

# ZONING ORDINANCE

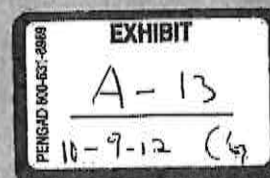
VILLAGE OF RIDGEWOOD

Bergen County

New Jersey

April 23, 1946

Amended by Ordinance 998, July 1946  
Amended by Ordinance 1028, October 1948  
Amended by Ordinance 1051, June 1950  
Amended by Ordinance 1065, July 1951



A-73  
10-24-23

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VILLAGE OF RIDGEWOOD ZONING ORDINANCE

Village of Ridgewood  
ORDINANCE No. 991

AN ORDINANCE LIMITING ANY SUBSTITUTION TO RESIDENTIAL BUILDINGS AND REGULATING THEREIN DUTY, DESIGN AND STRUCTURE, CONSTRUCTION AND FINISH CONSTRUCTION AND THE NATURE AND EXTENT OF THEIR USE IN THE VILLAGE OF RIDGEWOOD IN THE COUNTY OF BRONX, PROVIDING FOR THE ADMINISTRATION AND ENFORCEMENT OF THE PROVISIONS HEREIN CONTAINED, FIXING PENALTIES FOR THE VIOLATION THEREOF, AND PROVIDING FOR THE REPEAL OF PRIOR ZONING ORDINANCES.

The Board of Commissioners of the Village of Ridgewood in the County of Bronx, do ordain:

Section 1. DEFINITIONS

Certainly words and phrases are used in this Ordinance which for the purposes hereof are defined as follows:

(a) Words used in this present taken include the follow: the singular number includes the plural, and the plural the singular; the word "lot" includes the word "plot"; the word "building" includes the word "structure"; the word "occupied" includes the word "designed or intended to be occupied"; the word "used" includes the words "occupied, designed or intended to be used."

(b) Lot. A "lot" is a parcel of land the location, dimensions and boundaries of which are determined by the latest official record, and occupied or intended to be occupied by one building or one unit group of buildings and its accessory buildings and uses, and including such open spaces as are provided, or as are required by this Ordinance.

(c) Corner Lot. A "corner lot" is a lot at the junction of and fronting on two or more intersecting streets.

(d) Interior Lot. An "interior lot" is any lot other than a corner lot.

(e) Lot Line. A "lot line" is any boundary line of a lot.

(f) Depth of Lot. The "depth of a lot" is the mean distance between its front lot line and its rear lot line. The greater frontage of a corner lot is its depth, and its lesser frontage is its width.

(g) Width of Lot. The "width of a lot" is its mean width measured at right angles to its depth.

(h) Front Yard. A "front yard" is an open unoccupied space within and extending the full width of the lot

between the front lot line and the parts of the main building thereon seting back from and nearest such line.

(i) Rear Yard. A "rear yard" is an open unoccupied space within and extending the full width of the lot between the rear walls of the main building thereon and the rear lot line.

(j) Side Yard. A "side yard" is an open unoccupied space within the lot between a side lot line and the parts of the building thereon, screen and screen thereon. Each side yard shall extend through from the street or front lot line, or from the front yard to the rear yard.

(k) Street. A "street" is any road, avenue, street, lane or other way set aside for common street purposes and shall extend from lot line to lot line.

(l) Court. A "court" is an open unoccupied space either on the ground or above, excepting the roof, and not a front yard, side yard or rear yard, and bounded in at least two sides by a building on the same lot.

(m) Outer Court. An "outer court" is a court which extends its full width from a front or rear yard or from a street.

(n) Inner Court. An "inner court" is any court except an outer court.

(o) The width of an outer court is its horizontal dimension parallel with its principal open end.

(p) The width of an inner court is its inner horizontal dimension.

(q) The height of a court is to be measured from the lowest level it is required to serve up to the top of the highest wall which bounds it within the same lot.

(r) Height of Building. The "height of a building" shall be measured in the manner prescribed in the Building Code of the Village, if there be no average or mean established curve level; the measurement to the roof shall be made from the mean natural level of the ground immediately adjacent to the base of the building.

(s) Family. A "family" is any number of individuals living together together as a single household unit and using certain rooms and cooking facilities in common, but not including the residents of an apartment house, or of a boarding house or lodging house carrying more than two paying guests.

