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Notice Content

VILLAGE OF RIDGEWOOD NOTICE OF PENDING ORDINANCE ORDINANCE NO. 4073 The ordinance published herewith was introduced and passed upon first reading at a Special Public Meeting of the Village Council of the Village of Ridgewood, in the County of Bergen, New Jersey held on December 17, 2025. It will be further considered for final passage, after public hearing thereon, at a Public Meeting of said Village Council to be held in the Courtroom of the Ridgewood Village Hall, 131 N. Maple Ave., Ridgewood, NJ on January 14, 2026 at 7:30 P.M. Those who wish to speak during the Public Hearing for this ordinance may appear in person, or on Zoom virtual meeting: <https://us02web.zoom.us/j/82592799142?pwd=aUIFVTBiditwbEsyRXJFcUFnd3ovdz09>, Webinar ID: 825 9279 9142 Passcode: 07450 or call in via Telephone: 1-646-558-8656. During the week prior to and up to and including the date of such meeting, copies of said ordinance will be made available at the Village Clerk's Office in said Village Hall, 131 N. Maple Ave., Ridgewood, NJ to the members of the general public who shall request the same.

Heather A. Mailander

Village Clerk VILLAGE OF RIDGEWOOD ORDINANCE NO. 4073 AN ORDINANCE TO AMEND CHAPTER 190, LAND USE AND DEVELOPMENT, OF THE CODE OF THE VILLAGE OF RIDGEWOOD, TO MODIFY ZONING STANDARDS TO CREATE THE C-R-1 COMMERCIAL – RESIDENTIAL DISTRICT WHEREAS, pursuant to N.J.S.A. 40:55D-62b, the Mayor and Council of the Village of Ridgewood is authorized and empowered to adopt and amend the zoning ordinances of the Village of Ridgewood; and WHEREAS, the 2025 Housing Element and Fair Share Plan proposed to satisfy the Round 4 affordable housing obligation with a variety of zoning changes including permitting mixed use and multi-family development along the northern portion of Chestnut Street; and WHEREAS, the 2025 Mediation Agreement between the Village of Ridgewood and Fair Share Housing Center includes zoning amendments to Chestnut Street consistent with the 2025 Housing Element and Fair Share Plan; and WHEREAS, the Mayor and Council of the Village of Ridgewood finds that amending the Village Zoning consistent with the 2025 Housing Element and Fair Share Plan and the 2025 Mediation Agreement is necessary to implement the Housing Plan, secure a Compliance Certification, and to ensure immunity from builder's remedy litigation; and NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Village of Ridgewood, the County of Bergen, that Chapter 190 of the Code of Village of Ridgewood, entitled "Land Use and Development," is hereby amended and supplemented as follows: Section 1: Chapter 190, Land Use and Development of the Code of the Village of Ridgewood, Section 98, Zoning Districts and Historic Sites enumerated, is hereby amended as follows: ADD C-R-1 Commercial - Residential Zone District Section 2: Chapter 190, Land Use and Development of the Code of the Village of Ridgewood, Section 99, Zoning Map, is hereby amended as follows: The Zoning Map of the Village of Ridgewood is hereby amended to include Block 1912, Lot 8; Block 2001, Lots 1, 2, 13, 14, 15, 16, 17, 18, 19; Block 2005, Lots 1, 2 in the C-R-1 District. Section 3: Chapter 190, Land Use and Development of the Code of the Village of Ridgewood is hereby amended as follows: ADD § 190-118.5. C-R-1

