

ZONING ORDINANCE

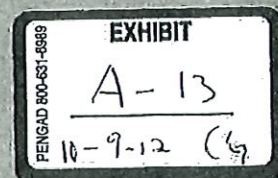
VILLAGE OF RIDGEWOOD

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

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Village of Ridgewood

ORDINANCE No. 993

AN ORDINANCE LIMITING AND RESTRICTING TO SPECIFIED DISTRICTS AND REGULATING THEREIN BUILDINGS AND STRUCTURES ACCORDING TO THEIR CONSTRUCTION AND THE NATURE AND EXTENT OF THEIR USE IN THE VILLAGE OF RIDGEWOOD, IN THE COUNTY OF BERGEN, 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 Bergen, do ordain:

Section 1. DEFINITIONS

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

(a) Words used in the present tense include the future; 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 words "designed or intended to be occupied"; the word "used" includes the words "arranged, 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 setting 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 erected thereon and nearest thereto. Such 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 on 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 lesser 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 curb 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 privately together as a single housekeeping unit and using certain rooms and cooking facilities in common, but not including the residents of an apartment hotel, or of a boarding house or lodging house serving more than two paying guests.

(t) Non-conforming use. A "non-conforming use" is one that does not comply with the regulations of this Ordinance for the zone 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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u) Private Garage. A "private garage" is an accessory building in which no business, commercial service industry connected with motor vehicles is carried on.

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

w) Filling Station. A "filling station" is any establishment supplying, selling motor fuel or oil direct to motor vehicles.

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

y) Open Porch. An "open porch" is a roofed piazza, porch or portico which projects beyond the main wall of a building into a yard, and which the columns supporting the roof shall present the minimum obstruction to the view and the circulation of air.

z) Inn, Hotel or Apartment Hotel. "Inn, hotel or apartment hotel" is a building containing rooms or apartments which are available for compensation for the more or less temporary residence of individuals or families, with or without meals.

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

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

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

Section 2. CLASSES OF ZONES

For the purposes of this Ordinance, the Village of Ridgewood is hereby divided into five classes of districts or zones, as follows:

- One Family Zones
- Two Family Zones
- Multi-Family Zones
- Retail Business Zones
- General Business Zones

Section 3. BOUNDARIES OF ZONES

1) Building Zone Map.

As amended by Ordinances 938 and 1028, see Page 14.

The boundaries of each of the above zones are hereby established as shown on a map entitled "Building Zone Map, Village of Ridgewood, Bergen County, New Jersey, scale 1"=100', dated November 19, 1945, revised May 14, 1946", signed by the Mayor and Village Clerk, which map accompanies and is hereby declared to be a part of this Ordinance.

Revised by Ordinance No. 995

(b) Zone Boundary Lines:

The Zone Boundary Lines are intended 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 lie with the Board of Adjustment as hereinafter provided.

Section 4. ONE-FAMILY ZONE USES

Within any one-family zone no building or lands 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 lessee where the office work involves principally the personal service of the said owner or lessee. The office shall occupy not more than fifty percent of the first floor area of the residence, and in connection therewith no overnight hospital facilities shall be provided for persons or animals.

(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 faces, or abuts, shall be at least 50 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 residence purposes by other than a servant or domestic employee of the owner or tenant of the premises.

(4) Accessory building used privately for horticultural or agricultural purposes, provided that no greenhouse heating plant be operated within twenty (20) feet of any lot line and no fertilizer be stored within fifty (50) feet of any lot line.

(5) Small professional announcement signs not over two square feet in area if fixed to the main wall of a residence building; name or announcement sign, not more than eight square feet in area, of a church, parish house, public or semi-public building, real estate sign not over eight square feet in area, pro-

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vided 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 erected.

Section 5. TWO-FAMILY ZONE USES

Within any two-family zone no building, or lands, 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 each 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 5 hereof.

