

## VILLAGE OF RIDGEFIELD PARK

### ORDINANCE NO. 2022-07

#### AN ORDINANCE OF THE VILLAGE OF RIDGEFIELD PARK AMENDING AND SUPPLEMENTING CHAPTER 96A, "DEVELOPMENT REGULATIONS," IN ORDER TO ADD A NEW SECTION 58 ENTITLED "BIRD-FRIENDLY BUILDING REQUIREMENTS"

**BE IT ORDAINED** by the Mayor and Board of Commissioners of the Village of Ridgefield Park, as follows:

**Section 1.** Chapter 96A, "Development Regulations," is hereby amended and supplemented by adding a new Section 58 entitled "Bird-Friendly Building Requirements," as follows:

#### **§96A-58 Bird-Friendly Building Requirements**

- A. Purpose. In order to minimize the effects on native and migratory birds, new construction and major renovations shall incorporate design measures to promote bird safety. These measures will help reduce the likelihood of building collision fatalities through façade treatments and light pollution reduction. These measures apply to both residential and non-residential land uses except where specified.
- B. Applicability. The requirements set forth in this section shall apply to:
  1. All non-residential buildings;
  2. All multi-family residential buildings higher than 3 stories;
  3. All low-rise residential buildings with viewsheds to open space, parks or natural areas; and
  4. All other building construction within the Village where the amount of glazing exceeds 40% of the building façade in the first 75 feet of the building above grade.
- C. Design Requirements
  1. All new construction, building additions and/or building alterations shall adhere to the standards in this section. Existing single and two-family homes are exempt from the construction requirements set forth below.
  2. Façade Treatments. No more than 10% of the surface area of a building total exterior shall have untreated glazing between the ground and 75 feet above grade. Sliding glass doors and glass balcony railings up to 75 feet above grade shall also be treated. Examples of bird-friendly glazing treatments include the use of opaque glass, the covering of clear glass surface with patterns, the use of paned

glass with fenestration patterns and the use of external screens over non-reflective glass. Additional alternatives are set forth in the publications identified in subsection D of this section.

3. Occupancy Sensors. For non-residential development, occupancy sensors or other switch control devices shall be installed on non-emergency lights. These lights shall be programmed to shut off during non-work hours and between 10:00 P.M. and sunrise.
4. Funneling of flight paths. New construction shall avoid the funneling of flight paths along buildings or trees towards a building façade.
5. Skyways, walkways, or glass walls. New construction and building additions shall avoid building glass skyways or walkways, freestanding glass walls and transparent building corners. New construction and building additions shall reduce glass at tops of buildings, especially when incorporating green roof designs.
6. Exceptions. The above requirements may be waived or reduced based on an analysis of a qualified biologist or ornithologist indicating that the proposed construction will not result in a significant collision hazard to birds.

D. References. Bird Friendly building design guidelines can be further found in the following publications:

1. “Bird Friendly Building Design and Construction Requirements Guidance Document, Local Law of 2020, November 2020, Version 1.0” prepared by New York City Buildings
2. City of Toronto – “2016 Best Practices Glass and Bird Friendly Development Guidelines”

## **Section 2. Severability.**

If any provision or portion of a provision of this Ordinance is held to be unconstitutional, preempted by Federal or State law, or otherwise invalid by any court of competent jurisdiction, the remaining provisions of the Ordinance shall not be invalidated and shall remain in full force and effect.

## **Section 3. Effective date.**

This Ordinance shall take effect 20 days after upon adoption and publication as required by law.

**Section 4. Repeal of inconsistent ordinances.**

All ordinances and parts of ordinances which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

**Section 5. Referral to Planning Board.**

Upon approval of this Ordinance upon First Reading by the Mayor and Board of Commissioners of the Village of Ridgefield Park, this Ordinance shall be transmitted to the Planning Board for its review and recommendation pursuant to N.J.S.A. 40:55D-26.


  
Commissioner Gerken

  
Commissioner MacNeill

  
Commissioner Olson

  
Commissioner Portorreal

  
Mayor Anlian

  
Village Clerk  
Adopted on September 13, 2022