(t) Non-conforming use. A "non-conforming use" is one that does not comply with the provisions of this Ordinance to the same in which it is located.

(u) Accessory Building. An "accessory building" is a building or other structure, which is subordinate and accessory to a main building on the same lot.

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1) Private Garage. A "private garage" is no business, commercial or service industry connected with motor cars to be carried on.

2) Public Garage. A "public garage" is any garage other than a private garage.

3) Filling Station. A "filling station" is any establishment supplying selling motor fuel or oil for motor vehicles.

4) Electric Motive Power. "Electric motive power" is power which is derived by an electric motor from electricity not generated in the premises.

5) Open Space. An "open space" is a fenced, unobscured, uninclosed area which projects beyond the rear wall of a building into a yard which the columns supporting the building prevent the minimum attention to the view and the circulation of air.

6) Inn, Hotel or Apartment Hotel. "Inn, hotel or apartment hotel" is a building containing rooms or apartments which are available for occupation for the more or less temporary tenure of individuals or families, but without meals.

7) Boarding House. A "boarding house" is a building, other than an inn, hotel or apartment hotel, where food and meals for three or more persons are provided for compensation.

8) Lodging House. A "lodging house" is a building, other than an inn, hotel or apartment hotel, where food for three or more persons is provided for compensation.

9) Residential Zone. The "Residential Zone" shall include the "one-family zone", the "two-family zone" and the "multi-family zone".

SECTION 2. CHARACTER OF ZONES

1) One-Family Zone. Two-Family Zone. Multi-Family Zone. Retail Business Zone. General Business Zone.

SECTION 3. BOUNDARIES OF ZONES

1) Building Zone Map. The boundaries of each of the zones are hereby established as shown on the Building Zone Map, Village of Ridgewood, Queens County, New York, dated May 14, 1928, and as amended by Ordinance No. 193.

(b) Zone Boundary Lines.

The Zone Boundary Lines are indicated generally to follow street lines, existing lot lines, the mean water level of streams or ponds, or railroad right-of-way lines as indicated on the Building Zone Map, but where a boundary line does not coincide with such line its location or relation to another boundary line is indicated on said map by means of figures expressing distance in feet from a street line, or other boundary line.

(c) Determination of Doubtful Lines.

In cases of uncertainty or disagreement as to the true location of any zone boundary line, the determination thereof shall be with the Board of Adjustment as hereinafter provided.

SECTION 4. ONE-FAMILY ZONE USES

Within any one-family zone no building or land shall be used in whole or in part for any industrial, manufacturing, trade or commercial purpose, or for any other than the following specified purposes:

- (1) A residence for not more than one family. Such residence may contain the professional office of its resident owner or house where the office work is done principally the personal service of the said owner or house. The office shall occupy not more than fifty percent of the first floor area of the residence, and in connection therewith an apartment building facilities shall be provided for persons or tenants.

- (2) Church or other place of worship, including parish house and Sunday School building, public school, hospital, library, museum, art gallery, or any governmentally owned or operated building, provided that the street or streets upon which such building fronts or abuts, shall be at least 30 feet in width.

- (3) Private garage, private stable or other accessory building customarily incident to any use permitted in this section, and provided that no such accessory building shall be occupied for residential purposes by other than a servant or domestic employee of the owner or tenant of the premises.

- (4) Accessory building used primarily for horticultural or agricultural purposes, provided that no greenhouse, heating plant, ice storage, or other structure shall be erected within fifty (50) feet of any lot line and no structure be erected within fifty (50) feet of any lot line.

- (5) Small professional establishment upon not over two square feet in area if used in the main part of a residence building, or upon not over eight square feet in area, if a church, parish house, public or semi-public building, real estate sign not over eight square feet in area, provided such sign is located behind the prevailing front building line of the block, but not more than fifty feet from the front lot line, and further provided that the sign is used only with reference to the premises on which it is located.

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Within any two-family zone no building or land shall be used in whole or in part for any industrial, manufacturing, trade or commercial purpose, or for any other than the following specified purposes:

SECTION 5. TWO-FAMILY ZONE USES

Within any two-family zone no building or land shall be used in whole or in part for any industrial, manufacturing, trade or commercial purpose, or for any other than the following specified purposes:

- (1) Any use specified in Section 4 as permitted and as regulated in one-family zones.

