

VILLAGE OF RIDGEWOOD
ORDINANCE NO. 4111

AN ORDINANCE TO AMEND CHAPTER 190 OF THE CODE OF THE VILLAGE OF RIDGEWOOD, LAND USE AND DEVELOPMENT, TO PERMIT SHARED PARKING ARRANGEMENTS FOR INSTITUTIONAL USES SUBJECT TO CERTAIN REQUIREMENTS

BE IT ORDAINED by the Village Council of the Village of Ridgewood:

Section 1. Chapter 190, Land Use and Development of the Code of the Village of Ridgewood is hereby amended as follows:

ADD

190-37. Site Plan approval; when required

B. Developments that are exempt from site plan approval requirements. The following developments shall be exempt from the requirement to obtain site plan review and approval, provided that if such developments are proposed in connection with an application that otherwise requires site plan approval, they shall require approval as part of the overall site plan application:

(2) Improvements that are not automatically exempt, but which are determined exempt at the discretion of the Site Plan Exemption Committee. The Site Plan Exemption Committee may determine certain improvements not specified in § 190-37B(1) to be exempt from the requirement to obtain site plan approval in accordance with the procedures in Subsection C below. No site plan exemption shall be granted by the Committee for any of the improvements set forth in § 190-37C(1)(a) below, and no site plan exemption shall be granted by the Committee unless the improvements: a) are included in the definition of "minor site plan" in § 190-3, as further limited below, b) fully comply with the requirements of this chapter, c) comply with the conditions of any and all development application approvals currently in effect, and d) obtain all other required permits and approvals. The improvements that may be determined exempt by the Committee are limited to the following:

(f) Shared parking agreements subject to § 190-121(C)

190-121. Off-street parking, loading, and circulation.

C. Shared parking.

(1) In the B-1, B-2, OB-1, OB-2, C, HC, P and P2 Districts, the required parking provisions of this section may be met by participating in a joint parking program involving two or more nonresidential uses; provided, however, that plans for such a joint program shall

have been approved by the Board or the Site Plan Exemption Committee, as applicable, and subject to the following:

- (a) The area for the parking facilities shall equal the collective parking area requirements of the participating properties to be served.
 - (b) The provisions of § 190-121(F)(1) shall be complied with.
 - (c) The parking areas shall be devoted exclusively to parking and no other use, so long as the principal building or use which makes such parking areas necessary shall continue in existence.
- (2) Institutional uses in any zone district shall be permitted to share their parking facilities with other institutional and nonresidential uses, as a permitted accessory use, provided that the shared parking plan has been approved by the Board or the Site Plan Exemption Committee, subject to the following:
- (a) The establishment of a new shared parking arrangement that does not entail any other development shall not be deemed to require site plan approval, increase the parking requirement for the institutional use, or require variance relief for insufficient parking if, in the estimation of the Site Plan Exemption Committee, the peak and general parking demands for all uses involved in the agreement do not substantially overlap, and that there will be no impairment of the adequacy of the parking for the institutional use.
 - (b) If the Site Plan Exemption Committee determines that there will be an impairment of the adequacy of the parking as a result of a potential shared parking agreement, jurisdiction to consider the application for such an agreement shall vest with the Board otherwise having jurisdiction to hear a minor site plan application and/or request for variance relief.
 - (c) There shall be no zoning limitation on the ability of institutional uses to establish lease agreements and accept payment in exchange for providing parking spaces to a third party, subject to a shared parking plan approved in accordance with this section.
 - (d) An application by an institutional use to the Site Plan Exemption Committee for a shared parking agreement shall include the following:
 - [1] A survey, site plan, or other reasonably accurate depiction of the property in question with the location of the parking spaces to be shared identified.
 - [2] The number of parking spaces on the property
 - [3] The number of spaces proposed to be shared with/leased to other parties and any restrictions proposed in the agreement on time of day, days of the week, special events, and seasonal use.

[4] The uses, activities, and hours of operation associated with the institutional use and all parties that will share parking spaces.

190-123. Conditional Uses

B. Institutional uses in the residential zone districts. Institutional uses as defined by §190-3 are permitted in the R-125, R-110, R-1, R-1A, R-2, R-2A, R-3, R-4, R-5 and R-7 Zone Districts as a conditional use. The following conditional use standards shall apply:

- (3) Accessory uses. Uses that are customarily incidental and subordinate to the primary institutional use and part of the same development as the primary use shall be permitted, including shared parking agreements subject to §190-121(C)(2).

DELETE

190-121 Off-street parking, loading, and circulation.

C. Shared parking. In the B-1, B-2, OB-1, OB-2, C, HC, P and P2 Districts, the required parking provisions of this section may be met by participating in a joint parking program involving two or more nonresidential uses; provided, however, that plans for such a joint program shall have been approved by the Board or the Site Plan Exemption Committee, as applicable, and subject to the following:

- (1) The area for the parking facilities shall equal the collective parking area requirements of the participating properties to be served.
- (2) The provisions of § 190-121F(1) shall be complied with.
- (3) The parking areas shall be devoted exclusively to parking and no other use so long as the principal building or use which makes such parking areas necessary shall continue in existence.

190-123 Conditional Uses

B. Institutional uses in the residential zone districts. Institutional uses as defined by §190-3 are permitted in the R-125, R-110, R-1, R-1A, R-2, R-2A, R-3, R-4, R-5 and R-7 Zone Districts as a conditional use. The following conditional use standards shall apply:

- (2) Accessory uses. Uses that are customarily incidental and subordinate to the primary institutional use and part of the same development as the primary use shall be permitted.

Section 2. Except as herein amended and supplemented, Chapter 190 remains in full force and effect.

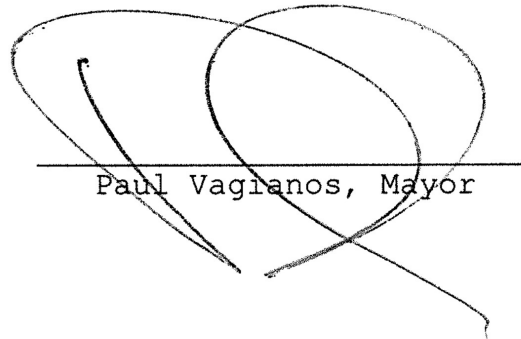
Section 3. This ordinance shall take effect immediately upon passage and publication as required by law.

VILLAGE OF RIDGEWOOD
ORDINANCE NO. 4111

FOR AFFIRMANCE: Councilmembers: Mortimer, Perron, Weitz, Winograd
and Mayor Vagianos

NAYS: NONE
ABSENT: NONE
ABSTAIN: NONE
RECUSE: NONE

Introduction Date: August 12, 2026
Adoption Date: September 2, 2026
Effective Date: September 22, 2026



Paul Vagianos, Mayor

ATTEST:



Heather A. Mailander
Village Clerk