

Chapter 600



General Provisions and Design Standards

601 DRAINAGE

A. Policy Statement

Flood control, groundwater recharge, and pollutant reduction through nonstructural or low impact techniques shall be explored before relying on structural Best Management Practices (BMPs). Structural BMPs should be integrated with nonstructural stormwater management strategies and proper maintenance plans. Nonstructural strategies include both environmentally sensitive site design and source controls that prevent pollutants from being placed on the site or from being exposed to stormwater. Source control plans should be developed based upon physical site conditions and the origin, nature, and the anticipated quantity or amount of potential pollutants. Multiple stormwater management BMPs may be necessary to achieve the established performance standards for water quality, quantity, and groundwater recharge.

It is the purpose of this section to establish minimum stormwater management requirements and controls for “major development,” as defined in section 601B.

B. Applicability

1. This section shall be applicable to all site plans and subdivisions for the following major developments that require preliminary or final site plan or subdivision review:
 - a. Non-residential major developments.
 - b. Aspects of residential major developments that are not preempted by the Residential Site Improvement Standards (RSIS) at N.J.A.C. 5:21-1 et seq.
2. This section shall also be applicable to all major developments undertaken by City of Wildwood.

C. Compatibility with Other Permit and Ordinance Requirements

1. Development approvals issued for subdivisions and site plans pursuant to this ordinance are to be considered an integral part of development approvals under the subdivision and site plan review process and do not relieve the applicant of the responsibility to secure required permits or approvals for activities regulated by any other applicable code, rule, act, or ordinance. In their interpretation and application, the provisions of this section shall be held to be the minimum requirements for the promotion of the public health, safety,

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and general welfare. This section is not intended to interfere with, abrogate, or annul any other ordinances, rule or regulation, statute, or other provision of law except that, where any provision of this section imposes restrictions different from those imposed by any other ordinance, rule or regulation, or other provision of law, the more restrictive provisions or higher standards shall control.

2. Coastal development shall employ a site design which, to the extent feasible, minimizes the amount of impervious coverage on the site. In addition, the development shall use the best available technology to minimize the amount of stormwater generated, minimize the rate and volume of stormwater runoff, maintain existing on-site infiltration, simulate natural drainage systems and minimize the discharge of pollutants to ground and surface waters. Consistent with the provisions of the CAFRA rule on Stormwater Management (NJAC 7:7E-8.7), the overall goal of the post-construction stormwater management system design shall be the reduction from the post-development level of total suspended solids (TSS) and soluble contaminants in stormwater.

CAFRA policy on water quality identifies stormwater management techniques as Conditional Acceptable. These techniques are recommended in this Ordinance.

D. Definitions

Unless specifically defined below, words or phrases used in this Ordinance shall be interpreted so as to give them the meaning they have in common usage and to give this ordinance its most reasonable application. The definitions below are the same as or based on the corresponding definitions in the Stormwater Management Rules at N.J.A.C. 7:8-1.2 et. seq. and can be found in Chapter 200 of this Ordinance.

E. General Standards

1. Design and Performance Standards for Stormwater Management Measures:
 - a. Stormwater management measures for major development shall be developed to meet the erosion control, groundwater recharge, stormwater runoff quantity, and stormwater runoff quality standards of section 601. To the maximum extent practicable, these standards shall be met by incorporating nonstructural

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stormwater management strategies into the design. If these strategies alone are not sufficient to meet these standards, structural stormwater management measures necessary to meet these standards shall be incorporated into the design.

- b. The standards in this ordinance apply only to new major development and are intended to minimize the impact of stormwater runoff on water quality and water quantity in receiving water bodies and maintain groundwater recharge. The standards do not apply to new major development to the extent that alternative design and performance standards are applicable under a regional stormwater management plan or Water Quality Management Plan adopted in accordance with NJDEP rules. The stormwater management requirements within this section as they relate to “major development” supersede other design requirements stipulated in the City Code.

F. Stormwater Management Requirements for Major Development

1. The development shall incorporate a maintenance plan for the stormwater management measures incorporated into the design of a major development in accordance with section 601N.
2. Stormwater management measures shall avoid adverse impacts of concentrated flow on habitat for threatened and endangered species as documented in the NJDEP’s GIS website Landscape Project or Natural Heritage Database established under N.J.S.A. 13:1B-15.147 through 15.150, particularly *Helonias bullata* (swamp pink) and/or *Clemmys muhlenbergi* (bog turtle).
3. The following linear development projects are exempt from the groundwater recharge, stormwater runoff quantity, and stormwater runoff quality requirements of sections 601G and 601H:
 - a. The construction of an underground utility line provided that the disturbed areas are revegetated upon completion;
 - b. The construction of an above ground utility line provided that the existing conditions are maintained to the maximum extent practicable; and

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- c. The construction of a public pedestrian access, such as a sidewalk or trail with a maximum width of 14 feet, provided that the access is made of permeable material.
- 4. A waiver from strict compliance from the groundwater recharge, stormwater runoff quantity, and stormwater runoff quality requirements of sections 601G and 601H may be obtained for the enlargement of an existing public roadway or railroad; or the construction or enlargement of a public pedestrian access, provided that the following conditions are met:
 - a. The applicant demonstrates that there is a public need for the project that cannot be accomplished by any other means;
 - b. The applicant demonstrates through an alternatives analysis, that through the use of nonstructural and structural stormwater management strategies and measures, the option selected complies with the requirements of sections 601G and 601H to the maximum extent practicable;
 - c. The applicant demonstrates that, in order to meet the requirements of sections 601G and 601H, existing structures currently in use, such as homes and buildings, would need to be condemned; and
 - d. The applicant demonstrates that it does not own or have other rights to areas, including the potential to obtain through condemnation, lands not falling under section 601F(4)(c) above within the upstream drainage area of the receiving stream, that would provide additional opportunities to mitigate the requirements of sections 601G and 601H that were not achievable on-site.
- 5. Nonstructural Stormwater Management Strategies
 - a. To the maximum extent practicable, the standards in sections 601G and 601H shall be met by incorporating nonstructural stormwater management strategies set forth in this section into the design. The applicant shall identify the nonstructural measures incorporated into the design of the project. If the applicant contends that it is not feasible for engineering, environmental, or safety reasons to incorporate any of the nonstructural stormwater management measures identified in Section 601F(5)(b) below into the design of a particular

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project, the applicant shall identify the strategy considered and provide a basis for the contention.

- b. Nonstructural stormwater management strategies incorporated into site design shall:
 - 1. Protect areas that provide water quality benefits or areas particularly susceptible to erosion and sediment loss;
 - 2. Minimize impervious surfaces and break up or disconnect the flow of runoff over impervious surfaces;
 - 3. Maximize the protection of natural drainage features and vegetation;
 - 4. Minimize the decrease in the "time of concentration" from pre-construction to post construction. "Time of concentration" is defined as the time it takes for runoff to travel from the hydraulically most distant point of the watershed to the point of interest within a watershed;
 - 5. Minimize land disturbance including clearing and grading;
 - 6. Minimize soil compaction;
 - 7. Provide low-maintenance landscaping that encourages retention and planting of native vegetation and minimizes the use of lawns, fertilizers and pesticides;
 - 8. Provide vegetated open channel conveyance systems discharging into and through stable vegetated areas;
 - 9. Provide other source controls to prevent or minimize the use or exposure of pollutants at the site, in order to prevent or minimize the release of those pollutants into stormwater runoff. Such source controls include, but are not limited to:

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- i. Site design features that help to prevent accumulation of trash and debris in drainage systems, including features that satisfy section 601F(5)(c) below;
 - ii. Site design features that help to prevent discharge of trash and debris from drainage systems;
 - iii. Site design features that help to prevent and/or contain spills or other harmful accumulations of pollutants at industrial or commercial developments; and
 - iv. When establishing vegetation after land disturbance, applying fertilizer in accordance with the requirements established under the Soil Erosion & Sediment Control Act, N.J.S.A. 4:24-39 et seq., and implementing rules.
- c. Site design features identified under section 601F(5)(b)(9)(iii) above shall comply with the following standard to control passage of solid and floatable materials through storm drain inlets. For purposes of this paragraph, "solid and floatable materials" means sediment, debris, trash, and other floating, suspended, or settleable solids.
 - 1. Design engineers shall use either of the following grates whenever they use a grate in pavement or another ground surface to collect stormwater from that surface into a storm drain or surface water body under that grate:
 - i. The NJDOT bicycle safe grate, which is described in Chapter 2.4 of the NJDOT Bicycle Compatible Roadways & Bikeways Planning and Design Guidelines (April 1996); or
 - ii. A different grate, if each individual clear space in that grate has an area of no more than seven (7.0) square inches, or is no greater than 0.5 inches across the smallest dimension.

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Examples of grates subject to this standard include grates in grate inlets, the grate portion (non-curb-opening portion) of combination inlets, grates on storm sewer manholes, ditch grates, trench grates, and grates of spacer bars in slotted drains. Examples of ground surfaces include surfaces of roads (including bridges), driveways, parking areas, bikeways, plazas, sidewalks, lawns, fields, open channels, and stormwater basin floors.

2. Whenever design engineers use a curb-opening inlet, the clear space in that curb opening (or each individual clear space, if the curb opening has two or more clear spaces) shall have an area of no more than seven (7.0) square inches, or be no greater than two (2.0) inches across the smallest dimension.
3. This standard does not apply:
 - i. Where the review agency determines that this standard would cause inadequate hydraulic performance that could not practicably be overcome by using additional or larger storm drain inlets that meet these standards;
 - ii. Where flows from the water quality design storm as specified in Section 601H(1) are conveyed through any device (e.g., end of pipe netting facility, manufactured treatment device, or a catch basin hood) that is designed, at a minimum, to prevent delivery of all solid and floatable materials that could not pass through one of the following:
 - (a) A rectangular space four and five-eighths inches long and one and one-half inches wide (this option does not apply for outfall netting facilities); or
 - (b) A bar screen having a bar spacing of 0.5 inches.

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- iii. Where flows are conveyed through a trash rack that has parallel bars with one-inch (1") spacing between the bars, to the elevation of the water quality design storm as specified in Section 601H(1); or
 - iv. Where the NJDEP determines, pursuant to the NJ Register of Historic Places Rules at N.J.A.C. 7:4-7.2(c), that action to meet this standard is an undertaking that constitutes an encroachment or will damage or destroy the NJ Register listed historic property.
- d. Any land area used as a nonstructural stormwater management measure to meet the performance standards in sections 601G and 601H shall be dedicated to a government agency, subjected to a conservation restriction filed with the appropriate County Clerk's office, or subject to an approved equivalent restriction that ensures that measure or an equivalent stormwater management measure approved by the reviewing agency is maintained in perpetuity.
- e. Guidance for nonstructural stormwater management strategies is available in the New Jersey Stormwater BMP Manual. The BMP Manual may be obtained from the address identified in section 601K, or found on the NJDEP's website at www.njstormwater.org.

G. Erosion Control, Groundwater Recharge and Runoff Quantity Standards

This subsection contains minimum design and performance standards to control erosion, encourage and control infiltration and groundwater recharge, and control stormwater runoff quantity impacts of major development.

1. The minimum design and performance standards for erosion control are those established under the Soil Erosion & Sediment Control Act, N.J.S.A. 4:24-39 et seq. and implementing rules.
2. The minimum design and performance standards for groundwater recharge are as follows:

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- a. The design engineer shall, using the assumptions and factors for stormwater runoff and groundwater recharge calculations at section 601I, either:
 - 1. Demonstrate through hydrologic and hydraulic analysis that the site and its stormwater management measures maintain 100% of the average annual preconstruction groundwater recharge volume for the site; or
 - 2. Demonstrate through hydrologic and hydraulic analysis that the increase of stormwater runoff volume from pre-construction to post-construction for the 2 year storm is infiltrated.
- b. This groundwater recharge requirement does not apply to projects within the “urban redevelopment area,” or to projects subject to (3) below.
- c. The following types of stormwater shall not be recharged:
 - 1. Stormwater from areas of high pollutant loading. High pollutant loading areas are areas in industrial and commercial developments where solvents and/or petroleum products are loaded/unloaded, stored, or applied, areas where pesticides are loaded/unloaded or stored; areas where hazardous materials are expected to be present in greater than “reportable quantities” as defined by the USEPA at 40 CFR 302.4; areas where recharge would be inconsistent with NJDEP approved remedial action work plan or landfill closure plan and areas with high risks for spills of toxic materials, such as gas stations and vehicle maintenance facilities; and
 - 2. Industrial stormwater exposed to “source material.” “Source material” means any material(s) or machinery, located at an industrial facility that is directly or indirectly related to process, manufacturing or other industrial activities, which could be a source of pollutants in any industrial stormwater discharge to groundwater. Source materials include, but are

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not limited to, raw materials; intermediate products; final products; waste materials; by-products; industrial machinery and fuels, and lubricants, solvents, and detergents that are related to process, manufacturing, or other industrial activities that are exposed to stormwater.

- d. The design engineer shall assess the hydraulic impact on the groundwater table and design the site so as to avoid adverse hydraulic impacts. Potential adverse hydraulic impacts include, but are not limited to, exacerbating a naturally or seasonally high water table so as to cause surficial ponding, flooding of basements, or interference with the proper operation of subsurface sewage disposal systems and other subsurface structures in the vicinity or down gradient of the groundwater recharge area.
3. In order to control stormwater runoff quantity impacts, the design engineer shall, using the assumptions and factors for stormwater runoff calculations at Section 601I, complete one of the following:
 - a. Demonstrate through hydrologic and hydraulic analysis that for stormwater leaving the site, post-construction runoff hydrographs for the 2, 10, and 100-year storm events do not exceed, at any point in time, the pre-construction runoff hydrographs for the same storm events;
 - b. Demonstrate through hydrologic and hydraulic analysis that there is no increase, as compared to the pre-construction condition, in the peak runoff rates of stormwater leaving the site for the 2, 10, and 100-year storm events and that the increased volume or change in timing of stormwater runoff will not increase flood damage at or downstream of the site. This analysis shall include the analysis of impacts of existing land uses and projected land uses assuming full development under existing zoning and land use ordinances in the drainage area;
 - c. Design stormwater management measures so that the post-construction peak runoff rates for the two (2), 10 and 100 year storm events are

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50, 75 and 80 percent, respectively, of the pre-construction peak runoff rates. The percentages apply only to the post-construction stormwater runoff that is attributable to the portion of the site on which the proposed development or project is to be constructed. The percentages shall not be applied to post-construction stormwater runoff into tidal flood hazard areas if the increased volume of stormwater runoff will not increase flood damages below the point of discharge; or

- d. In tidal flood hazard areas, stormwater runoff quantity analysis in accordance with (1), (2) and (3) above shall only be applied if the increased volume of stormwater runoff could increase flood damages below the point of discharge.
4. Any application for a new agricultural development that meets the definition of major development at section 601B shall be submitted to the appropriate Soil Conservation District for review and approval in accordance with the requirements of this section and any applicable Soil Conservation District guidelines for stormwater runoff quantity and erosion control. For the purposes of this section, "agricultural development" means land uses normally associated with the production of food, fiber and livestock for sale. Such uses do not include the development of land for the processing or sale of food and the manufacturing of agriculturally related products.