- (2) A residence for not more than two families.

- (3) Customary home occupations, such as dressmaking, hat trimming, hair dressing, manicuring and home cooking, provided that such occupation shall be conducted and operated solely by resident occupants of the main building, that not more than the equivalent of one-quarter the area of such floor shall be used for such purpose, and that no display of products shall be visible from the street.

- (4) Signs may be erected in conformity with the provisions of Section 4, Subdivision 4 hereof.

SECTION 6. MULTI-FAMILY ZONE USES

Within any multi-family zone no building or land shall be used in whole or in part for any industrial, manufacturing, trade or commercial purpose, or for any other than the following specified purposes:

- (1) Any use specified in Sections 4 and 5 as permitted and as regulated in one-family and two-family zones.

- (2) Residences for three or more families built separately or in groups in accordance with all the provisions of this ordinance and with the following:

- (a) Height. No building shall be erected to a height in excess of thirty (30) feet of two and one-half (2 1/2) stories exclusive of cellar or basement.

- (b) Length. The longest dimension of any part of any building or of any side of a U, L, or T-shaped building shall not exceed 110 feet, provided however that the total width or total depth of any building, including courts shall not exceed 120 feet. In cases of uncertainty or disagreement as to this measurement the determination shall be left to the Board of Adjustment.

- (c) Size of Courts and Distances between Buildings. The distance between such signs is located behind the prevailing front building line of the block, but not more than fifty feet from the front lot line, and further provided that the sign is used only with reference to the premises on which it is located.

Within any two-family zone no building or land shall be used in whole or in part for any industrial, manufacturing, trade or commercial purpose, or for any other than the following specified purposes:

- (1) Any use specified in Section 4 as permitted and as regulated in one-family zones.

- (2) A residence for not more than two families.

- (3) Customary home occupations, such as dressmaking, hat trimming, hair dressing, manicuring and home cooking, provided that such occupation shall be conducted and operated solely by resident occupants of the main building, that not more than the equivalent of one-quarter the area of such floor shall be used for such purpose, and that no display of products shall be visible from the street.

- (4) A sign not over six (6) square feet in area may be affixed to the main wall of a building, provided it indicates only the name, occupancy or purpose of such building.

SECTION 7. RETAIL BUSINESS ZONE USES

Within any Retail Business Zone no building or land shall be used in whole or in part for any industrial or manufacturing purpose, or for any other than the following specified purposes:

- (1) Any use specified in Sections 4, 5 and 6 as permitted in one-family, two-family and multi-family zones, without the therein specified restrictions for professional offices in Section 4 and for convenience home occupations in Section 5.

- (2) Hotel, inn, apartment hotel, boarding house, lodging house, apartment house, building used for club, fraternal, recreation, athletic or social purposes without the restriction on location of public restaurant as specified in Section 8, but no trailer, camp, lunch wagon, diner, restaurant or eating place of a similar type is permitted.

- (3) Retail store, office, office building, business or vocational school, bank, theatre, assembly hall, commercial greenhouse, public parking lot, underground establishment, personal service establishment, such as tailor shop, shoe shop, hairdressing, barber shop, or beauty parlor, restaurant, confectionery, butcher shop, quick freeze, and frozen food tender establishment, retail bakery, shop of a plumber, electrician or similar tradesman, exchange sales room, including necessary repair shop in rear, public garage, filling or service station for motor vehicles, including repair shop, oiler room, gymnasium or athletic establishment, bowling alley, newspaper or job printing plant, cleaning, dyeing, pressing and tailoring.

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operations done exclusively for individual customers, but including work done for the trade or other establishments; all provided in the permitted areas or shops, merchandise shall be carried either in that intended to be sold at all on the premises, and only electric motive power be used for operation machinery used incidentally to permitted use, and further provided that no supplies, materials or goods be of outdoors.

1) The words "retail store" as used in the preceding subdivisions are not intended and shall not be construed to include establishments handling or selling coal, lumber, oil, sand, stone, gravel, brick, tile, masonry materials or other bulk structural building materials.

2) A sign referring to the premises to which it is displayed, or to services rendered thereon, may be erected on an entrance wall or wall facing an open space, provided that any such sign if not project beyond a property line, shall not extend more than ten inches therefrom and further that there shall not be more than one sign to each separate building on the premises and that the area of sign shall not exceed two (2) square feet for each foot of street frontage, that the maximum height of sign shall not exceed two feet, and the sign shall be in the center of the width of the store to which such sign is attached.

3) Where a lot is occupied by a building, restaurant, store, or a bar car, which is likely to attract a crowd of people and motor vehicles, adequate provision shall be made for convenient off-street parking for motor vehicles on the basis of expected volume of such vehicles for adequate ingress to and egress therefrom. The determination of the number and convenience of such parking spaces shall be with the board of adjustment.

Section 8. GENERAL BUSINESS USE USES

Within any General Business Zone building or lands shall be used in the or in part for any industrial or manufacturing purposes, except as provided in this section, or for any other use the following intended purposes:

1. Any use specified in Sections 4, and 7 as permitted in one-family, two-family, multi-family and retail uses.

2. Storage warehouses, electric transmission or receiving stations, wholesaling or distributing establishments provided that only electric motive or be used for operation and may be used incidentally to a permitted

(3) Cleaning, dyeing, bleaching, tailoring, laundering, or other operations requiring not over twenty (20) operators, blacksmith shops, washing plants, establishments, including storage yard, supplying coal, wood, oil and building material, provided that in any fabricating or other operations connected therewith only electric power be used.

(4) Plant supplying or connected with the supply of water, gas or electricity under such conditions and regulations as may be prescribed by the board of adjustment.

(5) Signs may be erected in conformity with the provisions of Section 7, subdivisions a, b and c.

Section 9. HEIGHT OF BUILDINGS

(a) Except as specified in this section, no building shall be erected in excess of the following heights:

	Main Story	Accessory Story
Within One-Family Zones	39 ft.	10 ft.
Within Two-Family Zones	29 ft.	10 ft.
Within Multi-Family Zones	50 ft.	14 ft.
Within Retail Business Zones	45 ft.	30 ft.
Within General Business Zones	45 ft.	30 ft.

(b) The hereinbefore specified height limits shall not apply to masts, flag poles or monuments, nor to towers, cupolas, church spires, bellies, chimneys, water tanks, elevator penthouses, necessary lifts and similar parts of a building, provided that the aggregate horizontal area of such parts shall not exceed twenty (20%) percent of the ground area covered by the main building; nor shall the specified height limits apply to parapet walls not over four feet high.

Section 10. FRONT YARDS

(a) Requirements in Residence Zones: Within any residential zone a front yard is required on every lot which shall be at all points a depth of not less than the following:

Within One-Family Zones	40 ft.
Within Two-Family Zones	40 ft.
Within Multi-Family Zones	30 ft.

Provided, however, that where the existing front yards in the same block frontage are of a greater or a lesser depth than above specified, then the front yard shall be at least equal in depth to the average of such existing front yards in the same block frontage, but in no case shall the front yard be less than thirty (30) feet.

(b) Requirements in Retail Business Zones:

On any lot within a Retail Business Zone which is within the same block or on the same side of the street and

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within fifty feet of the boundary line of any Dwelling or Multi-Family Zone, a front yard or equivalent open space is required of a depth not less than one-half the front yard depth as specified herein for that class of Dwelling or Multi-Family Zone which relates the hereinbefore mentioned Retail Business Zone.

(c) Maintaining Established Building Lines:

Nothing in this section shall justify or cause the violation of any existing ordinance, regulation or contract which prescribes in any zone a building line along any street, the entrance to which building line would create a front yard or equivalent open space of a depth greater than is specified in this section.

(d) The street width of every building hereafter erected shall be set back from the center line of the following streets for a distance not less than the setback called for in the following table:

Street	Setback
South Broad Street	From LeRoy Place southerly to Village Line
Chastnut Street	From Franklin Ave. southerly to Oak Street
Oak Street	From Franklin Ave. southerly to South Place
East Ridgewood Ave.	From Oak Street southerly to Franklin Ave.
Franklin Ave.	From Oak Street southerly to North Maple Ave.
North Maple Ave. and N. Maple Ave.	For their entire length within the Village of Ridgewood
Franklin Turnpike	For their entire length within the Retail Business Zone
East Ridgewood Ave.	From East Side Ave. southerly to Village Line
Goffe Road	For its entire length within the General Business Zone

The center line of North Maple Avenue in the Retail Business Zone created immediately south of First Street shall be considered to be twenty feet (20') seven and one-half inches (7 1/2") east of the present westerly property line of the street.

