

**BOROUGH OF PARK RIDGE
ORDINANCE NO. 2021-020**

R-20A ZONE ORDINANCE

AN ORDINANCE TO AMEND, SUPPLEMENT AND REVISE CHAPTER 101, “ZONING,” OF THE CODE OF THE BOROUGH OF PARK RIDGE, COUNTY OF BERGEN, STATE OF NEW JERSEY, TO CREATE A NEW R-20A ONE-FAMILY RESIDENTIAL ZONE DISTRICT

NOW BE IT ORDAINED, by the Mayor and Borough Council of the Borough of Park Ridge, in the County of Bergen, and State of New Jersey, that Chapter 101, “Zoning,” of the Borough Code be amended, supplemented, and revised as follows:

SECTION 1. §101-5 “Districts Designated” shall be amended to include a new “R-20A” Zone Designation, which shall have a Zone Description that reads: “One-Family Residential”.

SECTION 2. Chapter 101 Attachment 1, Schedule IV-1, Schedule of District Use Regulations, shall be amended to delete the “AHR-15” Zone and all associated regulations, and to add a new “R-20A” Zone which shall have the following regulations:

Zone	Permitted Principal Uses	Permitted Accessory Uses	Conditional Uses (See § 101-22)
R-20A	<div>1. Any R-40 Zone permitted principal use under the same conditions as prescribed therein</div> <div>2. Public open space for conservation use</div>	<div>1. Any R-40 Zone permitted accessory use under the same conditions as prescribed therein</div>	<div>1. Any R-40 Zone conditional use under the same conditions as prescribed therein</div>

SECTION 3. Chapter 101 Attachment 2, Schedule IV-2, Area, Yard and Bulk Requirements, shall be amended to delete the “AHR-15” Zone and all associated requirements, and to add a new “R-20A” Zone which shall have the following requirements:

Minimum Lot Area (sf):	20,000
Minimum Lot Width (ft):	120
Minimum Street Frontage (ft):	70
Minimum Lot Depth (ft):	140
Minimum Front Yard (ft):	30
Minimum Side Yard (ft):	15
Maximum Dwelling Width (% Lot Width):	60
Minimum Rear Yard (ft):	50
Maximum Building Height (ft):	32
Maximum Building Coverage (%):	18
Maximum Impervious Coverage (%):	40
Maximum Floor Area Ratio (%):	30
Maximum Gross Floor Area (sf):	7,000

SECTION 4. Chapter 101 Attachment 2, Schedule IV-2, Area, Yard and Bulk Requirements, shall be further amended to add a new Footnote 7 to the “R-20A” Zone (expressed as R-20A⁷) which footnote shall read as follows:

⁷ Subject to additional regulations detailed in Article XIID.

SECTION 5. Chapter 101 Attachment 9, Zoning Map, shall be amended to rezone Block 608 Lots 15 and 37 from the “AHR-15” Zone to the “R-20A” Zone, as shown on the accompanying Map, and to amend the Zoning Map’s legend as follows: delete “AHR-15: 1 & 2 Family Affordable Housing” and add “R-20A: Single-Family Residential”.

SECTION 6. §101-22.G. “Satellite Dish Antenna” shall be amended to add the R-20A Zone to the lists which presently include the R-40, R-20, B-1 and B-2 Zones at §101-22.G.(5)(a) and §101-22.G.(6)(a).

SECTION 7. §101-42 “Zoning Regulations” shall be amended to delete all references to the AHR-10 Zone.

SECTION 8. §101-44 “Area and Bulk Requirements for the AHR-10 Zone” shall be deleted in its entirety and replaced with “(Reserved)”.

SECTION 9. A new Article XIID, entitled “R-20A Residential Zone,” shall be added to Chapter 101. This new article shall read as follows:

§101-58.25 Supplemental regulations.

A. In addition to the requirements set forth at Schedule IV-1, Schedule of District Use Regulations, and Schedule IV-2, Area, Yard and Bulk Requirements, for the R-20A Zone, development in the R-20A Zone shall be subject to the following provisions:

- (1) Public open space lots shall not be subject to the minimum area, width, frontage and depth requirements set forth at Schedule IV-2, Area, Yard and Bulk Requirements.
- (2) The street front regulation at §101-15.G. shall not apply in the R-20A Zone.
- (3) Irrespective of §101-21.A.(11), the maximum permitted height of retaining walls in the R-20A Zone shall be six (6) feet.
- (4) Article XVI, Steep Slopes, shall not apply in the R-20A Zone.

SECTION 10. All Ordinances of the Borough of Park Ridge, which are inconsistent with the provisions of this Ordinance, are hereby repealed to the extent of such inconsistency.

SECTION 11. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

SECTION 12. This Ordinance shall take effect immediately upon final passage, approval, and publication as required by law.

Adopted ____/____/____ on roll call vote as follows:

	Introduced	Seconded	AYES	NAYES	ABSENT	ABSTAIN
Capilli						
Cozzi						
Epstein						
Fenwick						
Ferguson						
Metzdorf						

APPROVED:

KEITH J. MISCIAGNA, MAYOR

Attest:

Magdalena Giandomenico
Borough Clerk

