

**VILLAGE OF RIDGEWOOD
ORDINANCE NO. 4052**

**AN ORDINANCE AMENDING CHAPTER 190 LAND USE AND DEVELOPMENT
TO CREATE THE S-1 SENIOR OVERLAY ZONE DISTRICT**

WHEREAS, pursuant to N.J.S.A. 40:55D-62b, the Village 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 affordable housing credits from an assisted living development on Block 3611, Lots 1, 19 and 22; and

WHEREAS, the Village Council of the Village of Ridgewood finds that amending the Village Zoning to permit the assisted living facility on Block 3611, Lots 1, 19 and 22 will not only implement the 2025 Housing Element and Fair Share Plan, but will also expand senior housing options in the Village.

NOW, THEREFORE, BE IT ORDAINED by the Village Council of the Village of Ridgewood, in 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 I. Section 190-3 of the Code, entitled "Definitions; word usage," is hereby amended to read as follows:

ADD

ASSISTED LIVING

A facility licensed by the New Jersey Department of Health and Senior Services to provide apartment-style housing and congregate dining and to assure through a coordinated array of supportive personal and health services, available 24 hours a day, that assisted living services are available when needed for four or more adult persons unrelated to the proprietor, and that offers units containing, at a minimum, one unfurnished room, a private bathroom, a kitchenette and a lockable door on the unit entrance.

Section II. Section 190-98 of the Code, entitled "Zoning districts and historic sites enumerated," is hereby amended to read as follows:

ADD

S-1 Senior Overlay Zone District

Section III. Section 190-118.8 of the Code, entitled "S-1 Senior Overlay Zone District," is hereby created to read as follows:

ADD

§ 190-118.8 S-1 Senior Overlay Zone District.

- A. Intent. The intent of the S-1 Senior Overlay Zone District is to diversify the Village's housing stock to include assisted living, including affordable housing that will meet a portion of the Village's affordable housing obligation, in a manner that is compatible with the character of the Village of Ridgewood.
- B. Principal uses and structures. The following principal uses and structures shall be permitted: