

**BOROUGH OF ALLENDALE**

**PUBLIC NOTICE**

The ordinance published herewith was introduced and passed upon first reading at a regular meeting of the Mayor and Council of the Borough of Allendale, in the County of Bergen, New Jersey, held on Thursday, August 25, 2016 and will be further considered for final passage after public hearing at a regular meeting of the Mayor and Council to be held in the Council Chambers, Allendale Municipal Building, 500 West Crescent Avenue, Allendale, New Jersey on Thursday, October 13, 2016 at 8:00 P.M. prevailing time, or as soon thereafter as the matter can be heard.

**ORDINANCE NO. 16-22**

**AN ORDINANCE TO AMEND, SUPPLEMENT AND REVISE  
THE CODE OF THE BOROUGH OF ALLENDALE,  
ZONING, CHAPTER 270**

**BE IT ORDAINED** by the Mayor and Council of the Borough of Allendale, County of Bergen, State of New Jersey that Chapter 270 be and hereby is amended, supplemented and revised to read and provide as follows:

Chapter 270. Zoning

Article XXXIII: Houses of Worship; Conditional Use in All Zone Districts.

§ 270-182. Principal and ancillary uses.

As used in this Chapter, "house of worship" shall mean:

A building or structure, or group of buildings or structures, which by design and construction are intended for the conducting of organized religious services, and accessory uses customarily associated therewith including, but not limited to, the following: educational services, facilities for weddings, funerals, religious ceremonies, parish houses, rectories, convents, and other similar functions directly related with the principal function of the house of worship; places of assembly for self-help and support groups, indoor or outdoor activities particularly related to said use and

other similar accessory functions relating to ministry, provided such uses are not residential in nature.

A house of worship may consist of the following primary use, together with a combination of one or more of the following ancillary uses:

A. Principal use. House of Worship, at times referred to herein as the "Principal Structure".

B. Ancillary uses.

(1) An apartment, group of rooms, or other residence for the facility's religious leader within the same building or structure located on the same lot as the house of worship hereinafter referred to as "cleric's attached residence."

An apartment, group of rooms, or other residence for the facility's religious leader in a separate or distinct structure from the same building or structure as the place of assembly for religious services or worship, but on the same lot or lots as is situated said place of assembly, hereinafter referred to as "cleric's detached ancillary residence."

(2) Facilities for religious education and instruction, including but not limited to Saturday or Sunday school, after-school learning and adult study groups, within the same building or structure as the place of assembly for religious services or worship, hereinafter referred to as "attached educational facilities."

(3) Facilities for religious education and instruction, including but not limited to Saturday or Sunday school, after-school learning and adult study groups, in one or more separate and distinct building(s), whether connected or not, on the same property or tract of land as the house of worship, hereinafter referred to as "detached ancillary building educational facilities."

(4) Facilities for social functions such as, but not limited to, weddings, funerals, religious ceremonies and other similar events, hereinafter referred to as "detached ancillary building social facilities" in one or more separate building(s), whether connected or not, on the same property, or tract of land, as the house of worship.

(5) Facilities for a convent or other housing for members of a religious order, separate and apart from a residence for the facility's religious leader, as referred to in Subsection B(1) hereof.

§ 270-183. Conditional use approval.

Upon proper application and hearing, as herein provided, a house of worship shall be permitted as a conditional use in all zoning districts of the Borough, provided that the Planning Board finds and determines that the following conditions have been met:

A. For a house of worship consisting solely of the primary use set forth in §270-182, a place of assembly for religious services or worship, the following minimum area, yard and dimensional standards must be met:

- (1) Minimum lot size: three acres.
- (2) Minimum lot width: 250 feet.
- (3) Minimum lot depth: 400 feet.
- (4) Minimum front yard setback: 75 feet.
- (5) Minimum side yard setback: 50 feet.
- (6) Minimum rear yard setback: 100 feet.
- (7) Minimum buffer width: 50 feet.
- (8) Maximum building coverage: 25%.
- (9) Maximum impervious lot coverage: 65%.
- (10) Maximum principal building height same as zone district requirement for permitted uses. Steeples, bell towers, crosses, minarets and similar vertical projections shall be permitted to exceed the maximum permitted building height limitation by twenty (20) feet so long as the circumference or perimeter of the vertical projection does not exceed 10% of the roof surface of the Principal Structure.

B. For a house of worship consisting of the primary use set forth in §270-182A, a place of assembly for religious services or worship, together with the ancillary use set forth in §270-182B(1), a cleric's attached residence, the same area, yard and dimensional standards for the primary use only shall apply.

C. For a house of worship consisting of the primary use set forth in §270-182A, a place of assembly for religious services or worship, together with the ancillary use set forth in §270-182B(3), attached educational facilities, the same area, yard and dimensional standards for the primary use only shall apply.

D. For a house of worship consisting of the primary use set forth in §270-182A, a place of assembly for religious services or worship, together with any one or more of the following detached ancillary uses, the following additional area, yard and dimensional standards must be met for each separate detached ancillary use, as set forth on Table I, Area, Yard and Bulk Standards for Houses of Worship annexed hereto and incorporated by reference herein.

- (1) A cleric's detached residence, as herein defined:
  - (a) Minimum lot size: an additional 0.5 acres.
- (2) Detached ancillary educational facilities, as herein defined:
  - (a) Minimum lot size: an additional 1.0 acres;
  - (b) Minimum lot width: an additional 50 feet;
  - (c) Minimum side yard setback for one side yard: an additional 10 feet; and
  - (d) Minimum side yard setback for other side yard: an additional 10 feet.
  - (e) Detached ancillary educational facilities shall not exceed two (2) stories or thirty five (35) feet in height, whichever is less.
- (3) Detached ancillary building for social facilities as herein defined:
  - (a) Minimum lot size: an additional 2.5 acres;
  - (b) Minimum lot width: an additional 150 feet;
  - (c) Minimum lot depth: an additional 200 feet;
  - (e) Minimum front yard setback: an additional 25 feet;
  - (f) Minimum side yard setback for one side yard: an additional 25 feet;
  - (g) Minimum side yard setback for other side yard: an additional 25 feet;
  - (h) Minimum rear yard setback: an additional 50 feet; and

- (i) Minimum buffer width from adjoining residentially developed or zoned lots: an additional 25 feet.
- (j) Detached ancillary building for social facilities shall not exceed two (2) stories or thirty five (35) feet in height, whichever is less.

(4) Facilities for a convent or other housing for members of a religious order, separate and apart from a residence for the facility's religious leader:

- (a) Minimum lot size: an additional 2.0 acres;
- (b) Minimum lot frontage: an additional 150 feet;
- (c) Minimum lot depth: an additional 200 feet;
- (d) Minimum front yard setback: an additional 25 feet;
- (e) Minimum side yard setback for one side yard: an additional 35 feet;
- (f) Minimum side yard setback for other side yard: an additional 35 feet;
- (g) Minimum rear yard setback: an additional 50 feet; and
- (h) Minimum buffer width from adjoining residentially developed or zoned lots: an additional 25 feet.
- (i) Convents or other housing for members shall not exceed two (2) stories or thirty-five (35) feet in height, whichever is less.

E. For a house of worship consisting of the primary use set forth in §270-182A, a place of assembly for religious services or worship, together with any one or more of the following detached ancillary uses, the following maximum lot coverage and improved lot coverage requirements shall apply:

- (1) Detached ancillary educational facilities:
  - (a) Maximum building coverage: 28%; and
  - (b) Maximum impervious lot coverage: 62.5%.

(2) Cleric's detached ancillary residence together with educational facilities:

- (a) Maximum building coverage: 25%; and
    - (c) Maximum impervious lot coverage: 60%.
  - (3) Detached ancillary educational facilities together with a detached ancillary building for social facilities:
    - (a) Maximum building coverage: 25%; and
    - (b) Maximum impervious lot coverage: 60%.
  - (4) Cleric's detached ancillary residence together with outside educational facilities and social facilities:
    - (a) Maximum building coverage: 25%; and
    - (b) Maximum impervious lot coverage: 60%.
  - (5) Detached ancillary educational facilities, detached ancillary building for social facilities and facilities for a convent or other housing for members of a religious order, separate and apart from a residence for the facility's religious leader:
    - (a) Maximum building coverage: 22%; and
    - (b) Maximum impervious lot coverage: 60%.
- F. In addition to the area, yard and bulk requirements set forth herein, houses of worship shall also meet the following conditions with respect to off-street parking:
- (1)(i) A house of worship consisting solely of a place of assembly for religious services or worship shall provide one parking space for each three permanent or fixed seats based on seating capacity. (ii) Any such church or other house of worship not having permanent or fixed seating shall provide one parking space for each three persons based on capacity attendance, which shall be calculated by taking the total square footage of the place of assembly for religious services or worship and dividing it by the square footage of space allotted to each person in attendance as stated in the New Jersey Uniform Construction Code (BOCA Code).  
For the purposes of calculating the number of seats, every 22 inches of pew or bench length shall be considered 1 seat. For the purpose of determining the minimum total required number of parking spaces on site, only those uses operating simultaneously creating the greatest parking demand shall be calculated.