Commercial - Residential Zone District. A.Intent. The C-R-1 Zone District is intended to promote multi-family development that supports the commercial development pattern in the Central Business District. The C-R-1 Zone is also intended to promote the development of affordable homes in a location that is within convenient walking distance to the Village downtown and train station. B.Permitted principal uses and structures. The following principal uses and structures shall be permitted: (1)Retail sales. (2)Retail and personal services. (3)Financial institutions, excluding drive-in banks. (4)Eating and drinking establishments. (5)Arts facilities. (6)Brew pubs. (7)Microbreweries. (8)Fitness and health clubs. (9)Flexible retail. (10)Instructional schools. (11)Medical offices. (12)Veterinary facilities. (13)Micro distilleries. (14)Recreational facilities. (15)Flexible office/co-working/incubator space. (16)Professional offices. (17)Parking lots and structures. (18)Child-care centers. (19)Municipal buildings owned or leased by the Village of Ridgewood and used for public purposes. (20)Club, fraternal, recreational, athletic, political, labor, civic, and social uses located above the ground floor, except that ground floor areas used for access to such uses shall be permitted. (21)Institutional uses. (22)Trade offices and shops. (23)Automobile showrooms. (24)Business services. (25)Multifamily dwellings, including but not limited to garden apartments and other apartments. (26)Mixed-use development containing both permitted residential and permitted nonresidential uses. C.Use limitations. The following limitations shall apply to permitted principal uses in the C-R-1 Zone District: (1)Drive-in or drive-through uses shall be prohibited. D.Permitted accessory uses and structures. The following accessory uses and structures shall be permitted in the C-R-1 Zone District, provided they are located on the same premises as the principal use or structure to which they are accessory: (1)Surface parking areas, private garages and parking structures. (2)Other accessory uses customarily incidental to the above permitted principal uses. E.Prohibited uses. Any uses other than those permitted by this section are prohibited. F.Development standards. (1)Minimum tract area: 10,000 s.f. (2)Maximum density: 30 units per acre. (3)Maximum floor area ratio: 185%. (4)Maximum improvement coverage: 90% (5)Maximum building height: 45 feet, except for limited architectural features designed in conformance with Subsection F(10)(ii) below. i)No portion of a building within 35 feet of a rear lot line shared with a single-family detached home shall exceed a height of 30 feet as measured by the vertical distance of the average finished ground level of the building façade facing the single-family detached home(s) to the highest point of the building. (6)Minimum front yard setback: 15 feet. (7)Minimum side yard: no minimum side yard is required, but if a side yard is provided, a minimum yard depth of 12 feet shall apply. (8)Minimum rear yard setback: 12 feet. (9)Minimum setback of principal buildings from any property developed for railroad use: 25 feet. (10)Architectural design. i)Buildings shall be required to incorporate high-quality architectural features that are characteristic of exemplary buildings reflecting the traditional architecture in the Central Business District. The applicant for any development shall demonstrate such design by providing as part of any site plan review examples of and comparisons with existing high-quality buildings in the Central Business District. ii)Buildings greater than 40 feet in height shall be required to use architectural features such as pitched roofs, varied rooflines, decorative cupolas, pediments, varied parapet heights and similar features designed to provide variety and reduce the visual impact of the building height. [1]In order to accommodate such features, the following exceptions to the height limitation herein shall be permitted: [2]The height of such features shall not exceed the maximum permitted building height by more than eight feet. [3]The horizontal area of such features, including the area enclosed by such features, that exceed the maximum permitted building height shall not exceed 20% of the horizontal area of that portion of the building having a height greater than 40 feet. This limitation shall be cumulative for all such features. [For example, the horizontal area of that portion of a sloped roof or roofs at an elevation greater than the maximum building height could not exceed 4,000 square feet in the case of a building with a horizontal area of 20,000 square feet ($20,000 \times 0.20 = 4,000$).] [4]In the case of linear features for which an area calculation is not possible, such as a parapet wall, rooftop screen, etc., the horizontal length of any such features that exceed the maximum permitted building height shall not exceed 20% of the horizontal length of the highest building wall or walls above which the feature is located and toward which such feature faces. This limitation shall be cumulative for all such features. [For example, the length of that portion of a parapet or parapets at an elevation greater than the maximum building height could not exceed 20 feet if located above a wall 100 feet long ($100 \times 0.20 = 20$).] iii)Outdoor spaces on the second story or above, such as balconies, are prohibited to face single-family detached dwellings. This shall not apply to buildings located across a public street or a railroad from single-family homes. Outdoor spaces perpendicular to single-family homes are conforming if they are recessed within the building such that they do not directly face single-family detached dwellings. iv)If parking or other exterior areas are provided beneath a building, such areas shall be screened by structural elements that are compatible with the materials and design of the front and side building facades. The intent of such screening shall be to mitigate the effects of headlights, minimize the view of parked vehicles and pavement, and to provide for a unified architectural design. (11)Landscape Design & Buffers i)Street trees shall be provided as per Section 190-84. ii)A solid fence and row of evergreen trees shall be provided along any lot line shared with a single-family detached or attached use. (12)Parking and access regulations. i)Parking spaces for residential use shall be as set forth by the New Jersey Residential Site Improvement Standards, N.J.A.C. 5:21-1.1 et seq. ii)Parking for nonresidential uses shall be as set forth for the B-2 district. iii)A shared-parking approach shall be permitted in the case of mixed-use development. In such cases, the minimum number of parking spaces shall be determined by the Board at the time of site plan review, depending upon various factors, including but not limited to: a) the parking demand and parking requirements of each of the various uses, as set forth above, b) the timing of the peak parking demand of the various uses, c) the location and layout of the parking in relation to the building entrances to the various uses, and d) the potential for future changes of use which would alter the foregoing factors. iv)All required parking spaces shall be located on the same property as the principal building or buildings. v)Parking shall be located in the side or rear yards only, and/or beneath the principal building or buildings. vi)Parking areas not located beneath the building or in a parking structure, as well as site driveways, shall be located at least 5 feet from any side lot line or rear lot line. The setback shall be increased to 10 feet where adjacent to a single-family detached dwelling. vii)Other parking and access regulations. Except as provided otherwise by this section, parking areas and driveways shall be required to comply with all applicable requirements of this chapter or the New Jersey Residential Site Improvement Standards, N.J.A.C. 5:21-1.1 et seq., whichever is applicable. G.Signs. The regulations for signs in the B-2 Zone District shall apply in the C-R-1 Zone District. H.Affordable housing requirements. All residential development shall be required to include affordable housing as a component. The following requirements shall apply: (1)Twenty percent (20%) of the residential units shall be restricted to low and moderate income households. Fractions of .49 or less may be rounded down; fractions of .50 or more shall be rounded up. (2)All affordable housing units shall comply with the Village's affordable housing regulations in Article XIII Affordable Housing, as well as the NJ Fair Housing Act (N.J.S.A. 52:27D-301 et seq.), and the Uniform Housing Affordability Control Rules (N.J.A.C. 5:80-26.1 et seq.). This shall include but is not limited to 13% very low income units, phasing, bedroom distribution of 1, 2 and 3 bedroom units, and affordability

controls of not less than 40 years for rental units and not less than 30 years for sale units. (3)Occupancy restrictions. Affordable units shall not be designated as age-restricted units, supportive housing units or special needs housing units unless the applicant demonstrates, and the Planning Board finds, that such units are eligible for credit against the Village's statutory affordable housing obligation. Section 4: Except as herein amended and supplemented, Chapter 190 remains in full force and effect. Section 5: This ordinance shall take effect immediately upon passage and publication as required by law. Ridgewood News:\$188.79 12/26/2025

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