Section 6. MULTI-FAMILY ZONE USES

Within any multi-family zone no building, or lands, 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 requirements of this ordinance and with the following:

(a) Height. No building shall be erected to a height in excess of thirty (30) feet or two and one-half (2½) stories exclusive of cellar or basement.

(b) Length. The longest dimension of any wall of any building or of any side of a U, L, or irregular shaped building shall not exceed 115 feet, provided, however that the total width or total depth of any building, including courts shall not exceed 150 feet. In cases of uncertainty or disagreement as to this measurement its determination shall be left to the Board of Adjustment.

(c) Size of Courts and Distance between Buildings. The distance be-

tween single buildings on any one lot shall be not less than thirty (30) feet. In any U-shaped building the main court shall face on the street and shall have a minimum width of sixty (60) feet and a depth of not less than the width of the court.

(d) Open Space. There shall be left open on each lot, at least three square feet for every square foot of the aggregate gross ground floor area of all the buildings on the lot.

(3) Buildings used for club, fraternal, recreation, athletic or social purposes and maintained by a membership or organization, in which lodging, the temporary use of rooms or meals may be supplied to the public incidentally to serving its members. For the uses in this sub-section no restaurant or other room available to the public shall have immediate access 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 lands 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 customary 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 6, but no trailer camp, lunch wagon, diner, roadstand 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, undertaking establishment, personal service establishment, such as tailor shop, shoe shop, hand laundry, barber shop or beauty parlor; restaurant, confectionery, butcher shop, quick freeze, and frozen food locker establishment, retail bakery, shop of a plumber, electrician or similar tradesman; automobile salesroom, including accessory repair shop in rear; public garage, filling or service station for motor vehicles, including repair shop; billiard room, gymnasium or athletic establishment, bowling alley, newspaper or job printing plant; cleaning, dyeing, pressing and tailof-

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

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

2) A sign referring to the premises in which it is displayed, or to services rendered thereon, may be erected on any entrance wall or wall facing on a street, provided that any such sign shall not project beyond a property line, shall be erected parallel to the face of the wall, shall not extend more than twelve inches therefrom and further provided that there shall not be more than one sign to each separate tenant on the premises and that the area of the sign shall not exceed two (2) square feet for each foot of street frontage, that the maximum height shall not exceed two feet, and the maximum width not in excess of ninety percent (90%) of the width of the store front to which such sign is attached.

3) Where a lot is occupied by a hotel, theatre, restaurant, store, or a similar use, which is likely to attract an unusual number of people and motor vehicles, adequate provision shall be made for convenient offstreet parking for the motor vehicles on the basis of the expected volume of such vehicles and for adequate ingress to and egress therefrom. The determination of the adequacy and convenience of such parking space shall lie with the Board of Adjustment.

Section 8. GENERAL BUSINESS ZONE USES

Within any General Business Zone building or lands shall be used in whole or in part for any industrial or manufacturing purpose, except as permitted in this Section, or for any other than the following specified purposes:

1) Any use specified in Sections 4, 5, 6 and 7 as permitted in one-family, two-family, multi-family and retail business zones.

2) Storage warehouse, electric transformer or switching station; wholesaling, jobbing or distributing establishment; provided that only electric motive power be used for operating any machinery used incidentally to a permitted

3) Cleaning, dyeing, pressing, tailoring, laundering, or similar operations employing not over twenty (20) operatives; blacksmith shop, welding plant; establishment, including storage yard, supplying coal, wood, oil and building material; provided that in any fabricating or other operations connected therewith only electric motor 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, sub-section 5 hereof.

Section 9. HEIGHT OF BUILDINGS

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

	Main Bldg.	Accessory Bldg.
Within One Family Zones	30-ft.	18-ft.
Within Two Family Zones	30-ft.	18-ft.
Within Multi-Family Zones	30-ft.	18-ft.
Within Retail Business Zones	45-ft.	20-ft.
Within General Business Zones	45-ft.	20-ft.