(2) In addition to the off-street parking required for a house of worship consisting solely of the primary use set forth in §270-182A, a place of assembly for religious services or worship, there shall be provided the following off-street parking;

(a) For a cleric's attached residence or detached residence: two parking spaces;

(b) For attached or detached educational facilities: 1.25 parking spaces for every teaching station (e.g. teacher's desk) for children under the age of 17, and two parking spaces for each three persons age 17 or over participating in the educational program;

(c) For social facilities the required parking shall be one parking space for each three persons based on the maximum capacity of the facility as determined by application of the New Jersey Uniform Construction Code (BOCA Code), plus 10%;

(d) For a convent or other housing for members of a religious order, separate and apart from a residence for the facility's religious leader: one parking space for every three members of the religious order;

(e) For any other ancillary use not listed herein, additional parking shall be one parking space for each three persons based upon maximum capacity of the facility as determined by application of the New Jersey Uniform Construction Code (BOCA Code);

(f) No off-street parking facility shall be located in the required front yard setback of a property used as a house of worship;

(g) Every house of worship shall provide within the minimum required buffer a fifteen (15) foot wide landscaped buffer along the side property line. If adjacent to a residential zone, the required landscape buffer within the minimum required buffer shall be no less than thirty (30) feet in width. No parking spaces or their associated drive(s) shall encroach into a required buffer area except where accessing a street;

(h) All exterior lighting shall be arranged so as to reflect light away from all adjoining premises. Lighting sources shall not exceed 18 feet in height. Fixtures near a residential property shall be equipped with house side shields.

G. Signs. See section 270-20 H(2) A free-standing sign shall not exceed twenty (20) feet in height.

§270-184. Amendment of Area and Bulk Schedule.

The Zoning, Area and Bulk Schedule for Allendale, New Jersey is hereby amended and supplemented as set forth in the annexed table. Said table is incorporated by reference herein as though set forth at length.

Except as modified herein, all other provisions of Chapter 270 shall remain in full force and effect as previously adopted.

The Borough Clerk is hereby directed to give notice at least ten days prior to hearing on the adoption of this Ordinance to the Bergen County Planning Board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the Borough Clerk is further directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Bergen County Planning Board as required by N.J.S. 40:55D-16. The Clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Borough Tax Assessor as required by N.J.S. 40:49-2.1.

A copy of this ordinance may be obtained without cost between the hours of 9:00 a.m. and 4:30 p.m. at the Office of the Municipal Clerk, 500 West Crescent Avenue, Allendale, New Jersey.

Anne Dodd, RMC  
Municipal Clerk

TABLE 1  
 Area, Yard and Bulk Standards for Churches and Other Houses of Worship  
Churches or Other Houses of Worship,  
Additional Requirements

<b>Criteria</b>	<b>Primary Use Only</b>	<b>Primary Use &amp; Cleric's Attached Residence*</b>	<b>Primary Use &amp; Cleric's Detached Residence*</b>	<b>Detached Educational Facilities*</b>	<b>Detached Social Facilities*</b>	<b>Detached Convent*</b>
<b><u>Minimum</u></b>						
Lot Sizes (Acres)	3.0	-	0.5	1.0	2.5	2.0
Lot Width (Ft.)	250	-	-	50	150	150
Lot Depth (Ft.)	400	-	-	200	200	200
<b><u>Yard Setbacks (Ft.)</u></b>						
Front	75	-	-	-	25	25
Side, One	50	-	-	10	25	35
Side, Other	50	-	-	10	25	35
Rear	100	-	-	-	50	50
Buffer Area (Ft.)	50	-	-	-	25	25
<b><u>Maximum</u></b>						
Lot Coverage (%)	**	**	**	**	**	**
Improved Lot Coverage (%)	**	**	**	**	**	**

\* The criteria in this column is additive to the criteria noted for the Primary Use Only column.

\*\* See section 270-183. for additional information regarding these standards