

CITY OF VINELAND

ORDINANCE NO. 2021- 72

**ORDINANCE AMENDING ORDINANCE 2021-44,
CHAPTER 425 OF THE CODE OF THE CITY OF
VINELAND ENTITLED LAND USE TO CORRECT AN
ERROR BY INSERTING THEREIN AND ATTACHING
THERETO ZONING SCHEDULE, SHEET 2,
CONDITIONAL USE SPECIFIC STANDARDS,
INADVERTENTLY OMITTED THEREFROM**

WHEREAS, on July 13, 2021, City Council adopted Ordinance 2021-44, amending Ordinance 86-38, as amended, Chapter 425 of the Code of the City of Vineland so as to provide for Medical and Adult Use Cannabis in Certain Zones and to set forth the Regulations and Standards therefore; and

WHEREAS, the Planning Board Resolution recommending the adoption of Ordinance 2021-44 had attached thereto a Zoning Schedule, Sheet 2: Conditional Use Standards which was inadvertently omitted from Ordinance 2021-44; and

WHEREAS, City Council intends hereby to correct the error by adopting as part of Ordinance 2021-44 Zoning Schedule, Sheet 2: Conditional Use Standards.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Vineland that Ordinance 2021-44 be and is hereby amended Nunc Pro Tunc to its date of adoption, to attach the Zoning Schedule Sheet 4: Signage Standards.

Passed first reading:

Passed final reading:

President of Council

Approved by the Mayor:

Mayor

ATTEST:

City Clerk

City of Vineland

Zoning Schedule, Sheet 2:
Conditional Use Specific Standards ^{1,2}

Zone	Use ³	Minimum Lot Dimensions			Minimum Yards ⁴			Maximum Bulk Standards				Minimum Number of On-Site Parking Spaces ^{9,21}		
		Area-Net ⁵ (square feet)		Depth-Net ⁶ (feet)	Front ⁷ (feet)	Side (feet)	Rear (feet)	Dwelling Units per Building	Building Height (feet)		Lot Coverage ⁸ (percent)		Dwelling Units/Lot Area-Net	
		Inside	Corner						Principal	Accessory				
R-1	Boarding house, rooming house	25,000		150	150	25	20	25	N/A	30 ⁹	15 ⁹	30	N/A	See Parking Standards
R-1, R-B-1, R-2, R-P, R-3, R-4	Hospital, medical center, convalescent home	90,000		250	300	75	50	50	N/A	70 ⁹	15 ⁹	40	N/A	See Parking Standards
R-1, R-B-1, R-B-2, R-2, R-P, R-3, R-4 R-5, R-6, A-5, A-6, W-5, W-6, B-1, B-2 MF, AA-1, AA-2, IN-2	Church, congregation	22,500		150	150	35	25	25	N/A	35 ⁹	15 ⁹	30	N/A	See Parking Standards
R-1, R-P, R-3, R-B-2	Funeral home	22,500		100	150	35	20	20	N/A	30 ⁹	15 ⁹	30	N/A	See Parking Standards
R-2, R-3, A-5, A-6, W-5, W-6	Cemetery, Crematorium	250,000		300	330	60	50	50	N/A	35 ⁹	15 ⁹	10	N/A	See Parking Standards
R-1, R-B-1, R-B-2, R-2, R-P, R-3, R-4 R-5, R-6, A-5, A-6, W-5, W-6, I-B, I-2 I-3, I-4, B-1, B-2, B-3, B-4, IN-1, IN-2 MF, AA-1, AA-2	Recreational facility	15,000		100	150	35	20	20	N/A	30 ⁹	15 ⁹	30	N/A	See Parking Standards
W-5, W-6, P-F, AA-2	Campground ¹²	250,000		300	330	100	100	100	N/A	35 ⁹	25 ⁹	10	N/A	See Parking Standards
R-P, I-1, I-B, I-2, I-3, IN-1	Heliprot, helistop, helipad ¹³	45,000		200	200	100	100	100	N/A	30 ⁹	15 ⁹	50	N/A	See Parking Standards
W-6, I-3, I-4	Resource extraction ¹⁴	1,089,000 (25 Acres)		300	350	150	75	75	N/A	40 ⁹	15 ⁹	10	N/A	See Parking Standards
I-4	Production of bitumen products	1,089,000 (25 Acres)		500	1,000	300	200	200	N/A	40 ⁹	15 ⁹	50	N/A	See Parking Standards
I-2	Medical cannabis alternative treatment center (ATC) ¹⁷	43,500		50	200	40	10	20	N/A	40 ⁹	15 ⁹	50	N/A	See Article XXVII, §425-381
B-3	Medical cannabis dispensary/ cannabis retailer	45,000		150	200	30	10 ¹⁸	20	N/A	35 ⁹	15 ⁹	50	N/A	See Article XXVII, §425-381

NOTES FOR SHEET 2:

- By reference, Article XIX, Airport Safety and Hazardous Zoning Standards, is made a part of Article XV, Zoning. Where any provision of this schedule is in conflict with any provision of Article XIX, the more stringent shall apply.
- By reference, Article XVI, River Conservation Area, is made a part of Article XV, Zoning. Where any provision of this schedule is in conflict with any provision of Article XVI, the more stringent shall apply.
- By reference, buffer requirements, as stipulated in Article VII, §425-73D, are made a part of Article XV, Zoning.
- Any proposed lot not serviced by public sewer shall be a minimum of 43,560 square feet, with a minimum frontage of 160 feet. If zone standards are more stringent, said standards shall apply. Only the least intensive use permitted within a zone shall be allowed on an existing or proposed lot not serviced by public sewer which is less than 43,560 square feet. Additionally, no multi-family shall be allowed on any lot not serviced by public sewer.
- See Article VII, §425-76C.
- By reference, Article VII, §425-75E, Building line modification for minor arterials, is made a part of Article XV, Zoning. Where any provision of this schedule is in conflict with any provision of Article VII, §425-75E, the more stringent shall apply.
- Maximum lot coverage shall only be attainable if all other provisions of this schedule are met.
- Loading areas and access to said areas shall not be considered as supplying off-street parking.
- All buildings shall be classified as principal with the exception of trash enclosures and public bus shelters.
- Exceptions to standards designated "as per zone" shall be subject to "c" variance approval.
- (Reserved)
- A campground shall be subject to all the general standards contained in Article X. Additionally, a campground within a P-F Zone shall be subject to all the provisions of Article XI. Where any provision of this schedule is in conflict with any provision of Article X or Article XI, the more stringent shall apply.
- See Article XIII for general standards relating to a heliport, helistop or helipad.
- See Article XIVA for general standards relating to resource extraction.
- Parking for residential uses shall be in accordance with Residential Site Improvement Standards, N.J.A.C. 5:21-1.1 et seq.
- The minimum lot width shall be equal to the minimum frontage.
- See Article XXVII for general standards relating to medical and adult use cannabis.
- One side yard may be reduced to 5 feet, but two side yards combined must total 20 feet.