H. Stormwater Runoff Quality Standards

1. Stormwater management measures shall be designed to reduce the post-construction load of total suspended solids (TSS) in stormwater runoff by 80 percent of the anticipated load from the developed site, expressed as an annual average. Stormwater management measures shall only be required for water quality control if an additional 1/4 acre of impervious surface is being proposed on a development site. The requirement to reduce TSS does not apply to any stormwater runoff in a discharge regulated under a numeric effluent limitation for TSS imposed under the New Jersey Pollution Discharge Elimination System (NJPDES) rules, N.J.A.C. 7:14A-1 et seq., or in a discharge specifically exempt under a NJPDES permit from this requirement. The water quality design storm is 1.25 inches of rainfall in two (2) hours. Water quality calculations shall take into account the distribution of rain from the water quality design storm, as reflected in Table 1. The calculation of the volume of runoff may take into account the

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implementation of non-structural and structural stormwater management measures.

Table 1: Water Quality Design Storm Distribution			
Time (Minutes)	Cumulative Rainfall (Inches)	Time (Minutes)	Cumulative Rainfall (Inches)
0	0.0000	65	0.8917
5	0.0083	70	0.9917
10	0.0166	75	1.0500
15	0.0250	80	1.0840
20	0.0500	85	1.1170
25	0.0750	90	1.1500
30	0.1000	95	1.1750
35	0.1330	100	1.2000
40	0.1660	105	1.2250
45	0.2000	110	1.2334
50	0.2583	115	1.2417
55	0.3583	120	1.2500
60	0.6250		

2. For purposes of TSS reduction calculations, Table 2 below presents the presumed removal rates for certain BMPs designed in accordance with the NJ Stormwater BMP Manual. The BMP Manual may be obtained from the address identified in Section 601(7), or found on the NJDEP's website at www.njstormwater.org. The BMP Manual and other sources of technical guidance are listed in Section 601K. TSS reduction shall be calculated based on the removal rates for the BMPs in Table 2 below. Alternative removal rates and methods of calculating removal rates may be used if the design engineer provides documentation demonstrating the capability of these alternative rates and methods to the review agency. A copy of any approved alternative rate or method of calculating the removal rate shall be provided to the NJDEP at the following address:

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New Jersey Department of Environmental Protection
Division of Watershed Management,
PO Box 418
Trenton, New Jersey, 08625-0418.

3. If more than one (1) BMP in series is necessary to achieve the required 80 percent TSS reduction for a site, the applicant shall utilize the following formula to calculate TSS reduction:

$$R = A + B - (AXB)/100$$

Where

R = total TSS percent load removal from application of both BMPs,
and

A = the TSS percent removal rate applicable to the first BMP

B = the TSS percent removal rate applicable to the second BMP

Table 2: TSS Removal Rates for BMPs	
Best Management Practice	TSS Percent Removal Rate
Bioretention Systems	90
Constructed Stormwater Wetland	90
Extended Detention Basin	40-60
Infiltration Structure	80
Manufactured Treatment Device	See Section 6.C
Sand Filter	80
Vegetative Filter Strip	60-80
Wet Pond	50-90

4. If there is more than one onsite drainage area, the 80% TSS removal rate shall apply to each drainage area, unless the runoff from the sub areas converge on site in which case the removal rate can be demonstrated through a calculation using a weighted average.

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5. Stormwater management measures shall also be designed to reduce, to the maximum extent feasible, the post-construction nutrient load of the anticipated load from the developed site in stormwater runoff generated from the water quality design storm. In achieving reduction of nutrients to the maximum extent feasible, the design of the site shall include nonstructural strategies and structural measures that optimize nutrient removal while still achieving the performance standards in section 601G and section 601H.
6. Additional information and examples are contained in the New Jersey Stormwater BMP Manual, which may be obtained from the address identified in Section 601K.
7. In accordance with the definition of FW1 at N.J.A.C. 7:9B-1.4, stormwater management measures shall be designed to prevent any increase in stormwater runoff to waters classified as FW1.
8. Special water resource protection areas shall be established along all waters designated Category 1 at NJAC 7:9B-1 et seq., and perennial or intermittent streams that drain into or upstream of the Category 1 waters as shown on the USGS Quadrangle Maps or in the County Soil Surveys, within the associated HUC-14 drainage area. These areas shall be established for the protection of water quality, aesthetic value, exceptional ecological significance, exceptional recreational significance, exceptional water supply significance, and exceptional fisheries significance of those established Category 1 waters. These areas shall be designated and protected as follows:
 - a. The applicant shall preserve and maintain a special water resource protection area in accordance with one of the following:
 1. A 300-foot special water resource protection area shall be provided on each side of the waterway, measured perpendicular to the waterway from the top of the bank outwards or from the centerline of the waterway where the bank is not defined, consisting of existing vegetation or vegetation allowed to follow natural succession is provided.
 2. Encroachment within the designated special water resource protection area under Subsection (1) above shall only be allowed where previous development or disturbance has occurred (for example, active agricultural use, parking area or maintained lawn area). The encroachment shall only be allowed where

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applicant demonstrates that the functional value and overall condition of the special water resource protection area will be maintained to the maximum extent practicable. In no case shall the remaining special water resource protection area be reduced to less than 150 feet as measured perpendicular to the top of bank of the waterway or centerline of the waterway where the bank is undefined. All encroachments proposed under this subparagraph shall be subject to review and approval by the NJDEP.

- b. All stormwater shall be discharged outside of and flow through the special water resource protection area and shall comply with the Standard for Off-Site Stability in the "Standards For Soil Erosion & Sediment Control in New Jersey," established under the Soil Erosion & Sediment Control Act , N.J.S.A. 4:24-39 et seq.
- c. If stormwater discharged outside of and flowing through the special water resource protection area cannot comply with the Standard For Off-Site Stability in the "Standards for Soil Erosion & Sediment Control in New Jersey," established under the Soil Erosion & Sediment Control Act, N.J.S.A. 4:24-39 et seq., then the stabilization measures in accordance with the requirements of the above standards may be placed within the special water resource protection area, provided that:
 - 1. Stabilization measures shall not be placed within 150 feet of the Category 1 waterway;
 - 2. Stormwater associated with discharges allowed by this section shall achieve a 95% TSS post-construction removal rate;
 - 3. Temperature shall be addressed to ensure no impact on the receiving waterway;
 - 4. The encroachment shall only be allowed where the applicant demonstrates that the functional value and overall condition of the special water resource protection area will be maintained to the maximum extent practicable;
 - 5. A conceptual project design meeting shall be held with the appropriate NJDEP staff and Soil Conservation District staff to identify necessary stabilization measures; and

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6. All encroachments proposed under this section shall be subject to review and approval by the Department.
- d. A stream corridor protection plan may be developed by a regional stormwater management planning committee as an element of a regional stormwater management plan, or by the City of Wildwood through an adopted municipal stormwater management plan. If a stream corridor protection plan for a waterway subject to section 601H(8) has been approved by the NJDEP, then the provisions of the plan shall be the applicable special water resource protection area requirements for that waterway. A stream corridor protection plan for a waterway subject to section 601H(8) shall maintain or enhance the current functional value and overall condition of the special water resource protection area as defined in Section 601H(8)(a)(1) above. In no case shall a stream corridor protection plan allow the reduction of the Special Water Resource Protection Area to less than 150 feet as measured perpendicular to the waterway subject to this subsection.
- e. Section 601H(8) does not apply to the construction of one (1) individual single family dwelling that is not part of a larger development on a lot receiving preliminary or final subdivision approval on or before February 2, 2004, provided that the construction begins on or before February 2, 2009.

I. Calculation of Stormwater Runoff and Groundwater Recharge

1. The design engineer shall calculate stormwater runoff using one of the following methods:
 - a. The USDA Natural Resources Conservation Service (NRCS) methodology, including the NRCS Runoff Equation and Dimensionless Unit Hydrograph, as described in the NRCS National Engineering Handbook Section 4-Hydrology and Technical Release 55-Urban Hydrology for Small Watersheds; or
 - b. The Rational Method for peak flow and the Modified Rational Method for hydrograph computations.
2. For the purpose of calculating runoff coefficients and groundwater recharge, there is a presumption that the pre-construction condition of a site or portion thereof is a wooded land use with good hydrologic

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condition. The term “runoff coefficient” applies to both the NRCS methodology at section 601I(1)(a) and the Rational & Modified Rational Methods at Section 601I(1)(b). A runoff coefficient or a groundwater recharge land cover for an existing condition may be used on all or a portion of the site if the design engineer verifies that the hydrologic condition has existed on the site or portion of the site for at least five (5) years without interruption prior to the time of application. If more than one land cover have existed on the site during the five (5) years immediately prior to the time of application, the land cover with the lowest runoff potential shall be used for the computations. In addition, there is the presumption that the site is in good hydrologic condition (if the land use type is pasture, lawn, or park), with good cover (if the land use type is woods), or with good hydrologic condition and conservation treatment (if the land use type is cultivation).

3. In computing pre-construction stormwater runoff, the design engineer shall account for all significant land features and structures, such as ponds, wetlands, depressions, hedgerows, or culverts, which may reduce pre-construction stormwater runoff rates and volumes.
4. In computing stormwater runoff from all design storms, the design engineer shall consider the relative stormwater runoff rates and/or volumes of pervious and impervious surfaces separately to accurately compute the rates and volume of stormwater runoff from the site. To calculate runoff from unconnected impervious cover, urban impervious area modifications as described in the NRCS Technical Release 55-Urban Hydrology for Small Watersheds and other methods may be employed.
5. If the invert of the outlet structure of a stormwater management measure is below the flood hazard design flood elevation as defined at N.J.A.C. 7:13-1 et. seq., the design engineer shall take into account the effects of tailwater in the design of structural stormwater management measures.
6. Groundwater recharge may be calculated in accordance with the following:
 - a. The New Jersey Geological Survey Report GSR-32 “A Method for Evaluating Ground-Water Recharge Areas in New Jersey,” incorporated herein by reference as amended and supplemented. Information regarding the methodology is

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available from the NJ Stormwater BMP Manual; at <http://www.state.nj.us/dep/njgs/>; or at:

New Jersey Geological Survey
29 Arctic Parkway, P.O. Box 427
Trenton, New Jersey 08625-0427
(609) 984-6587

J. Standards for Structural Stormwater Management Measures

1. Structural stormwater management measures shall be designed to take into account the existing site conditions, including, for example, environmentally critical areas, wetlands; flood-prone areas; slopes; depth to seasonal high water table; soil type, permeability and texture; drainage area and drainage patterns; and the presence of solution-prone carbonate rocks (limestone).
2. Structural stormwater management measures shall be designed to minimize maintenance, facilitate maintenance and repairs, and ensure proper functioning. Trash racks shall be installed at the intake to the outlet structure as appropriate, and shall have parallel bars with one-inch (1") spacing between the bars to the elevation of the water quality design storm. For elevations higher than the water quality design storm, the parallel bars at the outlet structure shall be spaced no greater than one-third (1/3) the width of the diameter of the orifice or one-third (1/3) the width of the weir, with a minimum spacing between bars of one-inch and a maximum spacing between bars of six inches. In addition, the design of trash racks must comply with the requirements of section 601L(5).
3. Structural stormwater management measures shall be designed, constructed, and installed to be strong, durable, and corrosion resistant. Measures that are consistent with the relevant portions of the RSIS at N.J.A.C. 5:21-7.3, 7.4, and 7.5 shall be deemed to meet this requirement.
4. At the intake to the outlet from the stormwater management basin, the orifice size shall be a minimum of two and one-half (2.5) inches in diameter.
5. Stormwater management basins shall be designed to meet the minimum safety standards for stormwater management basins at section 601L.
 - a Stormwater management measure guidelines are available in the NJ Stormwater BMP Manual. Other stormwater management measures may be utilized provided the design engineer demonstrates that the proposed measure and its

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design will accomplish the required water quantity, groundwater recharge and water quality design and performance standards established by section 601F of this ordinance.

- b Manufactured treatment devices may be used to meet the requirements of section 601F of this Ordinance, provided the pollutant removal rates are verified by the New Jersey Corporation for Advanced Technology and certified by the NJDEP.

K. Sources for Technical Guidance

Technical guidance for stormwater management measures can be found in the documents listed below, which are available from:

New Jersey Department of Environmental Protection
Maps and Publications
428 East State Street, P.O. Box 420
Trenton, New Jersey, 08625 (609) 777-1038.

1. Guidelines for stormwater management measures are contained in the NJ Stormwater BMP Manual, as amended. Information is provided on stormwater management measures such as: bioretention systems, constructed stormwater wetlands, dry wells, extended detention basins, infiltration structures, manufactured treatment devices, pervious paving, sand filters, vegetative filter strips, and wet ponds.
2. The NDEP Stormwater Management Facilities Maintenance Manual, as amended.
3. The "Standards for Soil Erosion and Sediment Control in New Jersey" promulgated by the State Soil Conservation Committee and incorporated into N.J.A.C. 2:90-1 et. seq. Copies of these standards may be obtained by contacting the State Soil Conservation Committee or any of the Soil Conservation Districts listed in N.J.A.C. 2:90-1.3(a)4. The location, address, and telephone number of each Soil Conservation District may be obtained from:

State Soil Conservation Committee
P.O. Box 330
Trenton, New Jersey 08625
(609) 292-5540;

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4. The Rutgers Cooperative Extension Service, 732-932-9306; and
5. The Soil Conservation Districts listed in N.J.A.C. 2:90-1.3(a)4. The location, address, and telephone number of each Soil Conservation District may be obtained from the address above.