The center line of South Maple Avenue in that section of the Multi-Family Zone southerly from the center line of Spring Avenue a distance of 11,000 feet shall be considered to be twenty feet (20') seven and one-half inches (7 1/2") east of the westerly property line of the street.

Section 11. REAR YARDS

(a) Requirements in All Zones: Within any zone a rear yard is required on every lot which shall be at all points a depth not less than the following:

Within One-family, Two-family and Multi-family Zones	30 ft.
Within Retail Business Zones	10 ft.
Within General Business Zones	10 ft.

Revised by Ordinance No. 985

(b) Within any Business Zone where the main building is used in any part for residence or sleeping purposes, the minimum depth of the rear yard shall be twenty (20) feet, and for each foot that the height of said building exceeds fifteen (15) feet there shall be added four (4) inches in the required depth.

(c) Modification and Exceptions:

Within any Business Zone no rear yard is required on any corner lot where the building line is within fifty (50) feet or less, except that where the rear lot line within any Business Zone is a boundary line of a one-family, two-family or multi-family Zone, a rear yard shall be provided on the lot within the Business Zone which shall have a depth of not less than ten feet.

Street	Setback
From LeRoy Place southerly to Village Line	27 1/2 feet
From Franklin Ave. southerly to Oak Street	30 feet
From Franklin Ave. southerly to South Place	30 feet
From Oak Street southerly to Franklin Ave.	42 feet
From Oak Street southerly to North Maple Ave.	42 feet
For their entire length within the Village of Ridgewood	42 feet
For their entire length within the Retail Business Zone	42 feet
From East Side Ave. southerly to Village Line	42 feet
For its entire length within the General Business Zone	48 feet

Section 12. SIDE YARDS

(a) Requirements in All Residential Zones: Within One-family, Two-family and Multi-family Zones, two side yards are required each of a minimum width of one-sixth of the width of the lot at the building line.

(b) Requirements in Business Zones: Within any Business Zone a side yard is required along any side lot line which serves as a boundary line between that lot and any residence zone. The width of such side yard shall be not less than one-sixth of the width of the lot at the building line.

Within any Business Zone, except as specified in the immediately preceding subdivision, no side yard is required except where the building is occupied in part for residential purposes, in which case a rear yard shall be required or furnished provision.

Where one-family, two-family and multi-family residences are situated in the Business Zone, they shall have two side yards each of a minimum width of one-sixth of the width of the lot at the building line.

VILLAGE OF RIDGEWOOD ZONING ORDINANCE

**Exception for Corner Lots.**  
 This article shall not apply to any corner lot which is a side street lot, but shall be any wider than one-half the lot of the front yard (right) as a minimum at the adjoining lot fronting on the side street, but where a dwelling is located on a corner lot the front yard shall have a minimum depth of thirty (30) feet, the side on the shorter street frontage a minimum width equal to the requirement for a front yard on the adjoining lot on that street, the opposite side a minimum width of one-half of such longer dimension, and a yard at least equal to the side requirement where a dwelling on the shorter dimension.

**ART. 18. COURTS**

**When Required?**  
 This article shall not apply to any court in which people sleep, work or subsist, but shall apply to any court in which people sleep, work or subsist, but shall not extend below the ground level, required to be so.

**Required Size:**  
 This article shall be the minimum width of a court shall be in the range of (1) inches to each foot of its length, and not less than eight (8) feet of an inner court in the range of (10) inches to each foot of its length, and not less than twelve (12) feet. No corner court shall be longer than twice its width, and no inner court be shorter than twice its width.

**ART. 14. SIZE OF LOT**  
 Induced by Ordinance 1065

man entitled "Plot size Map, Village of Ridgewood, Bergen County, New Jersey, 1915," and dated August 10, 1915," shown by the Mayor Village Clerk is attached hereto hereby declared a part of this ordinance. No building shall be erected on a lot of less width than shown on a map for the particular location of a building to be erected, and it shall hereafter be so subdivided divided in any way as to cause any lot to be less in any dimension than required by this Ordinance for the said lot in question.

