

CITY OF VINELAND

ORDINANCE NO. 2020- 15

ORDINANCE AMENDING CHAPTER 425 OF THE CODE OF THE CITY OF VINELAND ENTITLED LAND USE IN ACCORDANCE WITH RESOLUTION 6383 OF THE VINELAND PLANNING BOARD.

WHEREAS, the Planning Board of the City of Vineland has undertaken a re-examination of the city's Master Plan and in conjunction therewith has undertaken a review of the City's Land Use Ordinance, Chapter 425 of the Code of the City of Vineland; and

WHEREAS, after review of the Land Use Ordinance, the Planning Division has recommended certain revisions with input from the Planning Board and Zoning Board of Adjustment; and

WHEREAS, City Council adopts the findings and conclusions of the Planning Board and finds the recommended changes to the Land Use Ordinance to be in the best interest of the City.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Vineland that Chapter 425 of the Code of the City of Vineland be amended as follows:

1. Increase maximum sizes for garages, sheds and equipment storage buildings.

Amend §425-274 R-B-2 Residential-Business Zone standards to insert the following and renumber:

C.(1) All accessory uses permitted in the R-B-I Zone.

Amend §425-277 R-3 Residential Zone standards to insert the following and renumber:

C.(2) Private garage, 1,000 square feet maximum, for a single-family dwelling.

C.(3) One storage shed, 300 square feet maximum, for a single-family dwelling.

Amend §425-278 R-4 Residential Zone standards to insert the following and renumber:

C.(2) Private garage, 1,000 square feet maximum, for a single-family dwelling.

C.(3) One storage shed, 300 square feet maximum, for a single-family dwelling.

Amend §425-279 R-5 Residential Zone standards to insert the following and renumber:

C.(2) Private garage, 1,000 square feet maximum, for a single-family dwelling.

C.(3) One storage shed, 300 square feet maximum, for a single-family dwelling.

Amend §425-280 R-6 Residential Zone standards to insert the following and renumber:

C.(2) Private garage, 1,000 square feet maximum, for a single-family dwelling.

C.(3) One storage shed, 300 square feet maximum, for a single-family dwelling.

Amend §425 281 A-5 Agricultural Zone standards as follows:

C.(1) Private garage, 1,200 square feet maximum for a single-family dwelling.

C.(3) One storage shed, 400 square feet maximum, for a single-family dwelling.

C.(4) One equipment storage building, 1,500 square feet maximum, for a single-family dwelling, farm, public purpose use or other use.

2. Increase maximum impervious coverage for industrial uses in industrial zones.

Amend §425 Attachment 1 - Zoning Schedule, Sheet 1 to increase the maximum impervious coverage for industrial uses in the I-B, I-I, 1-2, 1-3 and 1-4 zones to 65%.

3. Increase maximum building height for industrial uses in industrial zones.

Amend §425 Attachment 1 Zoning Schedule, Sheet 1 to increase the maximum building height for industrial uses in the I-B, I-I, 1-2, 1-3 and 1-4 zones to 60 feet.

CITY OF VINELAND

4. Increase maximum driveway width for industrial uses.

Amend the Non-Residential Driveway (Two-Way) drawing in §425 Attachment 13 Driveways Standard Construction Details to allow a driveway width of 24 to 40 feet for industrial uses.

Amend the Non-Residential Driveway (Two-Way) drawing in §425 Attachment 13 Driveways Standard Construction Details to allow a driveway opening width of 34 to 130 feet for industrial uses.

5. Establish minimum distance between a driveway and property line.

Amend all the drawing in §425 Attachment 13 - Driveways Standard Construction Details to establish a minimum distance of five feet between a driveway and a property line.

Passed first reading:

Passed final reading:

President of Council

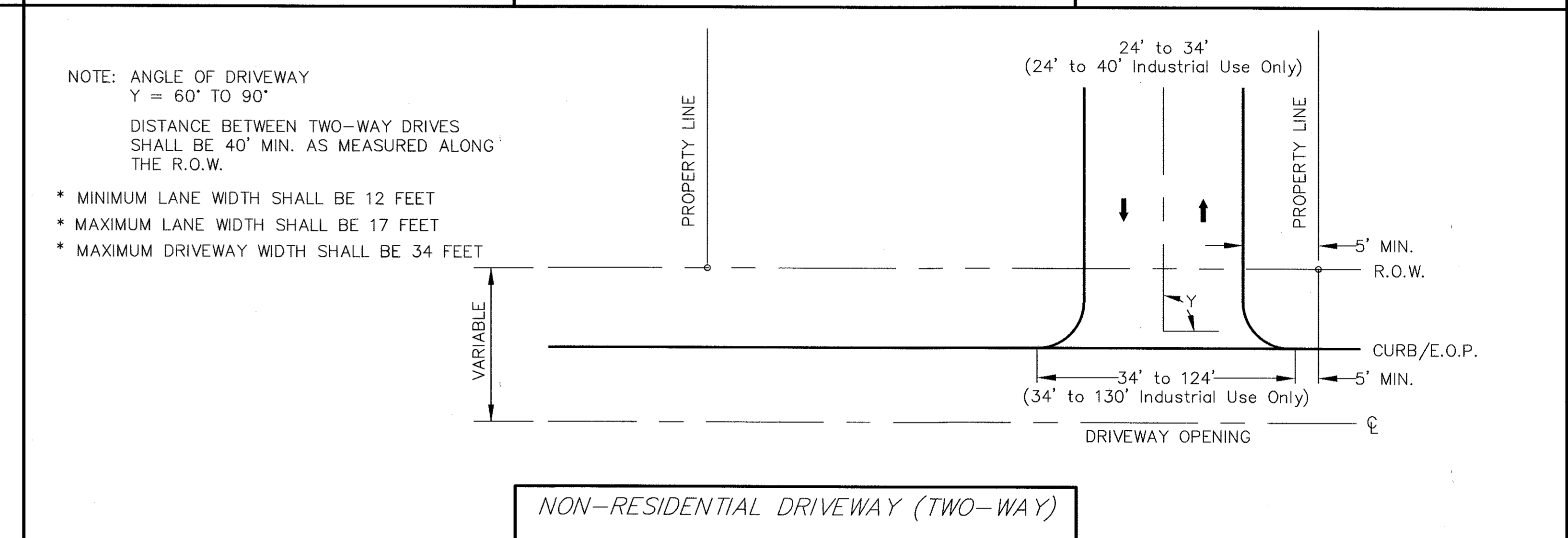