L. Safety Standards for Stormwater Management Basins

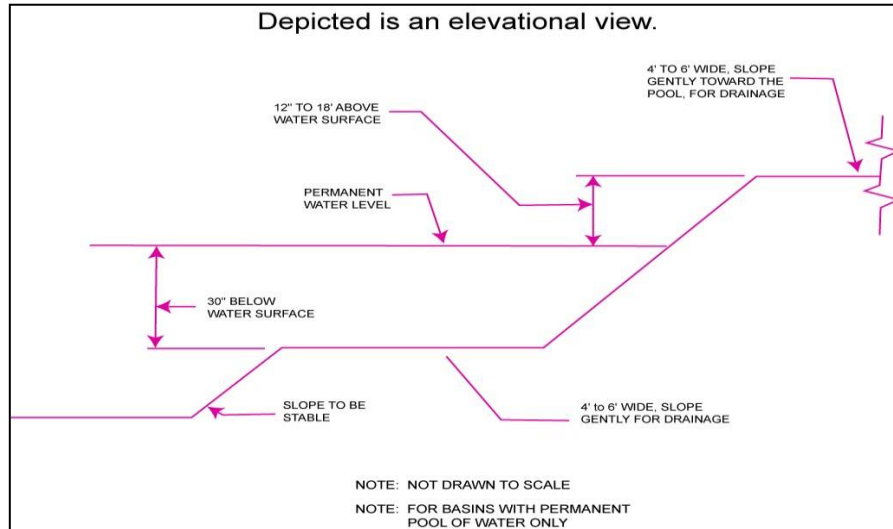
This section sets forth requirements to protect public safety through the proper design and operation of stormwater management basins. This section applies to any new stormwater management basin. The following are the requirements for trash racks, overflow grates and escape provisions:

1. A trash rack is a device designed to catch trash & debris and prevent the clogging of outlet structures. Trash racks shall be installed at the intake to the outlet from the stormwater management basin to ensure proper functioning of the basin outlets in accordance with the following:
 - a. The trash rack shall have parallel bars, with no greater than six (6) inch spacing between the bars.
 - b. The trash rack shall be designed so as not to adversely affect the hydraulic performance of the outlet pipe or structure.
 - c. The average velocity of flow through a clean trash rack is not to exceed 2.5 feet per second under the full range of stage and discharge. Velocity is to be computed on the basis of the net area of opening through the rack.
 - d. The trash rack shall be constructed and installed to be rigid, durable, and corrosion resistant, and shall be designed to withstand a perpendicular live loading of 300 lbs/ft sq.
2. An overflow grate is designed to prevent obstruction of the overflow structure. If an outlet structure has an overflow grate, such grate shall meet the following requirements:
 - a. The overflow grate shall be secured to the outlet structure but removable for emergencies and maintenance.
 - b. The overflow grate spacing shall be no less than two inches across the smallest dimension.

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- c. The overflow grate shall be constructed and installed to be rigid, durable, and corrosion resistant, and shall be designed to withstand a perpendicular live loading of 300 lbs./ft sq.
- 3. For purposes of this paragraph, escape provisions means the permanent installation of ladders, steps, rungs, or other features that provide easily accessible means of egress from stormwater management basins. Stormwater management basins shall include escape provisions as follows:
 - a. If a stormwater management basin has an outlet structure, escape provisions shall be incorporated in or on the structure. With the prior approval of the reviewing agency identified in section 601L(4) a free-standing outlet structure may be exempted from this requirement.
 - b. Safety ledges shall be constructed on the slopes of all new stormwater management basins having a permanent pool of water deeper than two and one-half (2.5) feet. Such safety ledges shall be comprised of two (2) steps. Each step shall be four to six (4-6) feet in width. One (1) step shall be located approximately two and one-half (2.5) feet below the permanent water surface, and the second step shall be located one to one and one-half (1 to 1.5) feet above the permanent water surface. See section 601L(5) for an illustration of safety ledges in a stormwater management basin.
 - c. In new stormwater management basins, the maximum interior slope for an earthen dam, embankment, or berm shall not be steeper than 3 horizontal to 1 vertical (3:1).
- 4. A variance or exemption from the safety standards for stormwater management basins may be granted only upon a written finding by the appropriate reviewing agency (City of Wildwood, County of Cape May or NJDEP) that the variance or exemption will not constitute a threat to public safety.
- 5. Illustration of Safety Ledges in a New Stormwater Management Basin

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M. Requirements for a Site Development Stormwater Plan

1. Whenever an applicant seeks municipal approval of a development subject to this ordinance, the applicant shall submit all of the required components of the Checklist for the Site Development Stormwater Plan at section 601M(5) below as part of the submission of the applicant's application for subdivision or site plan approval.
2. The applicant shall demonstrate that the project meets the standards set forth in this ordinance.
3. The applicant shall submit four (4) copies of the materials listed in the checklist for site development stormwater plans in accordance with section 601M(5) of this ordinance.
4. The applicant's site development project shall be reviewed as a part of the subdivision or site plan review process by the City of Wildwood Planning or Zoning Board or Construction Official from which municipal approval is sought. That municipal board or official shall consult the engineer retained by the Planning and/or Zoning Board (as appropriate) to determine if all of the checklist requirements have been satisfied and to determine if the project meets the standards set forth in this ordinance.
5. Checklist Requirements. The following information shall be required:
 - a. Topographic Base Map. The reviewing engineer may require upstream tributary drainage system information as necessary. It is recommended that the topographic base map of the site

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be submitted which extends a minimum of 200 feet beyond the limits of the proposed development, at a scale of 1"=200' or greater, showing 2-foot contour intervals. The map as appropriate may indicate the following: existing surface water drainage, shorelines, steep slopes, soils, erodible soils, perennial or intermittent streams that drain into or upstream of the Category 1 waters, wetlands and flood plains along with their appropriate buffer strips, marshlands and other wetlands, pervious or vegetative surfaces, existing man-made structures, roads, bearing and distances of property lines, and significant natural and manmade features not otherwise shown.

- b. Environmental Site Analysis. A written and graphic description of the natural and man-made features of the site and its environs. This description should include a discussion of soil conditions, slopes, wetlands, waterways and vegetation on the site. Particular attention should be given to unique, unusual, or environmentally sensitive features and to those that provide particular opportunities or constraints for development.
- c. Project Description and Site Plan. A map (or maps) at the scale of the topographical base map indicating the location of existing and proposed buildings, roads, parking areas, utilities, structural facilities for stormwater management and sediment control, and other permanent structures. The map(s) shall also clearly show areas where alterations occur in the natural terrain and cover, including lawns and other landscaping, and seasonal high ground water elevations. A written description of the site plan and justification of proposed changes in natural conditions may also be provided.
- d. Land Use Planning and Source Control Plan. This plan shall provide a demonstration of how the goals and standards of sections 601E through 601J are being met. The focus of this plan shall be to describe how the site is being developed to meet the objective of controlling groundwater recharge, stormwater quality and stormwater quantity problems at the source by land management and source controls whenever possible.
- e. Stormwater Management Facilities Map. The following information, illustrated on a map of the same scale as the topographic base map, shall be included:
 - 1. Total area to be paved or built upon, proposed surface contours, land area to be occupied by the stormwater management facilities and the type of vegetation thereon, and details of the

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proposed plan to control and dispose of stormwater.

2. Details of all stormwater management facility designs, during and after construction, including discharge provisions, discharge capacity for each outlet at different levels of detention and emergency spillway provisions with maximum discharge capacity of each spillway.

f. The following calculations:

1. Comprehensive hydrologic and hydraulic design calculations for the pre-development and post-development conditions for the design storms specified in section 601F of this Ordinance.
2. When the proposed stormwater management control measures (e.g., infiltration basins) depends on the hydrologic properties of soils, then a soils report shall be submitted. The soils report shall be based on onsite boring logs or soil pit profiles. The number and location of required soil borings or soil pits shall be determined based on what is needed to determine the suitability and distribution of soils present at the location of the control measure.

g. Maintenance and Repair Plan. The design and planning of the stormwater management facility shall meet the maintenance requirements of Section 601N.

h. Waiver from Submission Requirements. The municipal official or board reviewing an application under this Ordinance may, in consultation with the municipal engineer, waive submission of any of the requirements in sections 601M(5)(a) through 601M(5)(f) of this ordinance when it can be demonstrated that the information requested is impossible to obtain or it would create a hardship on the applicant to obtain and its absence will not materially affect the review process.

N. Maintenance and Repair

1. The design engineer shall prepare a maintenance plan for the stormwater management measures incorporated into the design of a major development.

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2. The maintenance plan shall contain specific preventative maintenance tasks and schedules; cost estimates, including estimated cost of sediment, debris, or trash removal; and the name, address, and telephone number of the person or persons responsible for preventative and corrective maintenance (including replacement). Maintenance guidelines for stormwater management measures are available in the NJ Stormwater BMP Manual. If the maintenance plan identifies a person other than the developer (for example, a public agency or homeowners' association) as having the responsibility for maintenance, the plan shall include documentation of such person's agreement to assume this responsibility, or of the developer's obligation to dedicate a stormwater management facility to such person under an applicable ordinance or regulation.
3. Responsibility for maintenance shall not be assigned or transferred to the owner or tenant of an individual property in a residential development or project, unless such owner or tenant owns or leases the entire residential development or project.
4. If the person responsible for maintenance identified under section 601N(2) above is not a public agency, the maintenance plan and any future revisions based on section 601N(7) below shall be recorded upon the deed of record for each property on which the maintenance described in the maintenance plan must be undertaken.
5. Preventative & corrective maintenance shall be performed to maintain the function of the stormwater management measure, including repairs or replacement to the structure; removal of sediment, debris, or trash; restoration of eroded areas; snow and ice removal; fence repair or replacement; restoration of vegetation; and repair or replacement of non-vegetated linings.
6. The person responsible for maintenance identified under section 601N(2) above shall maintain a detailed log of all preventative & corrective maintenance for the structural stormwater management measures incorporated into the design of the development, including a record of all inspections and copies of all maintenance-related work orders.
7. The person responsible for maintenance identified under section 601N(2) above shall evaluate the effectiveness of the maintenance plan at least once per year and adjust the plan and the deed as needed.

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8. The person responsible for maintenance identified under section 601N(2) above shall retain and make available, upon request by any public entity with administrative, health, environmental, or safety authority over the site, the maintenance plan and the documentation required by section 601N(6) and 601N(7) above.
9. The requirements of Section 601N(3) and 601N(4) do not apply to stormwater management facilities that are dedicated to and accepted by the City of Wildwood or another governmental agency.
10. In the event that the stormwater management facility becomes a danger to public safety or public health, or if it is in need of maintenance or repair, the City of Wildwood shall so notify the responsible person in writing. Upon receipt of that notice, the responsible person shall have 14 days to affect maintenance and repair of the facility in a manner that is approved by the municipal engineer or designee. The City of Wildwood, in its discretion, may extend the time allowed for effecting maintenance and repair for good cause. If the responsible person fails or refuses to perform such maintenance and repair, the City of Wildwood or County may immediately proceed to do so and shall bill the cost thereof to the responsible person.
11. Nothing in this section shall preclude the City of Wildwood in which the major development is located from requiring the posting of a performance or maintenance guarantee in accordance with N.J.S.A. 40:55D-53 and Chapter 900.
12. When required by the City of Wildwood or the County of Cape May if jurisdiction applies, and as indicated on an approved development plan, a drainage right-of-way easement shall be provided to the City where a tract or lot is traversed by a watercourse, surface or underground drainage way or drainage system, channel or stream. The drainage right-of-way easement shall conform substantially to the lines of such watercourses and, in any event, shall meet any minimum widths and locations as shown on any adopted Official Map or Master Plan. Such easement shall be expressed on the plat as follows: "*Drainage Easement dedicated for purposes provided for and expressed in the Land Development Ordinance of the City of Wildwood*". All municipal drainage right-of-way easement dedications shall be in a form acceptable to the Planning/Zoning Board solicitor and final form shall be subject to Final Approval of said site plan.

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13. To reduce the adverse impacts of stormwater runoff on adjoining properties, gutter and downspouts shall be required. Stormwater shall either be discharge to an approved stormwater management system or conveyed to the adjacent street.

602 FENCES, WALLS AND SIGHT TRIANGLE

- A. All permitted fences or finished walls shall be situated on a lot in such a manner that the finished side of the fence or wall shall face adjacent properties. All poles, posts, etc., shall be erected on the inside of the fence or wall. No fence or wall shall be erected of barbed wire, broken glass, topped with metal spikes, nor constructed of any material or in any manner which may be dangerous to persons or animals, except for non-residential uses where the Board or Construction Official determines that such construction is reasonable and affords safety.
- B. All fences shall be constructed and maintained to withstand a wind load of no less than 15 pounds per sq. ft. Construction materials may be or wood board (picket or panel), plastic (picket or panel), metal chain link/fabric, picket or bent salvage on tip, or concrete panel; but shall not be solid concrete or concrete block. All materials shall be treated against infestation and corrosion.
- C. All fences or walls shall be symmetrical in appearance, which posts separated by identical distances, with the fencing or wall conforming to a definite pattern and uniform design. Fences or wall shall be kept in good repair, shall be regularly painted, and shall be maintained in a clean condition.
- D. On any lot in any district, no wall or fence shall be erected or altered so that said wall or fence shall be over four feet (4') in height in front yards; five feet (5') in height in side yards; and six feet (6') in height in rear yards with the following exceptions:
 - 1. A dog run may have fencing or wall a maximum of six feet (6') in height provided such area is located in rear yards only and is set back from any lot line the distance required for accessory buildings in the respective zoning district as stipulated in Chapter 400.
 - 2. A private residential swimming pool area must be surrounded by a fence at least four feet (4'), but no more than six feet (6') in height, provided that, in lieu of the prescribed fence, above-ground pools with vertical side walls four feet (4') or more in height may be equipped with a ladder or steps which can be repositioned or removed when the pool is not in active use. Swimming pool areas shall be located in side and rear yards only. See Section 508 for additional standards.
 - 3. A tennis court area, located in rear yards only, may be surrounded by a fence a maximum of 15' in height; said fence shall be setback from any lot line the distance required for accessory buildings in the

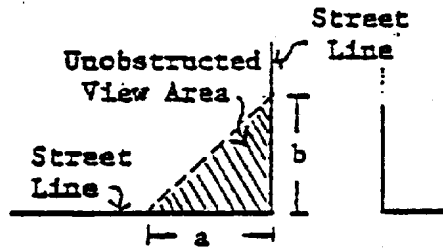
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respective zoning district as stipulated in Chapter 400. A tennis court fence may hang or attach “black-out curtains” to the inside of the fence to avoid distractions from outside the fence, however the curtains shall be maintained in a clean condition and in good repair.

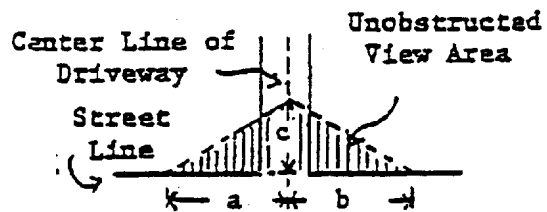
4. Schools, playgrounds, public swimming pools and parks in any applicable district and commercial and industrial uses may erect security fences or walls to control ingress and egress to all or part of the lot. Said fence or wall shall be no more than ten feet (10') in height and built in accordance with paragraph “A” above and herein.
 5. In situations where a residential lot is directly adjacent to a commercial use, either property may have a fence of six feet (6') in height in side or rear yards along the shared property line in order to protect the residential character of adjacent neighborhoods.
- E. Two (2) separate fences placed back-to-back along common property lines shall be discouraged.
- F. Hedges shall be subject to the same provisions as regular fencing; provided, however, that they shall not be placed nearer than four (4) feet to any sidewalk or any prospective sidewalk. Plantings shall be considered as part of any wall or fencing plan.
- G. No person shall erect a fence or wall until after obtaining a permit from the Zoning Officer. An application must be obtained from the Office of Planning and Zoning, and shall require a permit fee to be paid with the application. Living fences shall not require a permit, but shall be governed by the rules of this Ordinance.
- H. Existing fences at the time of adoption of this Ordinance shall be allowed to remain and to be maintained, but cannot be replaced except by compliance with the regulations herein prescribed.
- I. Sight triangle areas shall be required at street corner intersections and all non-residential driveways entering public streets, in addition to the specified right-of-way widths. The “sight triangle” is defined as a triangular area outside of the curb line and the straight line connecting sight points, one located on each curb line or driveway center line at a distance of 25 feet or one (1) foot for each mile of allowed street speed limit, whichever is greater, or 15 feet along the center line of a driveway, in which no grading, planting or structure shall be erected or maintained more than 30” above the street centerline, except for utility poles, street signs, fire hydrants and light standards.

