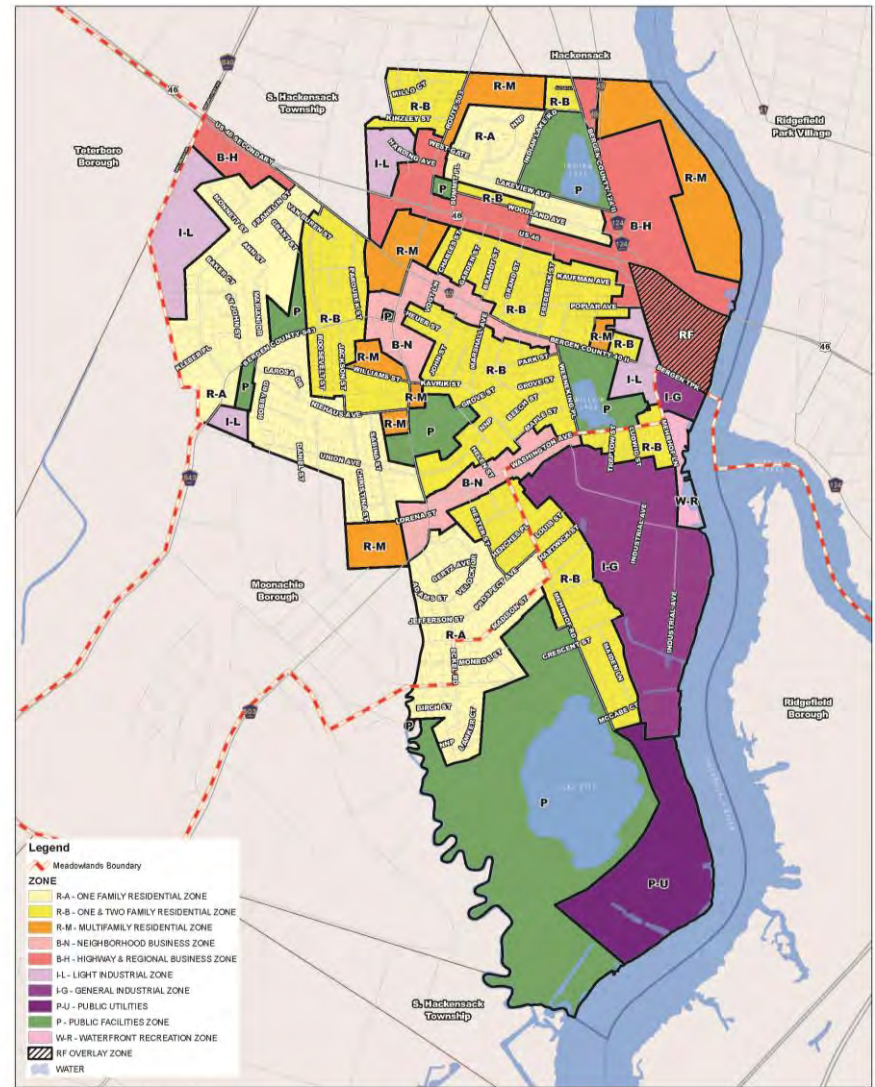
Parcel Source: NJDN Tax Parcels for Atlantic County 2012  
 Aerial Source: 2012 High Resolution Orthophotography, NAD83 NJ State Plane Feet, M/SID Tiles  
 Published by NJ Office of Information Technology (NJ/OIT), Office of Geographic Information Systems (OGIS) 3/2013



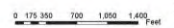
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## Existing Zoning

Little Ferry Borough, Bergen County, NJ March 2014



Parcel Source: NJDN Tax Parcels for Bergen County 2012



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## Proposed Zoning

Little Ferry Borough, Bergen County, NJ August 2014

# **Ordinance No. 1415-23-14**

## **BN Neighborhood Business District**

- Prohibits outdoor storage
- Permits outdoor sales
- Provides parking and loading standards
  - Must be screened from a roads, residential uses and public uses

# Ordinance No. 1406-14-14

## RD Research & Development District

- Eliminates the RD District from the zoning ordinance
- No lands were ever designated as this district on the zoning map



# Ordinance No. 1408-16-14

## P Public Facilities District

- Adds outdoor storage as a permitted accessory use

# Ordinance No. 1405-13-14

## Establishment of Zones

- Deletes the IG and RD districts from the list of zone districts

# Ordinance No. 1411-19-14

## Wireless Telecommunications

- Updates references to the IR and IG districts to refer to the IL Light Industrial District

# Ordinance No. 1402-10-14

## Supplemental Standards

- Prohibits parking between building and street
- Encourages shared access and parking
- Outdoor storage standards
- Outdoor sales standards
- Standards for refuse enclosures
- Outdoor lighting standards

# Ordinance No. 1404-12-14

## Solar Energy Facilities

- Provides standards for where permitted
  - Roof mounted
  - Parking canopy facilities



# Ordinance No. 1402-20-14

## Terminology & Definitions

- All changes support the other ordinances – defines uses and terminology
- Adds 38 definitions
- Deletes 2 definitions
- Alters 1 definition

# Ordinance No. 1407-15-14

## Miscellaneous Zoning

- Requires vehicle maintenance and storage activities to take place on the lot of the principal use
- Prohibits vehicle maintenance and storage activities on residential streets
- Limits vehicle access points to one for each building along each road frontage.

# Questions?

