

BOROUGH OF RIVERDALE

ORDINANCE NO. 1- 2007

ORDINANCE AMENDING CHAPTER 168 OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF RIVERDALE AND AMENDING THE ZONING ORDINANCE TO ESTABLISH A NEW ZONING DISTRICT TO BE DESIGNATED THE "R-120 RESIDENCE DISTRICT"

BE IT ORDAINED by the Mayor and Council of the Borough of Riverdale, in the County of Morris and State of New Jersey, as follows:

Section 1. Chapter 168, entitled "Zoning", Section 168-4 entitled "Establishment of districts" shall be amended by the inclusion of the following additional district:

R-120 Residential District

Section 2. Chapter 168, entitled "Zoning" shall be amended by the inclusion of new Section 168-7.1 which shall be entitled "R-120 Residential District" and shall read in its entirety as follows:

168-7.1 R-120 Residential District.

- A. The purpose of this district is to provide an area for low-density, single-family detached units which are compatible with the physical development capacities of the land considering topography and other natural conditions and characteristics.
- B. Principal permitted uses.
 - (1) One Single-family detached dwelling unit per required lot.
- C. Accessory uses permitted.
 - (1) Private swimming pools (see Section 168-38). Maximum number of one swimming pool permitted.
 - (2) All other accessory uses, structures and buildings customarily associated with and incidental and subordinate to the principal building, use or structure and located on the same lot. Maximum number of sheds, or other accessory uses, is two, not to exceed 200 square feet each. Maximum number of all other uses more than 200 square feet is one.
- D. Area and yard requirements.
 - (1) Principal building minimum.
 - (a) Lot area: 120,000 square feet
 - (b) Lot frontage: 250 feet.
 - (c) Lot width: 250 feet
 - (d) Lot depth: 400 feet
 - (e) Side yard (each):50 feet (however, 100 feet on exterior side of corner lot).

- (f) Front yard: 75 feet; 150 feet (New Jersey Highway Route 23).
- (g) Rear yard: 75 feet.
- (2) Accessory building minimum.
 - (a) Distance to side line: 25 feet.
 - (b) Distance to rear line: 25 feet.
 - (c) Distance to other building: 25 feet.
- (3) Maximum lot coverage.
 - (a) Building coverage of principal building: 5%, not to exceed 6,000 square feet.
 - (b) Building coverage of accessory building: 2%, not to exceed 2,500 square feet.

E. Maximum building height.

- (1) Height of principal building: 35 feet.
- (2) Height of accessory building: 15 feet.

F. Floor area minimum.

- (1) Single-family detached dwellings: 2,000 square feet per floor.

G. Minimum off-street parking.

- (1) Four spaces per dwelling unit; garages and driveways may be counted as the required spaces.

Section 3. The Zoning Map of the Borough of Riverdale shall be amended to reflect the rezoning of the following properties:

Property		Current	Future
<u>Block</u>	<u>Lot</u>	<u>Zone</u>	<u>Zone</u>
37	1	R-40	R-120
37	2	R-40	R-120
37	4	R-40	R-120
37	9	R-40	R-120
37	10	R-40	R-120
37	11	R-40	R-120
37	14	R-40	R-120
38	2	R-40	R-120

Section 4. If any section or provision of this Ordinance shall be held invalid in any Court of competent jurisdiction, the same shall not affect the other sections or provisions of this Ordinance, except so far as the section or provision so declared invalid shall be inseparable from the remainder or any portion thereof.

Section 5. All Ordinances or parts of Ordinances which are inconsistent herewith are hereby repealed to the extent of such inconsistency.

Section 6. This Ordinance shall take effect immediately after final passage and publication in the manner provided by law.

Adopted this ____ day of _____, 2007.

Carol Talerico, Borough Clerk

William Budesheim, Mayor

CLERK'S CERTIFICATION

NOTICE is hereby given that the above Ordinance was introduced and passed first reading by title at a regular meeting of the Mayor and Council of the Borough of Riverdale, held on February 21, 2007, and it will be considered for final passage at a regular meeting of said Mayor and Council to be held on March 19, 2007, at 7:30 p.m. or as soon thereafter same can be considered, in the Municipal Building, 91 Newark Pompton Turnpike, Riverdale, New Jersey, at which time and place all persons interested therein or affected thereby will be given an opportunity to be heard concerning same. During the week prior and up to the time of public hearing, copies of said Ordinance will be available to the members of the general public who request same, in the Borough Clerk's Office between the hours of 9:00 a.m. and 4:30 p.m.

Carol J. Talerico, Municipal Clerk