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CORNER LOT



DRIVEWAY ENTERING PUBLIC STREET



- J. The maintenance of all vegetation within a sight triangle shall be the responsibility of the property owner and not the City of Wildwood and shall be noted in any easement to the City or County of Cape May, if applicable. The size of the required sight triangle easement shall be determined by the City Engineer. Sight triangle easements shall be required for any new development and such easement dedication shall be expressed on the plat or plan as follows: *"Sight Triangle Easement dedicated for purposes provided for and expressed in the Land Development Ordinance of the City of Wildwood"*. All municipal sight triangle easement dedications shall be in a form acceptable to the Planning/Zoning Board.

603 LIGHTING

- A. Street lighting of a type supplied by the local utility and of a type and number approved by the City Engineer may be required at all street intersections and along all arterial, collector and local streets and anywhere else deemed necessary for safety reasons.
- B. All parking areas and walkways thereto and appurtenant passageways and driveways serving commercial, public, office, multiple family or other uses having common off-street parking and/or loading areas shall be adequately illuminated for security & safety purposes. The light intensity provided at ground level shall be indicated in foot-candles on the submitted site plans and shall average at least five-tenths (0.5) foot candles at intersections and three-tenths (0.3) foot-candles elsewhere in the area to be illuminated. Lighting shall be provided by fixtures with a mounting height not more than 25' or the height of the building, whichever is less, measured from the ground level to the centerline of the light source.
- C. Any outdoor lighting such as building and sidewalk illumination, driveways with no adjacent parking, the lighting of signs and ornamental lighting, shall be shown on the lighting plan in sufficient detail to allow a determination of the effects upon adjacent properties and traffic safety. The objectives of these specifications are to minimize undesirable off-premises effects. No light shall shine into windows or onto streets and

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driveways in such a manner as to interfere with or to distract driver vision. To achieve these requirements, the intensity of such light sources, the light shielding and similar characteristics shall be subject to site plan approval.

- D. All lights shall be arranged and shielded in such a manner as not to create a hazard or nuisance to nearby residential properties or the traveling public.

604 PUBLIC UTILITIES

- A. All public services shall be connected to an approved public utilities system where one exists. The developer shall arrange with the servicing utility for the installation of the distribution supply lines and service connections, in accordance with the provisions of the applicable standard terms and conditions incorporated as part of its tariff, as the same are on file with the New Jersey State Board of Public Utilities.
 - 1. Upon submission of preliminary plats or plans for approval, the developer shall present a statement of interest, setting forth all public utility companies to serve the tract.
 - 2. Prior to commencement of construction, the developer shall furnish the Planning or Zoning Board and the Construction Official a copy of the agreements with the applicable public utility companies certifying the jurisdiction of the public utility company for the particular portion of the City; indicating agreement with the proposed utility installation design; and stating whom will construct the facility so that service will be available prior to occupancy. The form of such agreements shall be reviewed and approved by the Planning or Zoning Board Attorney prior to Final Approval of subdivision and site plans or, in the case of the commencement of construction, the City Attorney.
 - 3. The developer shall provide the City with four (4) copies of a final as-built plan showing the installed location of the facilities.
- B. Easements along property lines or elsewhere for utility installation may be required. Such easements shall be at least 20' wide and located in consultation with the companies or City departments concerned and, to the fullest extent possible, shall be centered on or adjacent to lot lines. Such easement dedication shall be expressed on the plat or plan as follows: "Utility right-of-way easement *dedicated for purposes provided for and expressed in the Land Development Ordinance of the City of Wildwood*". All municipal utility right-of-way easement dedications shall be in a form acceptable to the Planning/Zoning Board solicitor.

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- C. The installation of utilities may disturb municipal and county street surfaces. The developer shall be responsible for all utility trench reconstruction caused by the construction of the development, whether installed directly by the developer or by a sub-contractor, to the satisfaction of the City Engineer. Proper restoration of municipal and county street surfaces shall be a condition of final performance bond release. The developer is responsible for all approvals applicable from any outside agencies having jurisdiction over the project. Notwithstanding the requirements of this section, any development or work within the public right-of-way of any street within the City of Wildwood requires the applicant and/or contractor to obtain a Street Opening Permit under requirements of Section 15-1 and 15-2 of the General Ordinances of the City of Wildwood prior to the disturbance of any street or right-of-way.

605 SANITARY SEWERS

- A. Where a public waste water treatment plant and collection system is accessible or proposed, the developer shall construct sanitary sewer lines and building connections in accordance with NJDEP permit requirements and in such a manner as to make adequate sewage treatment available to each lot and building within the development.
- B. Any development shall secure approval of a Sanitary Sewer Permit in accordance with the City of Wildwood Sanitary Sewer Ordinance requirements, as necessary.

606 WATER SUPPLY

- A. Where public water is accessible, water mains shall be constructed in such a manner as to make adequate water service available to each lot or building within the development. The entire system shall be designed in accordance with the requirements & standards of the local/state agency having approval authority and shall be subject to their approval. The system shall also be designed with adequate capacity and sustained pressure and in a looped system with no dead-end lines whenever possible.
- B. Any development shall secure approval of the City of Wildwood Water Utility as to size and location of a development's or a building's public water connections as well as any public water infrastructure system improvements required by the proposed development.

607 STREETS, CURBS AND SIDEWALKS

A. Streets

- 1. All developments shall be served by paved streets in accordance with the approved major subdivision and/or site plan and all such streets shall have an adequate road crown. The arrangement of such streets shall be such as to provide for the appropriate extension of such streets.
- 2. In all developments, the minimum public street right-of-way shall be measured from lot line to lot line and shall be in accordance with the following schedule, provided that any new street that is a continuation of an existing street shall be continued at a width equal to that of the existing street, although a greater width may be required in accordance with the following schedule, unless otherwise determined by the City Engineer:

	R-O-W Width	Number of Traffic Lanes	Traffic Lanes Width	Shoulder Width Within Gutters	Width o.s. Gutters On Each Side	Width Between Gutters & Curbs
Collector	66'	2	12'	8'	13'	40'
Local	50'	2	15''	-	10'	30'

- 3. In the event that a development adjoins or includes existing streets that do not conform to the street width requirements of this Ordinance, the developer shall show additional land along either or

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both sides of the street, sufficient to conform to the right-of-way requirements, and shall be dedicated for the location, installation, repair and maintenance of streets, drainage facilities, utilities and other facilities customarily located on street rights-of-way. The necessary deeds of ownership shall be furnished and the dedication by deed shall be expressed as follows: "Street right-of-way dedicated for purposes provided for and expressed in the Land Development Ordinance of the City of Wildwood". All municipal street right-of-way dedications shall be in a form acceptable to the Planning/Zoning Board solicitor.

If the development is along one side of the street only, one-half (1/2) of the required extra width shall be dedicated and the road shall be improved, including excavation, base course, surfacing and drainage improvements in accordance with the approved application, which may require that the improvements extend across the centerline of the road.

The installation of road improvements may disturb municipal and county street surfaces. The developer shall be responsible for all road reconstruction necessitated by the construction of the development, whether installed directly by the developer or by sub-contractor, to the satisfaction of the City Engineer. Proper restoration of municipal and county street surfaces shall be a condition of final performance bond release. The developer is responsible for all approvals from any outside agencies having jurisdiction over the project.

4. No street shall have a name which will duplicate or so nearly duplicate the name of an existing street name that confusion results. The continuation of an existing street shall have the same name. The Board reserves the right to approve or name streets within a proposed development.
5. The pavement width of streets and the quality of subsurfacing and base materials shall adhere to the minimum standards set forth by the County or State Engineers when said paving concerns roads under their jurisdiction and where such standards exist. Concerning streets under the jurisdiction of the City, the following standards shall apply:
 - a. All construction shall be in accordance with the "Standard Specifications for Road and Bridge Construction, 2001", as prepared by the New Jersey State Department of Transportation and any supplements, addenda and modifications thereto.

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- b. On all municipal roads, the base course shall be six inches (6") of soil aggregate.
- c. The surface course for all municipal roads shall consist of two inches (2") of Bituminous Concrete, Type FABC, Mix No.1-5, applied according to the aforesaid New Jersey Department of Transportation specifications and amendments thereto.
- d. Where subgrade conditions of proposed street areas are wet, springy or of such a nature that surfacing would be inadvisable without first treating the subgrade, the treatment of the subgrade shall be made in the following manner:
 - 1. The areas shall be excavated to a suitable depth below the proposed finished grade and filled with a suitable subgrade material as reasonably determined by the City Engineer. Where required by the City Engineer, a system of porous concrete pipe subsurface drains or an alternate solution approved by the City shall be constructed beneath the surface of the parking area and connected to a suitable drain.
 - 2. After the subbase material has been properly placed and compacted, the street surfacing material, as described hereinabove, shall be spread thereon.
- 6. In addition to the requirements of this section, any development or work within the public right-of-way of any street within the City of Wildwood requires the applicant and/or contractor to obtain a Street Opening Permit under requirements of Section 15-1 and 15-2 of the General Ordinances of the City of Wildwood prior to the disturbance of any street or right-of-way.

B. Curbs

- 1. Curbing is required along both sides of all streets. All curbing shall be laid in the manner approved by the City Engineer, including both horizontal and vertical alignments. Depressed curb ramps with detectable pads, for the handicapped shall be installed at all radii in accordance with the laws of the State of New Jersey.

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2. The curbing materials shall adhere to the minimum standards set forth by the County or State Engineers when said curbing concerns roads under their jurisdiction and where such standards exist. For roads under the County of Cape May jurisdiction, the County curb detail shall be used as referenced and incorporated herein.
3. Curbing shall be designed to provide a curb ramp in compliance with the Americans with Disabilities Act or the Barrier Free Subcode of the New Jersey Uniform Construction Code (NJAC 5:23-7) at any or all street intersections, as applicable.
4. The use of alternative materials to concrete, such as Belgian block, granite, stamped concrete, pavers or the like, shall require the approval of the City Engineer. Similarly, the installation of any alternative style of curbing, such as a roll curb or the like, shall require the approval of the City Engineer.

C. Sidewalks and Aprons

1. Sidewalks and aprons are required on both sides of all existing and proposed streets.
2. Sidewalks shall be at least five feet (5') wide and shall be four inches to six inches (4" -6") thick, constructed on a subgrade properly prepared as required by, and with the approval of, the City Engineer.
3. The use of alternative materials to concrete, such as Belgian block, granite, stamped concrete, pavers or the like, shall require the approval of the City Engineer. Similarly, the installation of any alternative style of curbing, such as a roll curb or the like, shall require the approval of the City Engineer.

608 OFF-STREET PARKING, LOADING AREAS AND DRIVEWAYS

A. Off-Street Parking

The following schedule details the number of off-street parking and loading spaces required for various categories of land uses within the City of Wildwood.

1. Each individual land use shall provide parking and loading spaces according to following schedule. The number of spaces indicated therein shall be construed as minimum requirements.

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2. Where the use of land or buildings includes multiple permitted uses with different parking requirements, the total number of spaces required shall be the cumulative sum total of the various individual parking requirements for each use within the facility as provided for herein.
3. All uses shall, to the extent practicable, provide for shared parking and common access ways. Cross-easements and similar arrangements to provide for interconnected parking facilities in order to facilitate such shared use of parking and access is encouraged.
4. Schedule of Off Street Parking & Loading Spaces:

USE	REQUIRED NUMBER OF SPACES
a. Residential Uses¹	
Single-Family Detached 2-Family Stacked (Multi-Story) Single-Family Semi-Detached (Duplex) 3-4 Family Semi-Detached ('Tri' or 'Quad') dwelling units Residential above ground-floor Permitted Use	For Each Dwelling Unit 1 & 2 Bedroom: 1.5 3 Bedroom: 2.0 4 Bedroom: 2.5 5 Bedroom: 3.0
Accessory Apartments	For Each Dwelling Unit 1 Bedroom: 1.0 2 Bedroom: 1.5 3 Bedroom: 2.0
Community Residences or Community Shelters	1 parking space for each resident The Planning Board may require such parking as is deemed appropriate at time of Site Plan review & Approval, or may waive any parking requirement, provided that sufficient justification is presented
Garden Apartments ²	For Each Dwelling Unit 1 Bedroom: 1.8 2 Bedroom: 2.0 3 Bedroom: 2.1
Townhouses	For Each Dwelling Unit 1 Bedroom: 1.8 2 Bedroom: 2.3 3 Bedroom: 2.4

¹ As governed by the New Jersey Residential Site Improvement Standards, "RSIS", (N.J.A.C. 5:21-1 et seq.), when a determination of the required number of parking spaces results in a fractional space, any fraction of ½ or less may be disregarded, while any fraction in excess of ½ shall be rounded up.

² Requirements for Garden Apartments & Townhouses include provisions for guest parking at 0.5 spaces per dwelling unit. Guest parking must either be provided on-street or in common parking areas.

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USE	REQUIRED NUMBER OF SPACES
b. Commercial Uses	
Automotive Gas &/or Service Stations, Garages & Car Washes	1 space for every 1/5 of a service stall plus queuing room for a minimum of 8 automobiles per fueling station. 1 marked parking space for every 1,000 sf of lot area, whichever provides the greater number except that no more than 20 parking spaces
Automobile Sales through Franchise Dealers & Non-'Water-Dependent' Boat Sale Facilities	10 spaces reserved for customer parking in addition to, and separated from, lot area for vehicular display and employee parking area.
Banks, including Drive-Through Facilities.	1 space for every 200 s.f. of Net Habitable leasable area or any part thereof plus queuing room for a minimum of 8 automobiles per drive-through window if applicable. Drive-through facilities shall provide sufficient parking spaces in appropriate locations so that no driveway, aisle, fire lane or right-of-way is used at any time for parking.
Bowling Alleys	3 spaces for every bowling lane.
Barber Shops & Beauty Parlors.	1 space for every 0.25 of an operator.
Bars, Taverns & Nightclubs	1 space for every 3 seats plus 1 space for every 500 s.f. of Net Habitable leasable area or any part thereof.
Bed & Breakfasts	1.25 space per lodging unit.
Bicycle and Watersport Rentals	1 space for every 200 s.f. of sales floor area or any part thereof, exclusive of basement area or storage area, with a minimum of three (3) spaces.
Boardwalk Frontage Uses (other than Hotels, Motels, Combined R.D.E. Resort Facilities and Mid-rise Residential Uses.)	No Minimum Established. The Planning Board may require such parking as is deemed appropriate at time of Site Plan review & Approval, or may waive any parking requirement, provided that sufficient justification is presented.