Requirements of this section may be applied for individual lots by the Board of Adjustment after a finding of hardship. For a proposed subdivision, the Planning Board after publication may recommend a revision of any or all of the lots, subject to the approval of the Board of Commissioners, provided that in the revision width of the lot is above required, but not reduced more than five percent.

**Section 10. GARAGES, STABLES, FILLING STATIONS**

(a) A stable shall be deemed equivalent to a garage.

For the purpose of this Ordinance a stable for horses, or trailers, shall be deemed to be equivalent to a garage and one horse or one trailer and one vehicle shall be deemed to be equivalent to one motor vehicle.

(b) Garages in Residential Zones:  
 (1) A private garage, or a group of private garages, is permitted in any zone on any lot if an area adequate for the accommodation thereof in conjunction with any other principal buildings on the same lot, and for the purposes of the open spaces required by this Ordinance, but public garages are permitted only in the business zones.

(2) Amended by Ordinance 1065 See Page 15

Within any residential zone the rental of storage space for the use of a commercial motor vehicle is prohibited.

(3) In any zone where buildings are used for more than two families, there shall be provided within the building or on the lot, garage space to accommodate at least one motor vehicle for each two apartments. Not more than one-half of such space shall be leased or used by other than the occupants of the premises and the rental of the space for the use of commercial motor vehicles is prohibited. In addition, there shall be provided on the lot sufficient parking space to accommodate at least one motor vehicle for each apartment and adequate stairs and access.

(c) Public Garages, Filling and Service Stations:

(1) No part of any public garage, filling or service station shall be used for residence or sleeping purposes.

(2) No part of any filling station, bus terminal, or public garage accommodating more than five motor vehicles, nor any driveway, sidewalk or exit to or from the site, shall be within one foot of any lot line of any lot on which is located any building used as a theater, auditorium, or other place of public assembly seating over one hundred persons, or used as a church, hospital, college, school or institution for dependent or children, or any public playground or athletic field.

(3) No part of any building used as a public garage or filling station and no filling pump or other service appliances used to supply motor vehicles shall be erected within twenty (20) feet of any boundary line of any Residential Zone.

(4) No gasoline or oil pump, no oiling or greasing mechanism and no other service equipment installed in conjunction with any filling station or public garage shall be within ten feet of any street, and no gasoline storage tank or pump shall be permitted within any building.

VILLAGE OF RIDGEWOOD ZONING ORDINANCE

**Section 16. GENERAL PROVISIONS**

(1) No lot hereafter may be used and no building or part thereof hereafter may be erected, constructed, reconstructed, moved, repaired, extended, converted, altered, maintained or used, except in conformity with the provisions of this Ordinance.

(2) Any building or use permitted in a more restricted zone shall be allowed in a less restricted zone, provided, however, that one-family, two-family and multi-family residences in whatever zone erected, shall conform to the requirements of their respective zones, and where a building containing apartments is erected in any business zone, that portion of the building used for residences shall conform to all the requirements for courts as specified in Section 13 and for side yards as specified in Section 12.

(3) Non-conforming Uses

(a) Any non-conforming use or structure existing at the time of the passage of this or any previous Zoning Ordinance of the Village of Ridgewood may be continued upon the lot or in the building so situated, but nothing in this Ordinance shall entitle or authorize any non-conforming use or structure which existed or exists in violation of a previous Zoning Ordinance unless such use or structure is specifically permitted and authorized by this Ordinance.

(b) Any non-conforming use or building existing at the time of the enactment of this Ordinance may be continued upon the lot or in the building so situated, but nothing in this Ordinance shall entitle or authorize any non-conforming use or structure which existed or exists in violation of a previous Zoning Ordinance unless such use or structure is specifically permitted and authorized by this Ordinance.

(c) Nothing in this Ordinance shall prevent the strengthening or restoring to a safe and lawful condition of any part of any building, structure, utility or highway by the Superintendent of Buildings, the Chief of Fire Department or other duly authorized Village official.

(4) Projections and Encroachments into Required Open Spaces:

Except as hereinafter specified, porches and courts required under this Ordinance shall be entirely free of buildings or parts thereof.

