

**BOROUGH OF RIVERDALE**

**ORDINANCE NO. 5 - 2008**

**ORDINANCE AMENDING CHAPTER 168 OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF RIVERDALE AND AMENDING CERTAIN PROVISIONS APPLICABLE TO THE “MF-O MULTIFAMILY OVERLAY 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 168-20 entitled “MF-O Multifamily Overlay District” shall be amended by the following amendments to subsections A and B which shall read in their entirety as follows:

A. Purposes. The purpose of the MF-O Multifamily Overlay District is to provide for a continuation of existing zoning and to allow, as an alternate form of development, townhouses and multifamily housing in a unified design.

B. Principal permitted uses.

In addition to the uses permitted in the underlying zone, the following principal uses shall be permitted:

- (1) Townhouses and multi-family dwellings.
- (2) Notwithstanding any provision in the I-1 and I-3 District, any property in the I-1 or I-3 District which abuts the MF-O Multi-family Overlay District may be used for emergency or secondary access to a residential development in the MF-O Overlay District.

**Section 2.** Chapter 168, entitled “Zoning” , Section 168-20 entitled “MF-O Multifamily Overlay District” shall be amended by the repeal of Subsection I.

**Section 3.** Chapter 168, entitled “Zoning” , Section 168-20 entitled “MF-O Multifamily Overlay District” shall be amended by the repeal of Subsection J.

**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**Section 5.** All Ordinances or parts of Ordinances which are inconsistent herewith are hereby repealed to the extent of such inconsistency.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  
\_\_\_\_\_, 2008.

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Carol Talerico, Borough Clerk

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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 June 16, 2008 and it will be considered for final passage at a regular meeting of said Mayor and Council to be held on July 21, 2008 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.

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Carol J. Talerico, R.M.C.  
Municipal Clerk