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USE	REQUIRED NUMBER OF SPACES
Car Washes	<p>Minimum capacity for 15 vehicles at the entrance and 6 vehicles at the exit of the washing equipment;</p> <p>1 space for each waxing, upholstery cleaning or similar specialized service area;</p> <p>1 space for each employee</p>
Designed Residential Structures (Apartments, Garden Apartments, Condominium Units, Townhouses and similar multi-family developments).	<p>Low-Rise Buildings (1 to 2 Floors) & Mid-Rise Buildings (3 to 9 Floors):</p> <p>1 bedroom: 1.8 spaces</p> <p>2 bedrooms: 2.0 spaces</p> <p>3 bedrooms: 2.1 spaces</p> <p>High-Rise Buildings (10 Floors and Up):</p> <p>1 bedroom: 0.8 spaces</p> <p>2 bedrooms: 1.3 spaces</p> <p>3 bedrooms: 1.9 spaces</p> <p>+ 1 space for every 3 employees.</p> <p>The employee requirement may be satisfied by the creation of a rideshare program whereby employees are required to park in a centralized location and shuttled to the subject development.</p>
Funeral Homes	<p>1 space for each 3 seats devoted to assembly room purposes, but in no case fewer than 50 spaces</p>
Home Occupations	<p>Parking of no more than one (1) vehicle at any time in addition to those ordinarily used by the residents of the home and a single non-resident employee as further defined in section 200.</p>
Hospitals, Nursing Homes or Institutions for the Ill or Aged	<p>1 space for every 3 beds</p>

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USE	REQUIRED NUMBER OF SPACES
<p>Hotel, Motel, Combined R.D.E Facilities, & Condotel Structures:</p> <p>A structure which contains, but is not necessarily solely comprised of Hotel Units which are designed, designated and intended to be used, let or hired out for compensation for transient occupancy to the general public by reservation or walk-up without reservation, but in any case without lease, for occupancy in periods of not less than one (1) night and not more than a number of continuous nights established by the individual municipality; except that resident management shall not be subject to the occupancy limitation.</p>	<p>For all Hotel & Motel Units: 1 space per unit</p> <p>For Condominium & Apartment-style Units within a Combined R.D.E. Facility or Condotel:</p> <p>Low-Rise Buildings (1 to 2 Floors) & Mid-Rise Buildings (3 to 9 Floors): 1 bedroom: 1.8 spaces 2 bedrooms: 2.0 spaces 3 bedrooms: 2.1 spaces</p> <p>High-Rise Buildings (10 Floors and Up): 1 bedroom: 0.8 spaces 2 bedrooms: 1.3 spaces 3 bedrooms: 1.9 spaces</p> <p>+ 1 space for every 3 employees.</p> <p>The employee requirement may be satisfied by the creation of a rideshare program whereby employees are required to park in a centralized location and be shuttled to the subject development.</p>
<p>Landry/Laundromat (Coin Operated) facilities.</p>	<p>1 space for each 3 washing or cleaning machines.</p>
<p>Light Industrial Manufacturing, Processing, Assembly or Treatment Facilities</p>	<p>1 space per 700 s.f. or any part thereof. In addition: all uses in the LI Zone shall provide 1 space for every vehicle owned by the subject use and/or operated from the subject site.</p>
<p>Lodges and Clubs</p>	<p>1 space per 200 s.f. of Net Habitable floor area or any part thereof</p>
<p>Marinas, Boat Yards, Yacht Basins & other 'Water Dependent' uses other than Sightseeing Boats, Party Boats or similar use.</p>	<p>The sum total of the following:</p> <p>1 space for every boat mooring slip; 1 space for every 1,000 s.f. of storage, dry dock or similar area; 1 space for every 200 s.f. of sales floor area; 1 space for every 2 docks thereafter for business not related to boat docking; 1 space for every vehicle owned by the subject use and/or operated from the subject site.</p>

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For boat trailer launching facilities, either as a separate, standalone use or as part of a water dependent use	10 off-street & on-site parking spaces (10'W x 40'L) with sufficient space for the parking or storage of automobile-towed boat trailers.
USE	REQUIRED NUMBER OF SPACES
Medical and Dental Office Buildings, including Clinics.	2 spaces for each operating/exam room 1 space for each employee, including the medical practitioner
Offices and Office Buildings, including Professional Offices.	1 space for every 200 s.f. of Net Habitable floor area or any part thereof.
Piers Off-street parking requirement is limited to on-site parking for employees only.	1 space per 200 s.f. of area devoted to the subject Pier's administrative office purposes, up to a maximum of 30 spaces. Such parking area shall be constructed of hard durable surface such as concrete or bituminous pavement, shall be curbed and shall employ storm water management practices as approved by the City Engineer, to prevent oils, grease, heavy metals and other deleterious materials from seeping into the ground.
Places of Worship	1 space for every five (5) permanent seats (for the purpose of calculating seats for pews or benches, each seat shall be considered 22" wide)
Public Utilities	1 space of sufficient size for a maintenance vehicle appropriate to the utility being serviced.
Public Swimming Pools	1 space per user based on 30% facility capacity.
Recreation (Year Round, Enclosed Facilities) Public or Private Athletic Fields, Buildings & Uses Skating Rinks. Public Parks, Playgrounds & Conservation Areas Recreational Uses for Public & Private Elementary & High Schools. Traditional Boardwalk Amusements (other than on Piers).	1 space per user based on 30% of facility capacity.
Recreation (Seasonal or Temporary Facilities) Entertainment or Athletic Activities and Events, including Temporary Facilities for same. Seasonal Recreation or Tourist-Related Concessions & other Commercial Activities not involving Permanent Structures.	Such number of parking spaces as shall be deemed by the City to be reasonable, based on the use proposed and the requirements of this schedule.

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USE	REQUIRED NUMBER OF SPACES
Restaurants (dining)	1 space for every 4 seats.
Restaurants (take-out or drive-through)	<p>1 space for every 4 seats or 150 s.f. of floor area, whichever is greater, plus queuing room for a minimum of 8 automobiles per drive-through window if applicable.</p> <p>Drive-through facilities shall provide sufficient parking spaces in appropriate locations so that no driveway, aisle, fire lane or right-of-way is used at any time for parking.</p>
Retail Stores, Beach Accessory Stores, Seashore Novelty Stores and Similar Uses	1 space for every 200 s.f. of sales floor area or any part thereof, exclusive of basement area or storage area, with a minimum of three (3) spaces.
Schools and Child Care Centers	<p>1 space per employee for grades K-10.</p> <p>2½ spaces per employee for grades 11 and 12.</p> <p>In all cases, sufficient space must be allocated for school bus loading and unloading.</p>
Service Businesses and Uses	1 space for every 200 s.f. of sales floor area or any part thereof, exclusive of basement area or storage area, with a minimum of three (3) spaces.
Theaters, Amphitheaters, & Museums	1 space for every 4 seats.
Combined Retail, Dining, and Entertainment Resort Facilities	Cumulative sum total of the various individual parking requirements for each use within the facility as provided for herein.
Warehouses & Inside Storage Facilities	1 space per 1,000 s.f.
Wholesale Distribution Centers	1 space for each 500 s.f. of floor area.

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USE	REQUIRED NUMBER OF SPACES
c. Off-Street Loading Spaces	
Commercial Uses (generally and not specifically listed below)	Up to 9,999 s.f.: 1 space 10,000 to 19,999 s.f.: 2 spaces 20,000 to 39,000 s.f.: 3 spaces 40,000 to 60,000 s.f.: 4 spaces For each additional 60,000 s.f.: 1 space
Marinas, Boat Yards, Yacht Basins, and other Water Dependent Uses	Sufficient space for the temporary parking or storage of automobile-towed boat trailers.
For Uses in the Light Industrial Zone: Off Street Loading (based on gross floor area)	1 space for every 8,000 s.f. of Net Habitable floor area, or any part thereof, measured as cumulative for all buildings and/or activities on the subject site. Each Loading Space shall be at least 15' x 30' All off-street loading area shall maintain adequate ingress and egress from the public right-of-way. All such areas shall be located at the side or rear of the facility. No loading shall take place from the street.

5. Pacific Avenue Parking Regulations (All Zoning Districts)

The above notwithstanding, in recognition of the existing built-out nature of the lands along Pacific Avenue, the lack of existing off-street parking spaces in this area and the resultant difficulty and inability of applicants to acquire additional lands for such parking without the demolition of existing structures, the off-street parking requirements for permitted uses desiring to occupy existing structures fronting Pacific Avenue shall be relaxed to require only those off-street parking spaces existing at the effective date of this Ordinance.

The above section shall not apply to new structures proposed after the Effective Date of this Ordinance, which shall conform to the requirements set forth herein.

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B. Type of Facility

1. Parking spaces may be on, above, or below the surface of the ground. When parking spaces are provided within a garage or other structure, said structure shall adhere to the proper accessory or principal building setbacks, as applicable.
2. The provision of parking and loading spaces shall also include adequate driveway and necessary turning areas for handling the vehicles for which provision is made. Parking areas shall be designed to permit each motor vehicle to proceed to and from the parking space provided for it without requiring the moving of any other motor vehicles. Aisles providing access to parking areas shall have the following minimum dimensions:

<u>Angle of Parking Space</u>	<u>One-Way Aisle</u>	<u>Two-Way Aisle</u>
90°	22'	24'
60°	18'	20'
45°	15'	20'
30°	12'	18'
Parallel	12'	18'

Where the angle of parking is different on both sides of the aisle, the larger aisle width shall prevail.

3. Stacked parking, where motor vehicles are parked one in front of the other and require, when fully utilized, the moving of one vehicle to allow the removal of another, is prohibited, except in the instance of residential units where two spaces are provided for a particular dwelling unit. Stacked parking is not permitted within an enclosed garage where vehicles must exit the site by backing out into the street. A car may be stacked in front of the garage if there is a minimum of 20 feet from the garage to the property line.
4. Where the separate designation of a specific loading space is not required for an activity, the required off-street parking area shall not be used for loading and unloading purposes except during hours when normal business operations are suspended.

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5. All off-street parking lots shall have adequate designations to indicate traffic flow and parking spaces.
6. Parking spaces shall be 9' wide by 18' long. Each loading space shall be at least 15' x 30'. All parking spaces shall be striped.
7. All off-street parking and loading areas shall be provided with curbing or curb stops so that vehicles cannot be driven onto required perimeter landscaped areas, buffer zones, and street rights-of-way, and so that each parking and loading area has controlled entrances, exits and drainage control. Curbing or wheel stops shall be located to prevent any part of a vehicle from overhanging internal sidewalks or landscaped areas. Parking and loading spaces shall not be an extension of any street right-of-way.
8. A buffer planting strip not less than five feet (5') in width shall be provided between any property line which abuts a residential use or district and any parking area with five (5) or more parking spaces. At a minimum, a screen planting of evergreen material not less than three feet (3') in height or species native to the southern New Jersey barrier islands environment shall be used to form an effective screen. Sight triangles shall not be obstructed by any plantings. Plantings shall be maintained so as not to overhang off of a lot or into a designated parking area.
9. At least twenty-five percent (25%) of the parking lot frontage shall be contiguous raised curb with landscaping to the building line. No parking shall be permitted in this area.

C. Location of Parking and Loading

1. Off-street parking and loading spaces shall be located on the same lot or premises as the principal use. Off-site parking accessory to a commercial use shall be permitted, subject to site plan approval by the Planning Board. Off-site parking is not permitted for residential uses.
2. No parking of vehicles shall be permitted in fire lanes, streets, driveways, landscaped areas, aisles, buffer areas, sidewalks or turning areas. Parking spaces may occupy front, side, and rear yard areas subject to site plan approval.
3. Where multiple uses with different parking requirements share a parking area, the total number of required parking spaces shall be the sum of the individual requirements for each activity.

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4. At-grade parking below a principal structure is permitted in all zoning districts. For such cases in all residential zoning districts, garage doors or parking bay openings are encouraged to be on the side or rear of the principal structure.
5. Unless otherwise indicated, on-site parking for non-residential structures and uses shall be on the side or the rear of the building.

D. Paving and Curbing

All paved parking areas, loading areas, and access drives shall be paved as outlined below. All parking areas, regardless of size and location, shall be suitably drained and maintained.

1. Areas of ingress or egress, loading and unloading areas, parking aisles, interior driveways, access aisles, and other areas likely to experience heavy traffic shall be paved with not less than six inches (6") of soil aggregate base course prepared and constructed in accordance with Division 3, Section 2A, of the "Standard Specifications for Road and Bridge Construction, 2001", as prepared by the New Jersey State Department of Transportation, and any supplements, addenda and modifications thereto. A minimum of two inch (2") compacted wearing surface of bituminous concrete (FABC) shall be constructed thereon in accordance with Division 3, Section 10, of the aforesaid specifications.
2. Where subgrade conditions of proposed parking and loading areas are wet, springy, or of such a nature that surfacing would be inadvisable without first treating the subgrade, the treatment of the subgrade shall be made in the following manner: The areas shall be excavated to a suitable depth below the proposed finished grade and filled with a suitable subgrade material as reasonably determined by the City Engineer. Where required by the City Engineer, a system of porous concrete pipe subsurface drains or an alternate solution approved by the City Engineer shall be constructed beneath the surface of the parking area and connected to a suitable drain. After the subbase material has been properly placed and compacted, the parking area surfacing material, as described hereinabove, shall be spread thereon.

E. Lighting

Lighting used to illuminate off-street parking areas shall be arranged to reflect the light away from residential premises and public streets. The lighting plan in and around the parking areas shall provide for non-glare

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lights focused downward. All parking facilities providing five (5) or more parking spaces shall be lighted.