(a) Cornices and Eaves  
 Cornices and eaves may project not to exceed two (2) feet over any required yard or court.

(b) Ornamental Features, Balconies, etc.  
 Sills, ledgers, belt courses and similar ornamental or structural features may project six (6) inches into any required yard or court. An open fire balcony or fire escape may project in-

to a required yard not more than four (4) feet.

(c) Amended by Ordinance 1065 See Page 15

Bay Windows, Porches, etc.  
 Ground story bay windows, porches or balconies, and one-story open porches or patios, may project not more than three feet into any required rear yard, or over ten (10) feet wide and any one-story open porch or patio, over one project and more than ten (10) feet into any required front yard.

(d) Chimneys, Shafts, etc.  
 A chimney, smoke stack, flue or elevator shaft may project into any required yard or court, provided the horizontal section of the projection does not exceed four (4) square feet in any Residential Zone, and one (1) square foot in any Business Zone.

(e) Walls, Fences, Steps, etc.  
 The requirements of this Ordinance regarding yards and courts shall not apply to any necessary retaining wall or steps, nor to any fence or wall which is less than four (4) feet high.

(f) Necessary Buildings

No necessary building permitted by this Ordinance shall be placed in any required yard or side yard.

No one-story building in any zone, other than in the rear yard, shall be within three (3) feet of a rear or side lot line and the aggregate ground area covered by necessary buildings in any required rear yard, including the ground area covered by any projections permitted in this section, shall not exceed thirty (30) percent of the required rear yard area in any Residential Zone and forty (40) percent in any Business Zone in which a ground level rear yard is required.

No necessary building shall exceed one and a half stories in height in any Residential Zone or, as defined in the Ordinance and in a Retail or General Business Zone shall not exceed two stories.

No necessary building in a Residential Zone may be used for business purposes except by domestic employees of the owner or tenant of the premises, and in a Business Zone no building accessory to a building used for business shall be used for any business purposes.

(g) Garages in Residential and Business Zones

Within any Residential Zone no garage built into a basement or terrace shall project in any part, except the doors, when open, more than four feet into a front yard.

(h) Corner Lot Requirements:

Within the limitations hereinafter provided in this section, any necessary building or a corner lot within any Residential or Retail Business Zone may be distant from any side street



VILLAGE OF RIDGEWOOD ZONING ORDINANCE

Village of Ridgewood

ORDINANCE No. 998

ORDINANCE TO AMEND AN ORDINANCE KNOWN AS "THE ZONING ORDINANCE OF RIDGEWOOD, N. J. AND BRING ORDINANCE NO. 1000

THE BOARD OF COMMISSIONERS OF THE VILLAGE OF RIDGEWOOD DO ORDAIN:

That the "Building Zone Map of the Village of Ridgewood, Bergen County, New Jersey," made a part of Ordinance No. 998 by Section 3, Section (a) thereof, be and the same may be amended to remove the following described property from the Two-Family Zone and to place same in the Single-Family Zone: that property known and depicted as Lot 5 in Block 100 on the 1940 assessment Atlas of the Village of Ridgewood, Bergen County, New Jersey, being located at the western end of the Erie Railroad and adjacent to the southern side of Randolph Street, having a frontage of 100 feet and a depth of 125.00 feet along the Erie Railroad.

This ordinance shall take effect ten (10) days from the date of its final publication.

WILLIAM E. RURODE  
CLARENCE E. MALONE  
ALBERT J. FABER  
Commissioners

NOTICE

Notice is hereby given that the foregoing ordinance was passed at a regular meeting of the Board of Commissioners of the Village of Ridgewood, held on the 31st day of June, 1950.

WILLIAM MORRIS,  
Village Clerk

Village of Ridgewood

ORDINANCE No. 1029

AN ORDINANCE TO AMEND AN ORDINANCE KNOWN AS "THE ZONING ORDINANCE OF THE VILLAGE OF RIDGEWOOD, NEW JERSEY," AND AN ORDINANCE NO. 998, AS AMENDED AND SUPPLEMENTED.

