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# ZONING MAP

SCHEDULE OF REQUIREMENTS
(ALL DIMENSIONS ARE IN FEET)

| ZONE DISTRICT | PRIMARY INTENDED USE | HEIGHT | FRONT YARD | SIDE YARD | REAR YARD | MINIMUM LOT AREA | MINIMUM LOT WIDTH |
|---|---|---|---|---|---|---|---|
| R 1 | 1 FAMILY | 30 | 40 | 15+33 | 30 | 14,000 sq ft | 100 |
| R 2 | 1 FAMILY | 30 | 40 | 10-25 | 30 | 10,500 sq ft | 75 |
| R 3 | 2 FAMILY | 30 | 40 | 10-20 | 30 | 8,400 sq ft | 80 |
| R 4 | GARDEN APARTMENT | 30 | 30 | 30 | 30 | 44,000 sq ft | — |
| B 1 | RETAIL BUSINESS | 45 | 40 FROM ℄ | NONE OR 12 | 10 | — | — |
| B 2 | RETAIL BUSINESS | 45 | 40 FROM ℄ | NONE OR 12 | 10 | — | — |
| B 3 | RETAIL BUSINESS | 30 | 40 FROM ℄ | 12 | 12 | — | — |
| C | COMMERCIAL | 45 | 50 FROM ℄ | 12 | 10 | — | — |
| P | PROFESSIONAL AND OFFICE | 30 | 0 | 6 +18 | 30 | — | — |

NOTE: THIS SCHEDULE OF REQUIREMENTS IS A SUMMARY OF REQUIREMENTS FOR EACH ZONE DISTRICT. THERE MAY BE MODIFICATIONS TO THE ZONE AS SPELLED OUT IN EACH DISTRICT UNDER REQUIRED CONDITIONS.

FLOOD PLAIN AREA - SEE ARTICLE 10

THE REPRODUCTION OF THIS MAP WAS PURCHASED IN PART THROUGH AN OFFICE PLANNING GRANT FROM THE HOUSING AND HOME FINANCE AGENCY UNDER THE PROVISIONS OF SECTION 701 OF THE HOUSING ACT OF 1954, AS AMENDED.

THE PREPARATION OF THIS MAP WAS FINANCED BY LOCAL FUNDS AND BY AN APPROPRIATION OF THE STATE OF NEW JERSEY AS PART OF THE EXPANDED STATE AID GENERAL PLANNING PROGRAM.

# VILLAGE OF RIDGEWOOD

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## Village of Ridgewood

ORDINANCE NO. 1276

AN ORDINANCE LIMITING AND REGULATING BUILDINGS AND STRUCTURES ACCORDING TO THEIR CONSTRUCTION, ALTERATION AND USE, AND REGULATING AND LIMITING THE HEIGHT AND BULK OF BUILDINGS HEREAFTER ERECTED, ESTABLISHING AREAS OF YARDS AND OTHER OPEN SPACES AND THE MINIMUM LOT AREA AND WIDTH OF LOTS TO BE OCCUPIED BY BUILDINGS, AND DIVIDING THE VILLAGE OF RIDGEWOOD INTO DISTRICTS FOR SUCH PURPOSES, AND PROVIDING FOR THE FIXING OF PENALTIES FOR THE VIOLATION OF THIS ORDINANCE AND FOR ITS ENFORCEMENT, AND REPEALING ORDINANCE NO. 1000 OF THE VILLAGE OF RIDGEWOOD AND ALL ORDINANCES AND PARTS OF ORDINANCES INCONSISTENT HEREWITH.

The Board of Commissioners of the Village of Ridgewood does ordain as follows:

ARTICLE 1
TITLE AND PURPOSE

Section 101. SHORT TITLE. This Ordinance shall be known as the Zoning Ordinance of the Village of Ridgewood.

Section 102. PURPOSES. In these provisions of this Ordinance shall be held to be the minimum requirements for the promotion of the public health, safety, morals, comfort, convenience and general welfare. Among other things, it is the purpose of this Ordinance to provide for adequate light, air and convenient access to property by regulating the use of land and buildings and the bulk of structures in relation to surrounding properties; to secure safety from fire, flood and other dangers; to lessen congestion in the streets; to promote desirable living conditions and the sustained stability of neighborhoods; to prevent the overcrowding of land and undue concentration of population; to encourage the most appropriate use of land throughout the Village of Ridgewood; to promote the conservation of the value of property throughout the Village of Ridgewood; to provide adequate open spaces for light, air and recreation; to prevent the pollution of air, streams and ponds; to preserve the natural beauty and topography of the Village of Ridgewood and to ensure appropriate development with regard to these natural features; to provide for the gradual elimination of those uses of land, buildings and structures which do not conform to the standards for the area in which they are located and which adversely affect the development and the value of property in that area; to provide adequate light, air, privacy and convenience of access to property; to limit congestion in the public streets so as to protect and promote the health, safety, convenience and general welfare of the inhabitants of the Village of Ridgewood; to prevent the erection of buildings or structures unsuited to the character of the area because of their size; to prevent the overcrowding of buildings or structures and the undue concentration of population; to conserve the taxable value of land and buildings throughout the Village of Ridgewood; to protect the character and the stability of residential, business, industrial and recreational areas within the Village of Ridgewood