F. Driveway Access and Curb Cuts

1. Each lot developed with a detached single-family dwelling unit or a two family building shall be permitted only one (1) curb cut per each full 20' of lot frontage.
2. Each curb cut shall be a minimum ten feet (10') wide and the curb cut and access drive shall be located on the side property line.
3. Each lot developed with other than a detached single-family unit or a two-family building shall not be so restricted, however, curb cut access shall be limited by the Planning Board during site plan review, in order to provide as few curb cuts as necessary.
4. No curb cut for a residential use shall be more than 24' in width.
5. No curb cut for a commercial use shall be more than 36' in width.
6. In all instances, due consideration to the proposed width, curbing, direction of traffic flow, radii of curves and method of dividing traffic lanes, shall be given.
7. Curbing, where required, shall be depressed at the driveway and is to be rounded at the corners.
8. Driveways and access to any public street, except for single-family or two-family dwelling units, shall be located at least 35' feet from the intersection of the street at the curb line, and shall be designed in a manner conducive to safe ingress and egress.
9. At least twenty-five percent (25%) of the lot frontage shall be contiguous raised curb with landscaping to the building line. No parking shall be permitted in this area.

G. Parking of Commercial Vehicles in Residential Zones

One (1) registered commercial vehicle of a rated capacity not exceeding one (1) ton on four (4) wheels, owned or used by a resident of the premises, shall be permitted to be regularly parked or garaged on a lot in any residential district, provided that said vehicle is parked in a side or rear yard area, which area is relatively unexposed to neighboring properties and is screened from neighboring properties by evergreen plantings or

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species native to the southern New Jersey barrier islands environment, at least five feet (5') in height. For purposes of this Ordinance, a commercial vehicle is a bus and/or vehicle containing advertising matter intending to promote the interest of any business, whether or not said vehicle is registered as a "commercial" vehicle with the New Jersey State Division of Motor Vehicles; except that this provision shall not be deemed to limit construction equipment which is used on the site for during or for construction purposes.

609 SIGNAGE

A. General Provisions

1. No signs shall be hung, erected, rebuilt or placed upon any building or structure unless a zoning permit and/or construction permit has been obtained by the property owner or an authorized agent of owner. Permit applications shall be accompanied by a plan showing details of the sign, type of illumination, type of materials, colors, size and location of the sign on the building and/or parcel.
2. No signs shall be placed on or attached to a building or erected independently for any purpose other than to advertise a permitted business or use conducted on the same premises. A sign advertising or directing attention to another premises and any other signs unrelated to the premises on which the sign is erected is prohibited, unless specifically permitted herein.
3. No billboards shall be erected or replaced. Billboards are prohibited.
4. Any sign having a message which in and of itself is lewd and licentious or advocates an act in violation of any municipal, county State or Federal law shall be prohibited.
5. Nonconforming signs shall not be enlarged, changed, or altered in size, location or appearance unless they conform to these regulations, except that any sign in existence prior to the adoption of this Ordinance, notwithstanding that the said sign may not be a conforming use, shall be permitted to be removed for storage, repairs or reconditioning and may be replaced in the same manner and location without the necessity of securing permits.
6. No sign except traffic signs and those of a duly constituted governmental body shall be erected within the street right-of-way, nor shall any sign be placed on any property without the consent of the property owner.

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7. No sign of any type shall be permitted to obstruct driving vision, traffic signals, traffic directional and identification signs, or other places of business. No sign shall exceed thirty inches (30") in height within the sight triangle.
8. No signs shall be attached to trees, fence posts, stumps, utility poles, or the like. Signs shall be free-standing or attached to buildings in an approved manner.
9. No sign shall emit any sound, odor or other nuisance beyond the property line or above (25').
10. All signs shall be kept in good repair which shall include replacement or repair of broken structural elements, casings, or faces, maintenance of legibility and all lighting elements.

11. Building Identification

- a. All principal buildings in all districts shall be clearly identified as to street number by means of a small unobstructed sign, clearly visible and legible from the main and abutting street.
- b. Each apartment unit, hotel or motel room, rooming and boarding house room, and every room in all other multiple rental facilities, and all commercial establishments shall be uniquely numbered or lettered.
- c. Numbers and letters shall be assigned by the Tax Assessor of the City of Wildwood.
- d. Numbers and letters shall not be less than a minimum of two inches (2") in height and shall be of a color which contrasts to the background to which said number(s) is (are) secured.

12. Projecting Signs, including framework or brackets, are permitted to encroach over the public right-of-way by a maximum of four feet (4'). Where signs project beyond a building facade or wall over a pedestrian way, the lowest portion of the sign shall be at least nine feet (9') above the walkway.

Prior to the erection of any such sign, awning, or canopy, and on an annual basis thereafter with renewal of mercantile license, a liability insurance policy or rider and hold harmless agreement with indemnification to the City of Wildwood must be submitted in a form as approved by the Atlantic County Joint Insurance Fund and which must be satisfactory to the City Clerk and/or City Solicitor.

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In emergencies or upon proper notice for any good cause, the Zoning Official is authorized to require the immediate removal of any sign, awning, or canopy from over any portion of the public right-of-way, all costs of which shall be the sole responsibility of the owner/applicant.

13. Illuminated signs shall be arranged to reflect the light and glare away from adjoining streets and neighboring properties. No sign with red, green, blue or amber illumination in a beam, beacon or flashing form resembling an emergency light shall be erected in any location. All lighting shall be shielded or otherwise directed so as not to cause glare, reflection or other nuisance onto any adjacent property.

B. Types of Signs

Where permitted by the specific district regulations found in Chapter 400 of this Ordinance, various sign types shall conform to the following standards:

1. **Animated, Flashing and Illusionary Signs:** Signs using mechanical or electrical devices to revolve, flash or display movement or the illusion of movement are prohibited in all residential zoning districts as well as in the Professional Office (PO), Marine Commercial-Tourist (MC-T) and Marine Commercial-Residential (MC-R) zones. Such signs shall be permitted in all other zoning districts. Self-changing "Time and Temperature" signs, which alternately reflect the time of day and temperature by mechanical or flashing devices, are prohibited in residential districts only.
2. **Free-standing Signs:** Free-standing signs shall be supported by one or more columns or uprights which are firmly imbedded in the ground. Exposed guy wires, chains or other connections shall not be a support of a free-standing sign.
3. **Wall Signs:** Wall fascia or attached signs shall be firmly attached to the exterior wall of a building and shall not project more than 15" from the building.
4. **Monument Signs:** Monument signs shall be surrounded by a landscaped area. The size of said landscaped area is detailed in the individual district regulations found in Chapter 400. No monument sign shall in any way violate sight triangle regulations.
5. **Awning Signs:** Retractable awnings of canvas or similar durable material which are supported within the property lines shall be

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permitted, and shall be allowed to extend over a portion of the public right-of-way in commercial zones, provided:

- a. No portion of the awning extends more than four (4) feet into the public right-of-way.
 - b. Awning supports are not permitted in the public right-of-way.
 - c. The vertical clearance from grade to the lowest portion of any structural member shall be eight (8) feet.
 - d. The vertical clearance from the public right-of-way to the lowest portion of any awning, including valances, shall be seven (7) feet minimum.
 - e. Awnings shall be constructed and installed in such a manner that upon seasonal or permanent removal, no portion of the support structure shall be exposed.
 - f. Awning signs are limited to sixteen (16) feet of awning, and letters are limited to eight (8) inches in height.
 - g. No awning shall contain any advertising material or signage, other than the name and/or logo of the host establishment.
 - h. No signs, merchandise, banners, or flags shall be attached to the bottom of an awning.
 - i. The free flow of pedestrian traffic on the sidewalk must remain unobstructed.
 - j. Any applicant seeking approval to install or replace awnings shall apply for a building permit from the Construction Official setting forth the specific location, dimensions and structural aspects of the proposed awning. The Construction Official shall not issue any awning permit without receiving a prior approval from the Zoning Official, who is hereby authorized to review and, if appropriate, approve awnings after taking into account such factors as impact on the public right-of-way, emergency access and safety, customary activities, drainage and maintenance.
6. Canopy Signs: Canopies located at the entrance to commercial buildings are permitted and encouraged, provided:

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- a. The outside edge of any canopy shall not be closer than two (2) feet from the face of the curb.
 - b. The vertical clearance from grade to the lowest portion of any structural member or canopy sign shall be eight (8) feet.
 - c. Such canopies must be anchored to the host building.
 - d. Canopy signs are limited to sixteen (16) feet of awning, and letters are limited to eight (8) inches in height. No canopy shall contain any advertising material or signage, other than the name and/or logo of the host establishment.
 - e. No signs, merchandise, banners, or flags shall be attached to the bottom of the canopy.
 - f. The free flow of pedestrian traffic on the sidewalk must remain unobstructed.
 - g. Any applicant seeking approval to install or replace a canopy or canopy sign shall apply for a building permit from the Construction Official setting forth the specific location, dimensions and structural aspects of the proposed awning. The Construction Official shall not issue any awning permit without receiving a prior approval from the Zoning Official, who is hereby authorized to review and, if appropriate, approve canopies after taking into account such factors as impact on the public right-of-way, emergency access and safety, customary activities, drainage and maintenance.
7. Murals: Murals may meet the definition of a sign if there is lettering or images that represent the item or service for sale. Such murals therefore must apply for a zoning permit and are subject to the regulation regarding wall signs above, and to the size limitations for wall signs found in the individual district regulations of Chapter 400.
8. A-Frame Signs and Other Portable Signs: A-frame signs standing on the ground are permitted on the property of the business. They are prohibited on the sidewalk or in the public right-of-way, and they must be on the property that the business is located. Such signs shall only be permitted during the time that the business is open, and must be stored during off hours.

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9. Window Signs: Interior window signs are permitted and shall not be considered in computing the allowable signs, provided no window sign shall exceed 25% of the total window area. Window signs shall be professionally designed and no cardboard signs are permitted.
10. Information and Direction Signs: Street number designations, household name plates, postal boxes, "private property," on-site traffic directional & parking signs, warning signs, and other like and similar signs are permitted in all zones but are not considered in calculating sign area. No such sign shall exceed six (6) square feet in area, and such sign shall not require a zoning permit.
11. Political Signs: Political signs temporarily giving notice of political campaigns shall be located on private property and shall be set back at least ten feet (10') from all side property lines and shall not exceed 32 sq. ft. in area. Signs shall be permitted within 45 days prior to any public election and shall be removed within five (5) days after the election. All such signs do not require a zoning permit.
12. Real Estate Signs: All real estate signs shall be required to meet the following specifications:
 - a. Real estate signs temporarily advertising the sale, rental or lease of the premises or portion thereof shall be located on private property and, if not attached to the building, shall be set back from all property lines at least five (5) feet. Signs shall not exceed six (6) square feet in area.
 - b. All such signs shall be removed at the expense of the advertiser within 30 days after the termination or completion of the matter of business being advertised. "Sold" signs shall be permitted between the signing of the contract of sale and the date of the legal closing.
 - c. In the event the property being offered for sale or lease is located on the ocean, bay, or harbor, one sign complying with the above regulations may be located on that portion of the building facing the street and one sign may be placed facing the ocean, bay, or harbor.
 - d. In the event the property being offered for sale or lease is located on a corner, a sign may be placed on the lot or affixed to the building on each side abutting a street. Such signs shall meet the requirements above.

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- e. Banners, flags, balloons, open house signs, and other advertising products announcing an open house, associated with a property sale, shall be permitted to be placed on the property only during the time of the open house, provided they do not block or protrude over any part of the sidewalk or driveway and further provided that a sales agent is present on the property during the open house. In addition, two (2) off-premises directional signs are permitted per open house property, provided that the signs are placed at different intersections; no part of the sign blocks or protrudes over any sidewalk or driveway; such signs must be securely anchored to the ground; such signs are not permitted on vehicles, poles or structures; and such signs do not exceed 30" in height or otherwise violate sight triangle easements.
 - f. Compliance with the real estate sign regulations herein shall be the responsibility of the real estate agency or agencies whose signs appear on the property and the owner of the property. The owner shall be solely responsible if the property is being offered for sale or rent without the services of a broker.
 - g. All real estate signs do not require a zoning permit.
13. Contractor Signs: During construction and development of a property, no more than one (1) sign total identifying architects, builders, real estate brokers, lending institutions, and contractors is permitted; provided that such sign shall only be permitted while the structure is under construction, or while an alteration or addition is being constructed. No sign shall be displayed until municipal approval has been granted for the project, and any such sign shall be removed either when a certificate of occupancy is issued or upon the completion of the work, whichever occurs first. The maximum permitted size for such signs is 16 square feet for lots up to 12,000 square feet and 32 square feet for lots greater than 12,000 square feet. In all cases, the location of the sign's outboard edge shall not be nearer than one-half (1/2) the required setback from any property line, and shall not stand more than six (6) feet from the ground. Temporary contractor signs do not require a zoning permit.
14. Churches, Schools, and Civic/Charitable Organizations: Churches, Schools, and Civic/Charitable Organizations may utilize a sign or bulletin board, not in excess of 32 square feet, to announce

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services, events, schedules, and display other notices pertaining to the organization.

15. Flag of the United States of America: The flag of the United States of America may be displayed in all zones and does not require a zoning permit, provided that all permanently installed poles used to display the flag shall require a construction permit.
16. Temporary Signs: All signs permitted in the construction code currently adopted by the NJDCA, not in excess of 120 square feet, shall be permitted. All temporary signs shall be displayed for a period of not more than 30 days.
17. Home Occupation Signs: Home occupations shall be permitted signage in accordance with the following provisions:
 - a. There shall be no exterior evidence of the home occupation other than one (1) unlighted name plate sign identifying the home occupation.
 - b. Such sign shall not exceed two (2) square feet in sign area.
 - c. Such sign may be building-mounted or free-standing. If free-standing, such sign shall not be higher than three feet (3') in total height, including all elements of the supporting structure.
 - d. Such sign shall be located not less than five feet (5') from all property lines.
 - e. If a corner property, shall not be located within a site triangle.
18. Commercial Parking Lot Signs: All commercial parking lots within the City of Wildwood shall be required to have signs that meet the following specifications:
 - a. The price for parking must be posted numerically on the sign and said sign and price must be visible to prospective users of the parking lot from the street immediately adjacent to the entrance of the lot.
 - b. The lettering on the sign shall be of a color that shall contrast with the background color of the sign and shall be adequately illuminated. The minimum size for each letter shall be eight inches (8").

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- c. Signs shall be professionally constructed signs of good quality and workmanship. No hand-painted wood, cardboard, or plastic signs are permitted.

C. Computations for Signs

1. Sign Area Calculation: For those signs with a defined background, the calculated sign area includes the defined background. For signs that have no defined background, such as letters affixed to or painted on a wall, the area shall be computed by measuring the outline of the letters or graphics. Sign area shall not include any supporting framework and bracing incidental to the display itself. The area of a sign with more than one face includes the sum of all the sign faces. For double-sided identical signs and V-shaped signs at a fifteen percent (15%) or more acute angle, only one side is included in sign area.
2. Window signs and interior signs recessed two feet (2') or more from the front building wall shall not be calculated as sign area.
3. Any type of sign that does not require a zoning permit shall be excluded from the sign area calculation for a property.
4. Sign Height Measurement: Sign height is measured from grade to the highest point of the sign or sign structure, whichever is greater.
5. For properties that have more than one side facing a street, signage on any side facing a street may be permitted in accordance with the district regulations for each zoning district, but may not be combined and placed facing one street.
6. In no case shall more than one free-standing sign be permitted per property.