(b) The hereinbefore specified height limits shall not apply to masts, flag poles or monuments; nor to domes, cupolas, church spires, belfries, chimneys, water tanks, elevator penthouses, scenery lofts 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 of 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 on the same side of the street and

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within 50 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 prescribed herein for that class of Dwelling or Multi-family Zone which adjoins 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 adherence 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 walls 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	Distance	Setback
South Broad Street	From LeRoy Place southerly to Village line	37½ feet
Chestnut Street	From Franklin Ave. northerly to end of street	30 feet
Oak Street	From Franklin Ave. northerly to Mastin Place	30 feet
East Ridgewood Ave.	From Oak Street easterly to easterly line of Retail Business Zone	42 feet
Franklin Ave.	From Oak Street easterly to North Maple Ave.	42 feet
S. Maple Ave. and N. Maple Ave. ..	For their entire length within the Village of Ridgewood	42 feet
Franklin Turnpike	For its entire length within the Retail Business Zone	42 feet
East Ridgewood Ave.	From East Side Ave. easterly to Village line	42 feet
Goffle Road	For its entire length within the General Business Zone	42 feet

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 (7½") west of the present easterly property line on this street.

The center line of South Maple Avenue in that section or the Multi-Family* Zone southerly from the center line of Spring Avenue a distance of 111,825 feet shall be considered to be twenty feet (20') seven and one-half inches (7½") 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 of 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. 535

(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 to the required depth.

(c) Modification and Exceptions:

Within any Business Zone no rear yard is required on any corner lot where the building has a width of 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.

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 sub-section, no side yard is required except where the building is occupied in part for residential purposes, in which case a court shall be required as hereinafter provided.

Where one-family, two-family and multi-family residences are erected 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.

Exception for Corner Lots:

thin any zone, on any corner lot previously specified required side yard shall abut a side street line need be any wider than one-half the width of the front yard required as a minimum on the adjoining lot fronting on that side street, but where a dwelling is erected on a corner lot the front yard shall face the longer dimension, the front yard shall have a minimum depth of thirty (30) feet, the side yard 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 yard a minimum width of one-half of such longer dimension, and a yard at least equal to the side yard requirement where a dwelling is on the shorter dimension.

Section 13. COURTS

When Required:

thin any zone a court is required whenever any room in which people sleep, work or congregate cannot be adequately lighted or ventilated directly from a street or a yard on the lot to afford natural light and ventilation to such room, but no court shall extend below the room, or rooms, required to serve.

Required Size:

thin any zone the minimum width of an outer court shall be in the ratio of eight (8) inches to each foot of its length, and not less than eight (8) feet, and of an inner court in the ratio of ten (10) inches to each foot of its length, and not less than twelve (12) feet. No outer court shall be longer than twice its width, and no inner court shall be shorter than twice its width.

Section 14. SIZE OF LOT

Amended by Ordinance 1065
Page 15

A map entitled "Plot Size Map, Village of Ridgewood, Bergen County, New York, Scale 1"=300' and dated November 10, 1945," signed by the Mayor and Village Clerk is attached hereto and hereby declared a part of this Ordinance. No building shall be erected on a lot of less width than shown on the map for the particular location where said building is to be erected, and the lot shall hereafter be so subdivided in area as to cause any open space to be less in any dimension than required by this Ordinance for the said lot in question.

The requirements of this section may be modified for individual lots by the Board of Adjustment after a finding of hardship. For a proposed subdivision, the Planning Board after publishing, may recommend a revision in any or all of the lots, subject to the action by the Board of Commissioners, provided that in the revision the width of the lot as above required shall not be reduced more than five percent.

Section 15. GARAGES, STABLES, FILLING STATIONS

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

For the purposes of this Ordinance a stable for horses, or mules, shall be deemed to be equivalent to a garage; and one horse or one mule 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 of an area adequate for the accommodation thereof in conjunction with any other principal buildings on the same lot, and for the provision 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 garage 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 buildings 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 rented 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 ingress and egress.