THE BOARD OF COMMISSIONERS OF THE VILLAGE OF RIDGEWOOD, IN THE COUNTY OF BERGEN, DO ORDAIN AS FOLLOWS:

1. That the "Building Zone Map of the Village of Ridgewood, Bergen County, New Jersey," made a part of Ordinance No. 998 by Section 3, Subdivision A thereof, be and the same hereby is amended to remove the following described property from the Two-Family Zone and to place the same in the Single-Family Zone: All that property known and designated as Lots 1, 2, 3, 4 and 5 in Block 81 on the 1940 assessment Atlas of the Village of Ridgewood, Bergen County, New Jersey, and being located on the southeast corner of Heights Road and Ridgewood Avenue, and along the westerly side of Gloria Terrace, and including the full depth of said lots as shown on said Atlas.

2. This ordinance shall take effect ten (10) days from the date of its final publication.

WILLIAM E. RURODE  
CLARENCE E. MALONE  
ALBERT J. FABER  
Commissioners

NOTICE

Notice is hereby given that the foregoing ordinance was passed at a regular meeting of the Board of Commissioners of the Village of Ridgewood, held on the 30th day of October, 1951.

D. GRANT TAYLOR  
Village Clerk

VILLAGE OF RIDGEWOOD ZONING ORDINANCE

Village of Ridgewood

ORDINANCE NO. 1061

AN ORDINANCE TO AMEND AN ORDINANCE KNOWN AS "THE ZONING ORDINANCE OF RIDGEWOOD, N. J.," AND BRING ORDINANCE NO. 1000

The Board of Commissioners of the Village of Ridgewood do ordain:

1. That Section 15, Subdivision 4 (c) of Ordinance No. 998, known as "The Zoning Ordinance of Ridgewood, N. J.," be amended to read as follows:

(c) Day windows, porches, etc., ground story bay windows or awns may project not more than three (3) feet into any required front yard or side yard, and one-story open porches may project not more than ten (10) feet into any required rear yard.

2. This ordinance shall take effect ten days from the date of its publication after final passage.

CLARENCE E. MALONE,  
WILLIAM E. RURODE,  
Commissioners

Attest: D. GRANT TAYLOR,  
Village Clerk,  
June 13, 1950.

NOTICE

Notice is hereby given that the foregoing ordinance was passed at a final reading at a regular meeting of the Board of Commissioners of the Village of Ridgewood, held on the 13th day of June, 1950.

D. GRANT TAYLOR,  
Village Clerk

Village of Ridgewood

ORDINANCE NO. 1066

AN ORDINANCE TO AMEND AN ORDINANCE KNOWN AS "THE ZONING ORDINANCE OF RIDGEWOOD, N. J.," AND BRING ORDINANCE NO. 1000

THE BOARD OF COMMISSIONERS OF THE VILLAGE OF RIDGEWOOD, IN THE COUNTY OF BERGEN, DO ORDAIN:

1. That Section 14 of Ordinance No. 998, known as "The Zoning Ordinance of the Village of Ridgewood, N. J.," be and the same heretofore is amended to read as follows:

Section 14 - Size of Lot  
(a) A Map entitled "Map No. 1241 Revision, Village of Ridgewood, Bergen County, New Jersey," dated June 1, 1951, and signed by the Mayor and Village Clerk, is attached hereto and hereby declared a part of this ordinance.

(b) No building, and hereafter be erected on a lot of less width than shown on said map for the particular location where said building is to be erected.

(c) A general minimum depth of one hundred (100) feet is hereby fixed for lots in all residential zones throughout the Village.

(d) The requirements of this section may be modified by the Board of Adjustment, whereby removal of exceptional circumstances the strict application of this section would prevent the reasonable use of a particular property.

2. That Section 15, Subdivision (b) (2) of said ordinance be and the same hereby is amended to read as follows:

Section 15 - Subdivision (b) (2)  
Within any residential zone the use of a driveway or other open space for the parking of a commercial vehicle and the rental of a garage space for the use of a commercial vehicle are prohibited.

3. This ordinance shall take effect ten (10) days from the date of its final passage and publication as required by law.

Attested: July 19, 1951  
ALBERT FABER  
CLARENCE E. MALONE  
WILLIAM E. RURODE  
Commissioners

NOTICE

Notice is hereby given that the foregoing ordinance was passed at a final reading at a regular meeting of the Board of Commissioners of the Village of Ridgewood, held on the 19th day of July, 1951.

D. GRANT TAYLOR  
Village Clerk