D. Street Signs

Street signs shall be of the type, design and standard as specified by the City. The location of the street signs shall be determined by the City, but there shall be at least two street signs furnished at each intersection. All signs shall be installed free of visual obstruction.

E. Exceptions

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The following signs are exempt from regulations, and do not require a zoning permit:

1. Directional signs identifying parking areas, loading zones, entrances, exits, and similar locations. The signs may include a business name or professional name but shall not include any advertising message and shall not exceed three (3) square feet.
2. Decorative or informational flags such as “open” or “welcome”, with a limit of one flag per business. Flags and flagpoles shall not be in the right-of-way.
3. Information signs and placards posted regarding hours of operation, credit cards accepted, and similar information. Such signs shall be permitted only where attached to the building, window, or door. No letter or number in excess of four inches (4”) vertical height shall be permitted. Such signs shall not be included in any principal sign computation.
4. One changeable copy sign, such as a menu board or cabinet, shall be permitted, located on the front wall adjacent to the business entrance. Such sign shall not be greater than four (4) square feet. Such signs shall not be included in any principal sign computation.
5. Temporary and permanent traffic signs and signals installed by the City, County, or State for the purpose of directing and regulating the flow of traffic.
6. Signs installed by or at the direction of the municipality upon public streets, roads, sidewalks, and rights-of-way or other real property owned or controlled by the municipality.
7. Signs indicating public transportation stops when installed by the City of public transportation utility.
8. Historical tablets, cornerstones, memorial plaques, and emblems which do not exceed six (6) square feet in area and which are installed by government agencies or civil or religious organizations.
9. Warning and “No Trespassing” signs not exceeding three (3) square feet in area.
10. Flags or emblems of religious, educational, civic, or governmental organizations flown from supports of the buildings or grounds occupied by the organization and the American flag whenever and

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wherever flown in accordance with the laws and rules promulgated by the Federal or State government.

11. Name and number plates identifying residents and affixed to a house, apartment, or mailbox.
12. Lawn signs identifying residents, not exceeding one and one-half (1½) square feet in area on each side. Such signs shall not contain any advertising message and shall not be illuminated except by a light which is an integral part of a lamp post if used as a support.
13. Signs posted by governmental agencies or pursuant to governmental statute, order, or regulation.
14. Signs which are an integral part of vending machines, including gasoline pumps.
15. Temporary signs or other advertising materials attached to a window shall be removed at the expiration of the event sale for which it was erected or posted.
16. Temporary signs for advertising public functions or fund raising events for charitable or religious organizations shall be permitted for a period of thirty (30) days prior to and during the event and shall be removed within five (5) days after the event.
17. Miscellaneous signs authorized by the Chief of Police or the Mayor.

F. Substandard or Illegal Signs

1. **Unsafe Signs:** If any sign or supporting structure is deemed unsafe by the Zoning Official, Construction Official, or Code Official, the owner thereof or the person or firm responsible for the property, upon written or verbal notice shall make the sign safe or remove the sign. If the sign is not removed in the time period indicated, the sign can be removed by the City at the expense of the property owner, and shall be cause for the issuance of a summons to appear in Municipal Court.
2. **Obsolete Sign Copy:** Any individual, corporation or entity who owns or leases a sign shall remove said sign within thirty (30) days after the party no longer conducts business on the premises.
3. **Illegal Signs:** Any sign that is unlawfully installed (without zoning and/or construction approval or not in conformance with an approved permit) shall be removed by the owner immediately upon notification with reason by the Zoning Official, Construction Official, or Code

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Official. Failure to remove an illegal sign shall be cause for the issuance of a summons to appear in Municipal Court.

- a. Signs in Need of Repair: All signs shall be kept in good repair, which shall include replacement or repair of the following: Any element that is faded, ripped, broken, or otherwise in a condition of neglect.
- b. Burned out, missing, or broken lighting elements.
- c. Sign legibility.

A sign determined by the Zoning Official, Construction Official, or Code Official to be in need of repair or not maintained in proper condition shall be repaired or removed within ten (10) days after receipt of notice. If the sign is not removed in the time period indicated, the sign can be removed by the City at the expense of the property owner, and shall be cause for the issuance of a summons to appear in Municipal Court.

- 4. Durable Materials: All exterior signs shall be made of durable material and fastened securely with non-rusting hardware. Corrugated plastic, plywood, cardboard, retail merchandise, and other similar materials are considered substandard, unacceptable outdoor sign materials and shall be removed. Poster materials are permitted for temporary signs only, within the time limitations specified in this section.

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G. Signage Schedule for Primary Signs:

ZONING DISTRICT	SIGN TYPE	SIGNAGE REGULATIONS
Low Density Residential (R-1)	Information and Direction Signs	All residential properties and dwelling units are permitted information and directional signs as defined in this section.
Moderate Density Residential (R-2)		
High Density Residential (R-3)	Home Occupation Signs	Home occupations shall be permitted signage in accordance with the regulations in this section above or as determined during site plan review.
Residential Multifamily (RM)		
Waterfront Residential (WR)		
Waterfront Residential-1 (WR-1)		
Marine Commercial-Residential (MC-R) residential uses only		
Bayside Redevelopment Area (BSRA)		
Marine Commercial-Residential (MC-R) commercial uses only	Flat-Mounted Wall Signs	<p>Exterior wall signs on nonresidential establishments shall be permitted a total of two (2) signs provided:</p> <ol style="list-style-type: none"> No single exterior wall of any one (1) establishment shall contain more than one (1) of the two (2) permitted signs. The total sign area for the sign located on the principal building façade facing the most heavily traveled right-of-way shall not exceed twenty-five (25%) percent of the face of the wall area. The total sign area for a sign located on another wall shall not exceed (5%) of the face of the wall area. Where multiple storefronts occupy a single building, each individual storefront may have one (1) wall sign in accordance with these regulations. Any combination of wall and free-standing signs on a property must not exceed 75 sf.
	Free-Standing (Pole-Mounted) Signs	<p>Free-standing pole and monument signs shall be permitted a total of one (1) sign provided:</p> <ol style="list-style-type: none"> The sign area does not exceed 20sf. The height for any sign such sign does not exceed 10 feet in height. All such signs must be set back at least 8 feet from all property lines. A base area 50% of the size of any such sign must be appropriately landscaped. Where more than one storefront occupies a site, a single pole or monument sign advertising multiple businesses shall permitted in accordance with these regulations.

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		<p>6. Any combination of wall and free-standing signs on a property must not exceed 75 sf.</p>
Marine Commercial-Tourist (MC-T) commercial uses only	Flat-Mounted Wall Signs	<p>Exterior wall signs on nonresidential establishments shall be permitted a total of two (2) signs provided:</p> <ol style="list-style-type: none"> 1. No single exterior wall of any one (1) establishment shall contain more than one (1) of the two (2) permitted signs. 2. The total sign area for the sign located on the principal building façade facing the most heavily traveled right-of-way shall not exceed twenty-five (25%) percent of the face of the wall area. 3. The total sign area for a sign located on another wall shall not exceed (5%) of the face of the wall area. 4. Where multiple storefronts occupy a single building, each individual storefront may have one (1) wall sign in accordance with these regulations. 5. Any combination of wall and free-standing signs on a property must not exceed 100 sf.
	Free-Standing (Pole-Mounted) Signs	<p>Free-standing pole and monument signs shall be permitted a total of one (1) sign provided:</p> <ol style="list-style-type: none"> 1. The sign area does not exceed 100sf. 2. The height for any sign such sign does not exceed 32 feet in height. 3. All such signs must be set back at least 8 feet from all property lines. 4. A base area 50% of the size of any such sign must be appropriately landscaped. 5. Where more than one storefront occupies a site, a single pole or monument sign advertising multiple businesses shall be permitted in accordance with these regulations. 6. Any combination of wall and free-standing signs on a property must not exceed 100 sf.

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<p style="text-align: center;">General Commercial (GC) Professional Office (PO)</p>	<p style="text-align: center;">Flat-Mounted Wall Signs</p>	<p>Exterior wall signs on nonresidential establishments shall be permitted a total of two (2) signs provided:</p> <ol style="list-style-type: none"> 1. No single exterior wall of any one (1) establishment shall contain more than one (1) of the two (2) permitted signs. 2. The total sign area for the sign located on the principal building façade facing the most heavily traveled right-of-way shall not exceed twenty-five (25%) percent of the face of the wall area. 3. The total sign area for a sign located on another wall shall not exceed (5%) of the face of the wall area. 4. Where multiple storefronts occupy a single building, each individual storefront may have one (1) wall sign in accordance with these regulations.
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<p style="text-align: center;">General Commercial (GC) Professional Office (PO)</p>	<p style="text-align: center;">Free-Standing (Pole-Mounted) Signs</p>	<p>Free-standing pole and monument signs shall be permitted a total of one (1) sign provided:</p> <ol style="list-style-type: none"> 1. The sign area does not exceed 100sf. 2. The height for any such sign does not exceed 32'. 3. Pole mountings shall not be installed closer than one foot (1') from any property line. 4. The outboard edge of such signs may extend over the property line up to four feet (4'), provided the bottom edge of any such sign is a minimum of ten feet (10') from grade. 5. A base area 50% of the size of any such sign must be appropriately landscaped. 6. Where more than one storefront occupies a site, a single pole or monument sign advertising multiple businesses shall permitted in accordance with these regulations.
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<p>Boardwalk Amusement (BA) Boardwalk Amusement 1 (BA-1)</p>	<p>Flat-Mounted Wall Signs or Perpendicular Projecting Wall- Mounted Signs</p>	<p>Exterior wall signs shall be permitted a total of two (2) signs provided:</p> <ol style="list-style-type: none"> 1. No single exterior wall of any one (1) establishment shall contain more than one (1) of the two (2) permitted signs. 2. The total sign area for the sign located on the principal building façade facing the Boardwalk shall not exceed twenty-five (25%) percent of the face of the wall area. 3. Where a building is designed for rear or side entrance, one (1) sign may be flat-mounted against said building at the subject entrance, with each such sign not to exceed an area equivalent to ½ of the area of the sign on the front of the building. 4. Signs may project and extend over the Boardwalk. In such case, the lowest portion of the sign shall not be less than nine (9') from the Boardwalk level, and the sign shall not extend greater than four (4') over the Boardwalk property line.
<p>Hotel/Motel (H/M) Hotel/Motel (H/M-1)</p>	<p>Flat-Mounted Wall Signs or Perpendicular- Projecting Wall- Mounted Signs</p>	<p>Exterior wall signs on nonresidential establishments shall be permitted a total of two (2) signs provided:</p> <ol style="list-style-type: none"> 1 No single exterior wall of any one (1) establishment shall contain more than one (1) of the two (2) permitted signs. 2 The total sign area for the sign located on the principal building façade facing the most heavily traveled right-of-way shall not exceed twenty-five (25%) percent of the face of the wall area. 3 The total sign area for a sign located on another wall shall not exceed (5%) of the face of the wall area. 4 Where multiple storefronts occupy a single building, each individual storefront may have one (1) wall sign in accordance with these regulations.

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<p>Hotel/Motel (H/M) Hotel/Motel (H/M-1)</p>	<p>Free-Standing (Pole-Mounted) Signs</p>	<p>Free-standing pole and monument signs shall be permitted a total of one (1) sign provided:</p> <ol style="list-style-type: none"> 1. The sign area does not exceed 100sf. 2. The height for any sign such sign does not exceed 32'. 3. Pole mountings shall not be installed closer than one foot (1') from any property line. 4. The outboard edge of such signs may extend over the property line up to four feet (4'), provided the bottom edge of any such sign is a minimum of ten feet (10') from grade. 5. A base area 50% of the size of any such sign must be appropriately landscaped. 6. Where more than one storefront occupies a site, a single pole or monument sign advertising multiple businesses shall permitted in accordance with these regulations.
<p>Tourist-Entertainment (T/E)</p>	<p>Flat-Mounted Wall Signs</p>	<p>Exterior wall signs on nonresidential establishments shall be permitted a total of two (2) signs provided:</p> <ol style="list-style-type: none"> 1. No single exterior wall of any one (1) establishment shall contain more than one (1) of the two (2) permitted signs. 2. The total sign area for the sign located on the principal building façade facing the most heavily traveled right-of-way shall not exceed twenty-five (25%) percent of the face of the wall area. 3. The total sign area for a sign located on another wall shall not exceed (5%) of the face of the wall area. 4. Where multiple storefronts occupy a single building, each individual storefront may have one (1) wall sign in accordance with these regulations.
<p>Tourist-Entertainment (T/E)</p>	<p>Free-Standing (Pole-Mounted) Signs</p>	<p>Free-standing pole and monument signs shall be permitted a total of one (1) sign provided:</p> <ol style="list-style-type: none"> 1. The sign area does not exceed 100sf. 2. The height for any sign such sign does not exceed 32'. 3. Pole mountings shall not be installed closer than one foot (1') from any property line. 4. The outboard edge of such signs may extend over the property line up to four feet (4'), provided the bottom edge of any such sign is a minimum of ten feet (10') from grade. 5. A base area 50% of the size of any such sign must be appropriately landscaped. 6. Where more than one storefront occupies a site, a single pole or monument sign advertising multiple businesses shall permitted in accordance with these regulations.

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Light Industrial (LI)	Flat-Mounted Wall Signs	<p>Exterior wall signs on nonresidential establishments shall be permitted a total of two (2) signs provided:</p> <ol style="list-style-type: none"> 1. No single exterior wall of any one (1) establishment shall contain more than one (1) of the two (2) permitted signs. 2. The total sign area for the sign located on the principal building façade facing the most heavily traveled right-of-way shall not exceed twenty-five (25%) percent of the face of the wall area. 3. The total sign area for a sign located on another wall shall not exceed (5%) of the face of the wall area.
Light Industrial (LI)	Free-Standing (Pole-Mounted) Signs	<p>Free-standing pole and monument signs shall be permitted a total of one (1) sign provided:</p> <ol style="list-style-type: none"> 1. The sign area does not exceed 100sf. 2. The height for any sign such sign does not exceed 32'. 3. Pole mountings shall not be installed closer than one foot (1') from any property line. 4. The outboard edge of such signs may extend over the property line up to four feet (4'), provided the bottom edge of any such sign is a minimum of ten feet (10') from grade. 5. A base area 50% of the size of any such sign must be appropriately landscaped. 6. Where more than one storefront occupies a site, a single pole or monument sign advertising multiple businesses shall permitted in accordance with these regulations.
Pier (P)	Wall-Mounted Signs on Individual Businesses	<p>Exterior wall signs shall be permitted a total of two (2) signs provided:</p> <ol style="list-style-type: none"> 1. No single exterior wall of any one (1) establishment shall contain more than one (1) of the two (2) permitted signs. 2. The total sign area for the sign located on the principal building façade facing the Boardwalk shall not exceed twenty-five (25%) percent of the face of the wall area. 3. The total sign area for the other sign shall not exceed an area equivalent to ½ of the area of the sign on the front of the building. 4. Signs may project and extend over the Boardwalk. In such case, the lowest portion of the sign shall not be less than nine (9') from the Boardwalk level, and the sign shall not extend greater than four (4') over the Boardwalk property line.