(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, entrance or exit to or from the same, shall be within 300 feet of any lot line of any plot on which is located any building used as a theatre, auditorium, or other place of public assembly seating over one hundred persons, or used as a church, hospital, college, school or institution for dependents 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 appliance 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 appliance installed in connection 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 residence 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 occupied, but nothing in this Ordinance shall validate 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 occupied even though the building may be partially damaged or destroyed, provided that in case a building is destroyed or damaged to the extent that it must be rebuilt then such new building may be devoted to the said prior non-conforming use, but shall in all respects conform to the regulations prescribed by this Ordinance for the zone in which it is constructed.

(c) Nothing in this Ordinance shall prevent the strengthening or restoring to a safe and lawful condition of any part of any building declared unsafe or unlawful 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, yards 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, leaders, 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 1051 See Page 15

Bay Windows, Porches, etc.:

Ground story bay windows, oriels or balconies, and one-story open porches or porte-cocheres may project not more than three feet into any required rear yard, or into any required side yard which is over ten (10) feet wide and any one-story open porch or porte-cochere may project not more than ten (10) feet into any required front yard.

(d) Chimney, 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, or nine (9) square feet in any Business Zone.

(e) Walls, Fences, Steps, etc.

The requirements of this Ordinance respecting 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) Accessory Buildings:

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

No accessory building in any zone, when located in the rear yard, shall be within three (3) feet of a rear or side lot line and the aggregate ground area covered by accessory 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 accessory building shall exceed one and a half stories in height in any Residential Zone as defined in this ordinance and in a Retail or General Business Zone shall not exceed two stories.

No accessory building in a Residential Zone may be used for residence 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 residence purposes.

(g) Garages in Basements and Terraces:

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 Modifications:

Within the limitations hereinbefore recited in this section, any accessory building on a corner lot within any Residential or Retail Business Zone shall be distant from any side street

VILLAGE OF RIDGEWOOD ZONING ORDINANCE

of such lot not less than the rear front yard set back on the street prescribed by this Ordinance. In any Residential Zone when rear of any corner lot abuts any side lot on a street which is a side lot with reference to said corner lot, any accessory building on the corner lot shall not be built nearer the line of the corner lot than ten feet.

Determining Lot Frontage:

In the case of a lot running through one street to another, the front lot shall, for the purposes of this Ordinance, be considered that lot upon which the majority of buildings in the same block front; in case there has been no clearly established frontage, the owner, when applying for a building permit, specify which lot line shall be considered the front lot line.

Calculating Open Space Requirements:

Open space which has been created or included as a part of a yard, rear yard, front yard, court or other open space as required by ordinance for one building may, upon change of ownership or any other reason, be counted or included in order to comply with the requirements of any other building ordinance.

Reducing Lot Areas:

Lot shall hereafter be so subdivided, or reduced in area, as to cause same, or any yard or open space on, to be less in any dimension than is required by this Ordinance.

Two Buildings on One Lot.

On the One-Family and Two-Family lots, not more than one such building shall be erected, used or occupied on any one lot, except accessory buildings as defined and permitted by this Ordinance.

Section 17. INTERPRETATION PURPOSE

The interpretation and application of the provisions of this Ordinance shall be held to be the minimum requirements adopted for the promotion of the public health, morals and general welfare; for lessening the congestion in the streets; for securing safety from fire, panic and other dangers; for the provision of adequate light and air; for preventing overcrowding of buildings; for the avoidance of the concentration of population and facilitating adequate provision of transportation, water, sewage, schools, and other public improvements. It is not intended by this Ordinance, as hereinafter provided, to retroactively, annul or in any way to interfere with any existing ordinance, or any rules, regulations or building permits previously issued or issued, or which shall be issued or issued pursuant to law relating to the use or construction of

buildings, or the provisions of yards, courts or other open spaces, provided, however, that the provisions and requirements of this Ordinance shall be held paramount to any corresponding or similar but less restrictive provisions of any existing law, ordinance, rule or regulation.