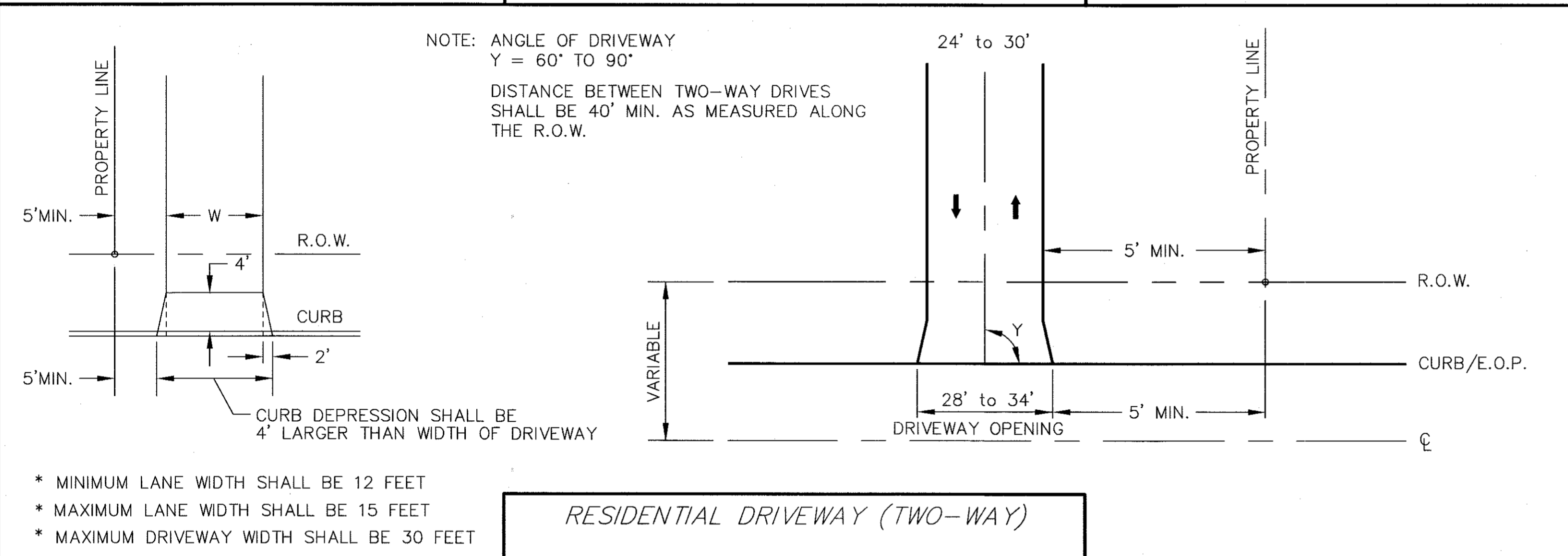
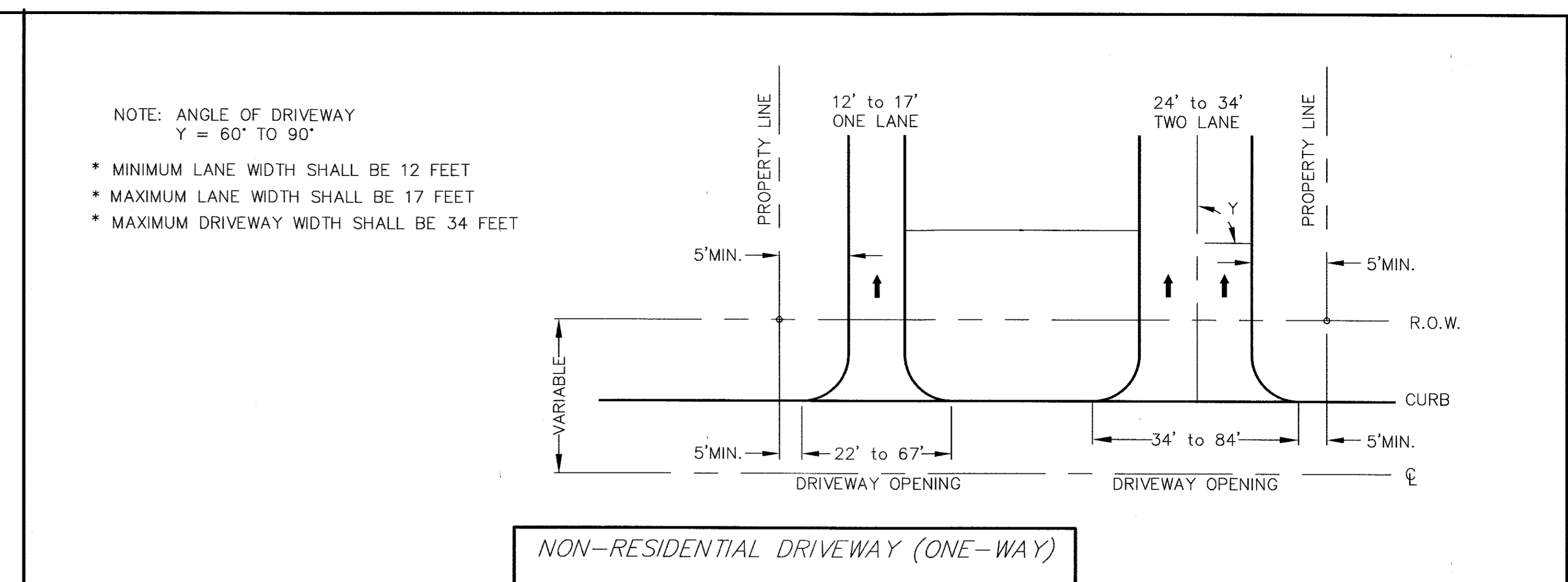