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	Piers, Generally	<p>Aside from the sign regulations for individual businesses located on a pier listed above, each individual pier is permitted signs advertising and identifying the name of the pier, provided:</p> <ol style="list-style-type: none"> 1. The number of such signs does not exceed four (4). 2. The cumulative total area of the four (4) signs shall not exceed 400 square feet. 3. All such signs shall not extend more than 40' in height above the deck of the subject pier.
Conservation (C)		<p>Exterior wall signs on temporary seasonal businesses shall be permitted a total of two (2) signs provided:</p> <ol style="list-style-type: none"> 1. No single exterior wall of any one (1) establishment shall contain more than one (1) of the two (2) permitted signs. 2. The total sign area for each sign shall not exceed twenty-five (25%) percent of the face of the wall area on which such sign is mounted.
Recreation (REC)	Flat-Mounted Wall Signs	<p>Exterior wall signs on nonresidential establishments shall be permitted a total of two (2) signs provided:</p> <ol style="list-style-type: none"> 1. No single exterior wall of any one (1) establishment shall contain more than one (1) of the two (2) permitted signs. 2. The total sign area for the sign located on the principal building façade facing the most heavily traveled right-of-way shall not exceed twenty-five (25%) percent of the face of the wall area. 3. The total sign area for a sign located on another wall shall not exceed (5%) of the face of the wall area. 4. Where uses occupy a single building, each individual use may have one (1) wall sign in accordance with these regulations. 5. Any combination of wall and free-standing signs on a property must not exceed 75 s.f.
Recreation (REC)	Free-Standing (Pole-Mounted) Signs	<p>Free-standing pole and monument signs shall be permitted a total of one (1) sign provided:</p> <ol style="list-style-type: none"> 1. The sign area does not exceed 20sf. 2. The height for any sign such sign does not exceed 10 feet in height. 3. All such signs must be set back at least 8 feet from all property lines. 4. A base area 50% of the size of any such sign must be appropriately landscaped. 5. Where more than one use occupies a site, a single pole or monument sign advertising multiple uses shall be permitted in accordance with these regulations. 6. Any combination of wall and free-standing signs on a property must not exceed 75 sf.

610 NATURAL FEATURES

Upon initial publication, and as reiterated in subsequent Master Plan Update, development, use, protection and preservation of the City's natural resources, as well as rules related to energy conservation, were governed by the State's Coastal Zone Management Rules (under CAFRA), the State Development and Redevelopment Plan, the Cape May County Comprehensive Plan and the Cape May County District Solid Waste Management Plan. These regulations may be expected to continue to govern development in the City of Wildwood into the foreseeable future.

This Land Development Ordinance references the Coastal Zone Management Rules found at NJAC 7:7-1 and 7:7E-1 et. seq. and provides linkage to the Coastal Zone and CAFRA legislation. The CAFRA legislation is the basis of Coastal Zone Management Rules found at NJAC 7:7 and 7:7E-1 et. seq. This Ordinance finds that the Coastal Zone is unique and different from the rest of New Jersey outside of the CAFRA area and requires special treatment in long-term planning of social, economic and aesthetic interests of political jurisdictions within the Coastal Zone.

Wildwood's Policymakers recognize that, as a seaside resort, the City needs to balance its desire to promote development with its need to preserve the environmental resources which are inextricably tied to the health of the City's economy. This policy has been recognized and reflected throughout of the creation and updates of this Land Development Ordinance. The following are general policy statements meant to be taken into consideration during the planning and execution of all development projects and endeavors.

- A. Natural features such as trees, natural terrain, and open waters shall be preserved whenever possible in designing any development containing such features.
- B. Both freshwater and coastal wetlands³ are present within the City. Wildwood is bordered on the west by tidal marsh near the George Redding (Route 47) Bridge and near the Bayside Redevelopment Area (west of Mediterranean Avenue). The seasonal high water table is found at or near the topographic surface.

Three (3) separate Wetlands Maps address the locations of the various wetlands in Wildwood. Specifically:

- 1. Mapping contained in the 2007 Comprehensive Master Plan Update.

³ Coastal wetlands are associated with areas of tidal inundation.

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2. Mapping found on the NJDEP website Geographic Information Systems (GIS) Base Data Layer for Wetlands, 1986, with NJDEP Interactive Map ("IMAP") Wetland data geocoded to 2002.
 3. Mapping found on the NJDEP website, NJDEP Landscape Project GIS Mapping⁴.
- C. Wildwood beaches, which due to the accretion of beach sand caused by the Cape May Inlet (a.k.a. Cold Spring Inlet) jetties, are almost 2,200' wide in certain locations. This Ordinance endorses the establishment of dunes on the back westward area of the beach and the creation of operable ordinances to define the areas affected and establish regulations to assure their continued existence. Additional requirements pertaining to beaches can be found in Chapter 700.
- D. Spacious bayfront and marine waters along Sunset Lake and Post Creek Basin constitute Wildwood's bayside frontage on the western side of the Island. With the exception of small pockets of vacant or underutilized land, the City's bayfront is fully built-out, with little or no area for development or expansion.
- E. State CAFRA and Waterfront Development laws rigorously regulate the development of oceanfront and bayfront properties. Property ownership patterns and regional jurisdictional boundaries within the City of Wildwood reflect the high value state and regional efforts place on the conservation of natural resources within the City. Though not always welcome or popular, these situations exist and must be recognized.

As stated, Wildwood is subject to the jurisdiction of NJDEP through CAFRA and the Coastal Zone Management Program, particularly along the City's waterfront. By their very nature, these regulations will influence the size, type, and environmental impacts of future development.

- F. The stripping of topsoil and the excavation of clay, sand, gravel, rock or other such material shall be permitted and the material thus excavated may be sold under the following conditions and in conformance with the requirements of this Ordinance:
1. As part of the construction of a building or the construction or alteration of a street.

⁴ The NJDEP Landscape Project is a pro-active, ecosystem-level approach to the long-term protection of rare species and their important habitats within New Jersey. The GIS-mapping layers were created by intersecting endangered, threatened and rare species data with the NJDEP's 1995/1997 Land Use data. The resultant data layer identifies, delineates and ranks (based on the conservation status of species present) critical wetland habitat statewide. Each habitat is coded as to the number of Special Concern, State Threatened, State Endangered and Federally Listed species present. The Landscape Project is designed to be used for state and local planning, open space acquisition and land-use regulation.

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2. The surface of the lot shall not be graded to a level below that of adjoining properties.
 3. Stripped and excavated materials are not required for the final grade and landscaping of the property.
 4. Stripped and excavated materials are changed or renewed in compliance with the provisions of this Ordinance and/or any condition of subdivision or site plan approval.
 5. The stripping and excavation shall adhere to the minimum standards set forth by the County or State agencies having sole jurisdiction and where such standards exist Any required permits for the stripping and excavation shall be borne by the developer at his/her sole cost and expense.
 6. Notwithstanding the provisions of this section, the City of Wildwood in its absolute and sole discretion, or by contract or agreement, may intervene and stop said work of stripping and excavation when such intervention is deemed to be in furtherance of the public good, health, safety and general welfare.
- G. The planting of street trees species native to the southern New Jersey barrier islands environment is required for all land development devoid of major trees and native vegetation, subject to the discretion of the Planning Board or Zoning Board of Adjustment, as the case may be.

The caliper of any new trees shall be two inches (2") measured twelve inches (12") above the ground. The standing height shall be a minimum of ten feet (10'). All trees shall be brought to the site bailed and burlapped or by other acceptable means, free from insects and disease and true to species and variety. All new trees shall be of a species deemed most resistant to pollution and aesthetically conducive to neighborhoods as approved by the Planning Board upon the review of the subdivision or site plan applications. The City Engineer shall be consulted on preferred species of trees. In all cases, trees shall be planted within the municipal right-of-way in a place which shall not interfere with utilities.

- H. Landscaping provided as part of any development plan should provide for a variety and mixture of planting species native to the southern New Jersey barrier islands environment. The selection should consider susceptibility to disease, colors, season, textures, shapes, blossoms, foliage and shall consist of indigenous species that can tolerate the salinity of the ocean and are adapted for life in saturated soil conditions (Spartina, Sea Lavender, Glasswort, Sea Myrtle and High Tide Bush). The

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site plan shall show the location, species, and size at planting and the quantity of each plant.

- I. All installations of in-ground or drip hose irrigation systems proposed for the maintenance of newly planted material shall be certified to be leak-free and equipped with rain sensors to preclude watering during rainfall events. Automatic timing devices to shut-off irrigation systems after one (1) hour shall be used. Drip hose irrigation systems are highly encouraged over any other irrigation systems due to their water conservation properties.

Although water use is monitored by NJDEP in the coastal zone, it is unlikely that the NJDEP will regulate development in municipalities to control water use for landscaping purposes. An exception to this regulation is made apparent for developments subject to CAFRA regulation, whereby water supply, stormwater and water conservation measures, including utilizing native vegetation, are considered.

- J. Plant materials must be warranted for a minimum of six (6) months for survival and subject to the Maintenance Bond provisions found in Chapter 900 of this Ordinance.

611 PERFORMANCE STANDARDS FOR ALL USES

The following standards are applicable to all uses, throughout the life of those uses. All applications for development to the Planning Board or Board of Adjustment shall demonstrate compliance with and continued adherence to the following standards:

- A. Electrical and/or Electronic Devices: All electric or electronic devices shall be subject to the provisions of Public Law 90-602, 90th Congress, HR 10790, dated October 18, 1968, entitled "An Act for the Protection of Public Health and Safety from the Dangers of Electronic Product Radiation" and the construction code as currently adopted by the NJDCA by the State of New Jersey.
- B. Glare: No use shall produce a strong, dazzling light or reflection of a strong, dazzling light or glare beyond its Lot lines. Exterior lighting shall be shielded, buffered, and directed so that glare, direct light or reflection will not become a nuisance to adjoining properties, adjoining units, adjoining districts or streets.
- C. Heat: No use shall produce heat perceptible beyond its lot lines. Further, no use shall be permitted which could cause the temperature to rise or fall in any body of water.
- D. Noise: Noise levels shall be designated and operated in accordance with local regulations and those rules established by the New Jersey Department of Environmental Protection as they may be adopted and amended.
- E. Odor: Odors shall not be discernible at the lot line or beyond. Any process which may involve the creation or emission of any odors shall be provided with a secondary safeguard system so that control will be maintained if the primary safeguard system should fail.
- F. Storage and Waste Disposal: No flammable or explosive liquid, solids or gases shall be stored in bulk above ground; provided, however, that tanks or drums of fuel directly connected with energy devices, heating devices, or appliances located on the same lot as the tanks or drums of fuel are excluded from this provision.

No provision shall be made for the depositing of materials or waste upon a lot where they may be transferred off the lot by natural causes or forces, or where they can contaminate an underground water aquifer or otherwise render such an underground water aquifer undesirable as a source of water supply or recreation, or where they will destroy aquatic life. Provision shall be made for all material or waste which might cause fumes

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or dust or which constitute a fire hazard or which may be edible or otherwise attractive to rodents and insects to be enclosed in appropriate containers to eliminate such hazards and stored outdoors. Such outdoor storage containers shall be surrounded by fencing in accordance with Section and adequately screened from adjacent properties.

G. Recycling: All development plans and applications for building permit shall provide for sufficient area for the storage of recyclable materials as follows:

1. Each application for residential development of fifty (50) or more units of single-family or multi-family housing must include provisions for the collection, disposition, and recycling of recyclable materials. A single-family unit or a unit within a two-family dwelling should provide at least 12 square feet of floor area conveniently arranged and located as a holding area for a four (4) week accumulation of recyclable materials. Such an area may be within a hidden laundry room, basement or garage.
2. Each application for a non-residential use which utilizes 1,000 sq. ft. or more of land must include provisions for the collection, disposition and recycling of recyclable materials. Each Planning or Zoning Board application shall quantify the amount of recyclable material it will generate as part of its weekly generation, including newspapers, leaves, white high-grade paper, glass bottles and jars, aluminum, corrugated cardboard and tin and bimetal cans. The applicant shall provide a storage area to contain a week's accumulation of recyclable material.
3. The storage area for recyclable materials shall be designed for truck access for pick-up of materials and be suitably screened from view if located outside a building.

H. Ventilation: No use shall obstruct the natural ventilation of adjacent uses nor contaminate the air with excessive heat or odor. Further, no air conditioners or exhaust fans shall be permitted to discharge exhausted air unless set back from all property lines at least ten feet (10') or equipped with baffles to deflect the discharged air away from the adjacent use.

I. Vibration: There shall be no vibration which is discernible to the human senses or which is at low or high frequencies capable of causing discomfort or damage to life or property.

J. Toxic and Radioactive Substances: There shall be no toxic or radioactive substances associated with any use.

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K. Drainage: No storm water or natural drainage which originates on the property or water generated by the activity (e.g., air conditioners, swimming pools, etc.) shall be diverted across property lines unless transported in an approved or existing drainage system. Drainage is regulated by section 601 of this Chapter.

L. Smoke Control:

1. No smoke shall be emitted from any chimney or other source visible gray greater than No. 1 on the Ringelmann smoke chart as published by the U. S. Bureau of Mines.
2. Smoke of a shade not darker than No. 2 on the Ringelmann Chart may be emitted for not more than four minutes in any 30 minute time period.
3. These provisions, applicable to visible gray smoke, also shall apply to visible smoke of a different color, but with an equivalent apparent opacity.

M. Control of Dust and Dirt, Fly Ash, Fumes, Vapors and Gases:

1. No emission of dust, dirt, fly ash, fumes, vapors and gases shall be made which can cause any damage to health, animals or vegetation or other forms of property or which can cause any noticeable soiling at any point.
2. No emission of liquid or solid particles from any chimney, etc., shall exceed 0.3 grains per cubic foot of the covering gas at any point.
3. For measurement of the amount of particles in gases resulting from combustion, standard correction shall be applied to a stack temperature of 500°F and 50% excess air.

612 WAIVERS

Where due to special conditions, a literal enforcement of the provisions of this Section will result in unnecessary hardship or be detrimental to the stated goals and objectives of the City's development policy as expressed in this Ordinance, the Planning and/or Zoning Board may by resolution, grant such waiver from or adjustment in accordance with this Chapter.

613 SEVERABILITY

If the provisions of any section, subsection, paragraph, subdivision, or clause of this Ordinance shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision, or clause of this Ordinance.