Section 18. ENFORCEMENT

(a) Authority and Duties of the Superintendent of Buildings:

This Ordinance shall be administered and enforced by the Superintendent of Buildings who shall in no case grant any permit for the construction or alteration of any building, and who shall not grant any certificate of occupancy in respect of any building where the proposed construction, alteration or use thereof would be in violation of any provisions of this Ordinance.

(b) All applications for building permits shall be accompanied by a plan in duplicate drawn to scale, showing the actual dimensions, radii, and angles of the lot to be built upon, the exact size and location on the lot of the building to be erected and such other information as may be necessary to provide for the enforcement of this Ordinance.

(c) Certificate of Occupancy:

It shall be unlawful to use or permit the use of any building, or part thereof hereafter created, erected, changed, converted, altered, enlarged, wholly or in part until a Certificate of Occupancy shall have been applied for and issued by the Superintendent of Buildings. An application for a Certificate of Occupancy shall be made in duplicate upon form provided by the Superintendent of Buildings and accompanied by such plans or other information as may be required by the Superintendent, and by the payment of a fee of five dollars. In case the Superintendent shall decline to issue a Certificate of Occupancy, his reasons for so doing shall be stated on one copy of the application and that copy returned to the applicant.

Section 19. BOARD OF ADJUSTMENT

(a) The Board of Adjustment now existing is hereby continued and it shall in appropriate cases and subject to appropriate conditions and safeguards, have authority to make special exceptions to the terms of this Ordinance in harmony with its general purpose and intent, and in accordance with the rules herein contained and by law established.

(b) Said Board of Adjustment shall continue to consist of five (5) members to be appointed by the Board of Commissioners, and to serve without pay. Successors to such appointees shall be appointed for the term of three years. Vacancies in said board shall be filled in the same manner for the unexpired term of any member whose term becomes vacant.

(c) A quorum shall consist of three members, and in order to reverse a decision of the Superintendent of Buildings, or authorize a variance from the terms of this Ordinance, an affirmative vote of at least three members shall be required. The meetings of the Board of Adjustment shall be held at the call of the Chairman, and at such other times as the Board may determine. The Board shall keep minutes of its proceedings showing the vote of each member upon each question, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the Board and shall be a public record. Said Board shall perform all the duties and have all of the powers provided by law to be exercised by Boards of Adjustment, and shall exercise special powers hereinbefore specified.

Section 20. VIOLATIONS AND PENALTIES

For any and every violation of the provisions of this Ordinance, the owner, contractor or other persons interested as lessees, tenants, or otherwise in any building or premises where such violation has been committed or shall exist, and who refuses to abate said violation within five days after written notice has been served upon him either by mail or by personal service, shall for each and every violation be subject to a fine of not more than one hundred dollars or to five days' imprisonment in the County Jail or both, at the discretion of the court or judicial officer before whom a conviction may be had. Each and every day that such violation continues after such notice shall be considered a separate and specific violation of this Ordinance and not as a continuing offense.

Section 21. AMENDMENTS

This Ordinance may be amended, revised or repealed by the Board of Commissioners in the manner provided by Statute.

Section 22. VALIDITY

Should any section, part or provision of this Ordinance be held unconstitutional or invalid, such decision

shall not affect the validity of this Ordinance as a whole or any part thereof other than the part so held unconstitutional or invalid.

Section 23. SHORT TITLE

This Ordinance shall be known by the short form title of "The Zoning Ordinance of Ridgewood, N. J."

Section 24. WHEN EFFECTIVE

This Ordinance shall take effect immediately on adoption and publication as provided by Statute.

Section 25. EXISTING ORDINANCE REPEALED

The existing Zoning Ordinance of the Village of Ridgewood, passed April 14, 1931, and known as Ordinance No. 764, together with all amendments thereto, is hereby repealed.

NOTICE

Notice is hereby given that the foregoing ordinance was passed on final reading at a regular meeting of the Board of Commissioners of the Village of Ridgewood, held on the 23rd day of April, 1945.

WILBUR MORRIS,
Village Clerk

NOTE: Ordinance No. 935 amending Ordinance No. 933 is incorporated in the text of this Ordinance.