

City of Englewood, NJ  
Monday, October 16, 2017

## Chapter 250. Land Use

### Part 4. Zoning

### Article XI. District Regulations

#### § 250-72. Research, Industry and Medical (RIM) District.

[Added 11-12-2014 by Ord. No. 14-36<sup>[1]</sup>]

- A. Purpose. The purpose of this section, with respect to the Research, Industry & Medical (RIM) District, is to permit land uses that reflect contemporary light industrial economies and development trends in research and medicine; to strengthen the identity of this district as a base of local and regional employment; to broaden the presence of research, development, and manufacturing enterprises; and to foster the development of medical and health care facilities that complement the existing medical and health care services located throughout the City. Senior housing is permitted to complement future medical and health care services and to contribute to a sense of a health care village that offers care and living opportunities for older persons. This district already encompasses several multifamily residential complexes created through planned unit developments (PUDs). Therefore, this district also intends, through careful attention to site design and urban design principles appropriate for a city of Englewood's scale and the scale of the blocks and streets within the RIM, to improve the physical appearance of the area, create an orderly developed environment with an engaging public realm and active open spaces, and to foster internal connectivity, mobility, and safety for all modes of transportation within and between properties.
- B. Permitted uses. Permitted uses are summarized in the table below. In the table, the letter "Y" stands for permitted use and "YC" stands for conditional use. Conditions for conditional uses are listed in Subsection C. All other uses not expressly permitted in this section are prohibited.

Land Use Categories and Land Uses	RIM
<b>Industrial Uses, light</b>	
Apparel manufacturing	Y
Beverage production and manufacturing	Y
Computer, electronic, and electrical product manufacturing	Y
Food production and manufacturing	Y
Scientific and medical instrument manufacturing	Y
Nonmetallic mineral product manufacturing	Y
Printing and related support activities	Y

Research and development	Y
Wood and furniture product manufacturing	Y
<b>Wholesale Trade, Warehousing, Distribution</b>	
Wholesale sales	Y
Warehousing or distribution of nonflammable, nonhazardous materials	Y
Moving and storage facilities	Y
<b>Agricultural Uses</b>	
Accessory rooftop farming and gardening	YC
<b>Motor Vehicle-Related Uses</b>	
Automobile sales and rental	YC
Car wash facilities	YC
Motor vehicle service and repair	YC
<b>Arts, Entertainment and Recreation</b>	
Studios (television, film, production, recording, radio)	Y
<b>Offices, nonmedical</b>	
Business offices	Y
Professional offices	Y
<b>Medical and Health Care</b>	
Ambulatory surgery center	Y
Assisted living facility	Y
Continuing care community	Y
Hospice	Y
Medical and dental laboratories and diagnostic services	Y
Medical offices	Y
Medical center	Y
Rehabilitation center	Y
Skilled nursing facility	Y
Urgent care facility	Y
Veterinary hospital	Y
Wellness center	Y
<b>Retail Trade</b>	
Accessory retail	YC
Medical equipment sales	Y
<b>Eating and Drinking Establishments</b>	
Accessory restaurant	YC
<b>Education</b>	
Technical school	Y
<b>Emergency Services</b>	

Police, Fire, EMT, and ambulance stations Y

**Lodging**

Hotel Y

**Residential**

Apartment and condominium communities for senior citizens Y

C. Conditional uses. For areas within the designated RIM District, the Planning Board shall not approve any conditional use application for any of the following uses under this section unless the following enumerated specific conditions have been met:

- (1) Accessory retail and restaurants. The area of accessory retail space shall not exceed 15% of a building's total square footage. The area of accessory restaurant space shall not exceed 20% of a building's total square footage.
- (2) Automobile sales and rental.
  - (a) Automobile sales establishments shall have a fully enclosed sales building with a showroom area accommodating at least three automobiles.
  - (b) Vehicle service or repair may be performed as an accessory use, but only within a totally enclosed building.
  - (c) Outdoor storage. An automobile sales or rental establishment shall comply with the following requirements for outdoor storage:
    - [1] All outdoor display and service areas, including driveways and parking facilities, shall be paved.
    - [2] Motor vehicles and equipment shall be kept at least 15 feet from the right-of-way and property lines.
    - [3] Parking areas for rental vehicles shall be located behind the principal structure on the lot.
  - (d) On-site circulation. An automobile sales or rental establishment shall comply with the following requirements for on-site circulation:
    - [1] There shall be sufficient area on site for all vehicle maneuvering and repositioning of inventory. No vehicles shall stand or be parked in the public right-of-way. All vehicle service must be performed on site.
    - [2] Driveways are limited to one driveway per street frontage per 100 linear feet of street frontage and the maximum width of each driveway is 24 feet.
    - [3] Driveways shall be at least 10 feet from any side lot line 50 feet from the intersection of street lines.
- (3) Accessory rooftop farming. The primary activity to be performed with or without a greenhouse structure shall be the cultivation of plants.

D. Dimensional standards.

**Dimension**

**RIM**

**Lot Dimensions**

Minimum lot area (square feet)	20,000
Minimum lot width (feet)	200
Minimum lot depth (feet)	100

**Building Height**

Maximum Building height (feet)	75
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**Setbacks and Building Coverage**

Minimum front yard setback (feet)	15
Minimum side yard setback (feet)	10
Minimum rear yard setback (feet)	20

**Setbacks when Abutting Residential District**

Minimum front yard setback (feet)	25
Minimum side yard setback (feet)	20
Minimum rear yard setback (feet)	30

**E. General standards for RIM Districts.****(1) Operational standards.**

- (a) Any activity permitted in this district shall be conducted in such a manner as not to have a detrimental effect on adjacent properties by reason of waste, noise, light, vibration, or lack of proper maintenance of grounds or buildings.
- (b) Outdoor storage of materials, products, dumpsters, equipment or vehicles, shall be screened by a solid fence or wall no taller than eight feet in height. Materials, products or equipment stored outdoors shall not be piled higher than the height of the fence or wall, nor shall they encroach into required parking and landscape areas.
- (c) Business adjacent to residential districts.

[1] Loading areas or docks shall not be located closer than 60 feet from a residential district.

[2] Loading docks shall be screened with a solid masonry wall at a height to be determined by the Zoning Official.

- (2) Landscaping. Applicants shall submit a landscape plan detailing the location and types of plantings and other materials. Landscaping may include trees, bushes, shrubs, ground cover, perennials, annuals, plants, sculpture, art and/or the use of building and paving materials.

**(3) Doors and windows.**

- (a) All buildings shall include doors and windows facing the street. Blank walls are not permitted facing the street at ground level.
- (b) Ground floors shall have a minimum transparency of at least 50% of the wall area of the ground level for each wall facing a public street.

**(4) Exterior lighting.**

- (a) Applicants shall submit a lighting plan detailing exterior lighting of facades and grounds.

- (b) All exterior light fixtures shall be fully shielded and direct light either downward toward the earth's surface and/or toward the building facade.
- (c) All exterior light fixtures shall be positioned in such a manner as to direct light away from adjacent property and public rights-of-way.
- (d) All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent property and public rights of way.
- (5) Location of parking. Off-street parking areas shall be located to the side or rear of the building.
- (6) Open space requirement.
  - (a) A minimum of 10% of the lot area shall be designed as usable open space.
  - (b) For the change of use of an existing building, the Planning Board may permit the creation of substitute interior space accessible to building occupants for the required open space in the project, if it finds that it is not practical or desirable to provide exterior open space.
- (7) Signs. Applicants shall comply with the following standards for signs in addition to the sign regulations located in § 250-105.
  - (a) Applicants shall submit a sign plan.
  - (b) Signs shall be internally or externally illuminated for visibility at night.
- (8) Street numbers. Buildings shall be clearly marked with their street number. Street numbers shall be internally or externally illuminated for visibility at night.
- (9) Green buildings.
  - (a) All new buildings, additions, or renovations with gross area greater than 5,000 square feet are encouraged to be constructed to the U.S. Green Building Council's LEED certification standards or equivalent.
  - (b) Green roofs are permitted and encouraged. The planting media and plant material comprising green roofs shall be maintained in accordance with generally accepted landscape maintenance practices, replacing each as necessary.
- (10) Waste collection and storage areas. Trash, recycling, and any other refuse or recycling collection dumpsters or containers shall be located at the rear of the property and either screened, enclosed, or otherwise blocked from public view. Such screening or enclosure should be designed in conjunction with the primary building, may use similar materials and shall obscure views of waste collection and storage area.