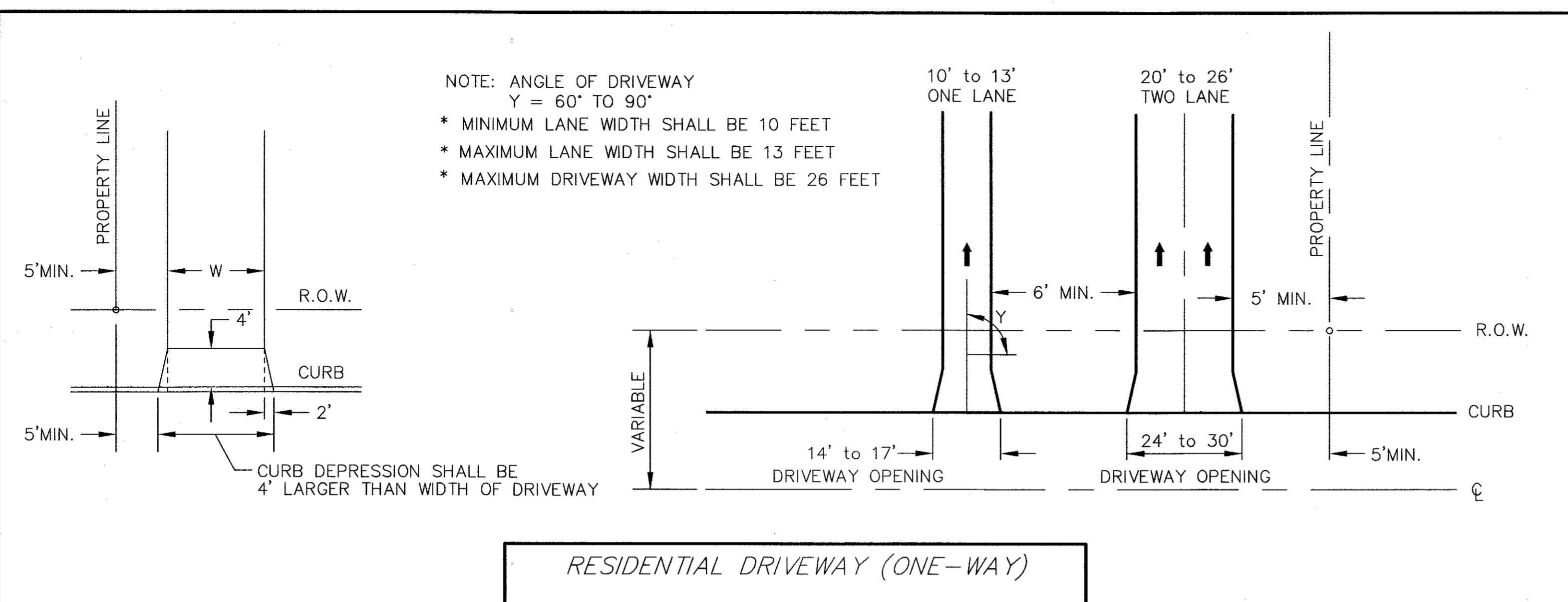
Approved by the Mayor:

Mayor

ATTEST:

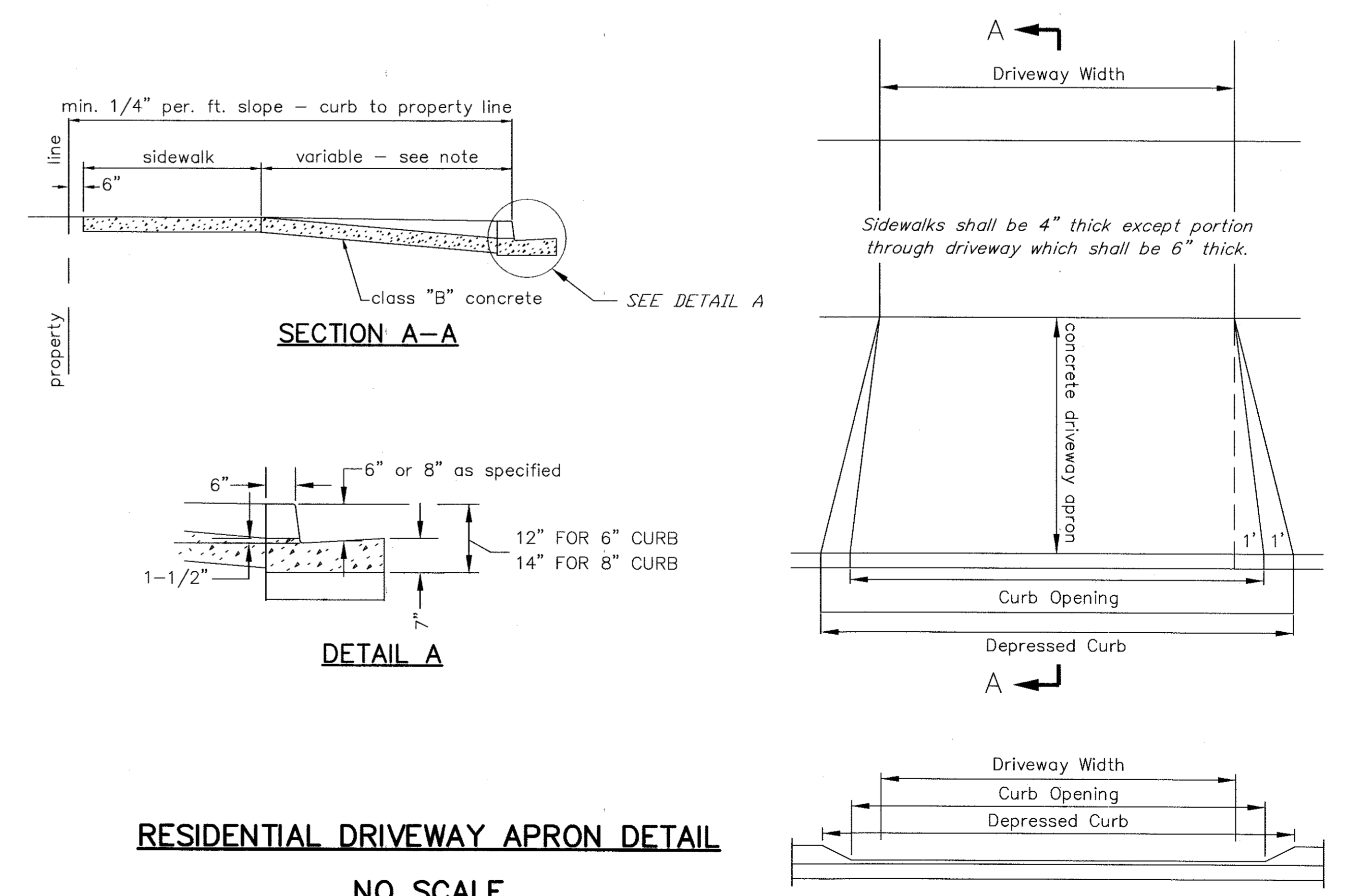
City Clerk

DWG. NAME : STINCDT
 DRAWN BY : John Ferras
 PROPOSED PLOTTED :
 CKD. :
 PGL. PLOTTED :
 CKD. :
 FINAL CKD. :



GENERAL NOTES FOR ALL DRIVEWAYS :

- RIGHT OF WAY OPENING PERMITS SHALL BE REQUIRED FOR INSTALLATION OF DRIVEWAYS. DEVELOPERS ARE URGED TO COORDINATE THE LOCATION OF PROPOSED DRIVEWAYS WITH THE CITY ENGINEER TO DETERMINE THE SAFEST LOCATION. FAILURE TO DO SO MAY RESULT IN THE DRIVEWAY BEING ORDERED TO BE REMOVED.
- CONCRETE APRONS ARE REQUIRED FOR ALL DRIVEWAYS. APRONS SHALL BE INSTALLED FROM CURBLINE/EDGE OF PAVEMENT (E.O.P.) TO SIDEWALK, IF APPLICABLE. IF NO SIDEWALK, APRON SHALL BE INSTALLED TO END OF CURB RADII, IF NO CURB RADII APRON SHALL EXTEND AT LEAST 4 FEET BACK FROM CURBLINE/E.O.P. FOR RESIDENTIAL DRIVEWAYS, AND AT LEAST 10 FEET BACK FROM CURBLINE/E.O.P. FOR NON-RESIDENTIAL DRIVEWAYS.
- DRIVEWAY OPENINGS SHALL BE MEASURED AT THE CURB LINE AND SHALL INCLUDE THE DRIVEWAY WIDTH PLUS THE CURB RADII.
- MAXIMUM RADIUS FOR DRIVEWAY OPENING SHALL BE 45 FEET.
- MAXIMUM NON-RESIDENTIAL DRIVEWAY OPENINGS SHALL ONLY BE PERMITTED FOR DRIVEWAYS THAT WILL RECEIVE TRAFFIC BY WHEEL BASE-50 VEHICLES



NO.	REVISION	BY	CK'D	DATE	NO.	REVISION	BY	CK'D	DATE
3	Revised per Ord 2020-15	RDG	RH	6/20					
2	Adjust driveway opening widths	RDG	SH	9/03					
1	Add notes 4 & 5	RDG	SH	9/03					

CITY OF VINELAND
CUMBERLAND COUNTY
NEW JERSEY

ENGINEER'S OFFICE
DAVID J. MAILLET
CITY ENGINEER

APPROVED 6/29/2020
DATE

PROJ.#
FILE #
SCALE: None

DRIVEWAYS
STANDARD CONSTRUCTION DETAILS