F. General building, site, circulation, and public realm design standards for RIM Districts.

- (1) Building, site, and circulation design standards.
  - (a) To create a sense of enclosure and defined space, buildings shall be arranged so that they frame and define the fronting streets, giving deliberate form to streets and sidewalk areas.
  - (b) Buildings shall be set back a similar distance from the property line.
  - (c) Exposure of the backs of buildings along major thoroughfares shall be avoided through

appropriate building orientation and screening.

- (d) Sidewalks shall be designed to be part of an interconnected network of pedestrian paths within the property lines and shall connect to sidewalks outside of the property line.
  - (e) Pedestrian walkways shall be provided along and/or through parking areas to building entrances.
  - (f) Crosswalks shall be applied at appropriate locations where pedestrians might frequently cross a driveway or internal access road.
  - (g) Traffic calming infrastructure such as raised crosswalks should be installed within driveways, parking areas, and internal access roads to promote safe passage for both pedestrians and motorists.
  - (h) Special treatments for bicycle circulation on site should be considered, including the provision of sheltered or unsheltered bicycle parking.
  - (i) Access to public transit should be considered in the design of the site, driveways, sidewalks, and access roads. Bus shelters should be provided.
  - (j) To the extent the forgoing criteria do not impose an objective standard in feet, percentage or other objective criteria, a variance therefrom shall be considered a design waiver rather than a zoning variance and shall be considered as such in the discretion of the appropriate land use board.
- (2) Public realm design standards.
- (a) Internal streetscapes and streetscapes along public streets should consist of street trees or and other appropriate landscape features, street furniture, and streetlights. The types/designs should complement existing streetscape features located throughout the City.
  - (b) Wayfinding elements such as gateway treatments, banners affixed to streetlights, and directional signs are encouraged and should be coordinated with existing or proposed wayfinding systems within the City of Englewood.
  - (c) To the extent the foregoing criteria do not impose an objective standard in feet, percentage or other objective criteria, a variance therefrom shall be considered a design waiver rather than a zoning variance and shall be considered as such in the discretion of the appropriate land use board.
- G. Visual buffers and screening. Buffers shall be provided to effectively protect residential property from the potential adverse effects of adjacent nonresidential land use activity that may result in nuisance, including visual blight, excessive light, threat to safety, noise, or odor encroachment to an adjacent parcel or one located across a public right-of-way.
- (i) Landscaping.
    - (a) All activities on any lot in the RIM District that abut a residential zoning district shall be screened from such abutting residential district by landscaping consisting of lawn, massed evergreen and/or deciduous trees, and shrubs of such species and density as will provide, within two growing seasons, a solid and continuous screen throughout the full course of the year.

- (b) Evergreen and deciduous shrubs shall have a minimum height of three feet when planted and shall be of varieties that normally grow to a minimum height of six feet within two full growing seasons.
  - (c) Deciduous trees at the time of planting shall have a minimum caliper of three inches.
- (2) Fencing.
- (a) Fences are permitted in rear yards at a maximum height of six feet.
  - (b) Fences shall be kept in good repair, consistent with the design thereof. The property owner shall be responsible for maintaining the area between the property line and the fence.
  - (c) Chain-link material used for any fence shall be of dark-colored material, and the posts and other framework forming part of such fence shall be the same color as the chain-link material.

[1] *Editor's Note: This ordinance also repealed former § 250-72, Office Industrial (OI) District, as amended.*