



**THE BOROUGH OF GLEN RIDGE**  
Essex County New Jersey

**ORDINANCE NO. 1508**

**AN ORDINANCE AMENDING TITLE 17 OF THE GLEN RIDGE CODE BY AMENDING THE DEFINITIONS SECTION OF THE ZONING CODE.**

**BE IT ENACTED AND ORDAINED**, by The Mayor and The Borough Council of The Borough of Glen Ridge, in The County Of Essex and of The State Of New Jersey, as follows:

**SECTION 1:** Section 17.04.020, titled Definitions, shall be deleted in its entirety and replaced with the following:

Words used in the present tense include the future; the singular number includes the plural and the plural the singular; the word "lot" includes the word "plot"; the word "structure" includes the word "building."

"Accessory use" or "accessory structure" means a use, structure, or building subordinate to the permitted use of the principal building on the same lot and serving a purpose customarily incidental to the permitted use of the principal building.

"Building" means a structure which has a roof supported by columns or walls and is used or intended to be used for the shelter or enclosure of persons or property, but not including vehicles, trailers, mobile homes or the like whether standing on wheels or on foundation walls or other rigid supports. A covered porch, patio, carport or the like, whether enclosed or unenclosed, which is attached or contiguous to a structure shall be considered part of a building.

"Building area" means the total of the maximum horizontal projected areas of the principal building and all its accessory buildings, including covered porches, porte-cocheres, decks and all other surface projections.

"Building, principal" means a building in which is conducted the principal use permitted for the site on which it is situated.

Courts:

1. "Inner court" means an open, unoccupied space on the same lot with a principal building which is enclosed on all sides by exterior walls of the building.

2. "Outer court" means an open, unoccupied space on the same lot with a principal building enclosed on not more than three sides by exterior walls with at least one side or end open to a street lot line or any front, side or rear yard.

"Dwelling" or "dwelling unit" means one or more rooms designed, occupied or intended for occupancy as separate living quarters, with a lockable entrance, cooking, sleeping and sanitary facilities provided within the dwelling unit for the exclusive use of a single family maintaining a household.

1. "Dwelling, single-family" means a detached building, designed or occupied exclusively as the residence of a single family.

2. "Dwelling, two-family" means a detached building, designed or occupied exclusively as the residence of two families living independently of each other.

"Electronic fence" means a fence which is designed to contain dogs within its boundaries by using a hidden electronic signal intended to contain the dog within the electronic boundaries of the fence.

"Family" means one or more persons living together as a single, nonprofit housekeeping unit whose relationship is of a permanent and domestic character, being a traditional family unit or the functional equivalent thereof. The existence of a fraternity, sorority, club, religious order or similar relationship shall not alone be sufficient to qualify as a "family." "Family" includes children placed with a family in a dwelling by the Division of Youth and Family Services in the New Jersey Department of Children and Families or by a duly incorporated child care agency, and children placed pursuant to law in single-family dwellings known as "group homes."

"Fence" means an artificially constructed barrier of wood, masonry, stone, wire, plastic, metal or any other material or a combination of these materials erected for the purpose of providing a boundary or as a means of protection, or to prevent uncontrolled access, or confinement or concealment or for decorative purposes erected for the enclosure of land or dividing of one piece from another.

“Gross Floor area” means the aggregate area of all floors computed by measuring the dimensions of the outside walls of a building, excluding attic and basement floors, porches, patios, terraces, breezeways, verandas and residential garages.

“Group Home” means and includes any single-family dwelling used in the placement of children pursuant to law recognized as a group home by the New Jersey Department of Children and Families in accordance with rules and regulations adopted by the Commissioner of Children and Families; provided, however, that no group home shall contain more than 12 children.

“Floor area ratio” means the gross floor area of all buildings on a lot divided by the lot area.

“Garage, private” means an enclosed space for the storage of one or more motor vehicles, provided that no business, occupation or service is conducted therein and further provided that no space therein for more than two motor vehicles is leased to nonresidents of the premises.

“Height of Fence, Wall or Retaining Wall” means the vertical distance from the mean natural grade surrounding the base of the fence, wall or retaining wall to the highest point of the fence, wall or retaining wall.

“Height of Building” means the vertical distance from the mean natural grade surrounding the building to: (a) in the case of a flat roof, the highest point of the flat roof or parapet wall, whichever is higher, or (b) in the case of a sloped roof, the midpoint of the sloped roof. The mean grade shall be calculated using the existing natural grade at ten-foot intervals surrounding the existing building foundation walls and any new construction. If soil or rock removal lowers the ground elevation around the perimeter of the foundation walls, building height shall be based on the lowered elevation. If the placement of soil or other materials raises the ground elevation around the perimeter of the foundation walls, building height shall be based on the elevation as it existed prior to the placement of soil or other material.

“House of Worship” means any building, structure or portion thereof or land maintained and operated by an organized religious group in which religious services are regularly conducted, and which may include accessory uses in the main building or structure or in accessory buildings or structures on the same property for religious education, assembly, food preparation, recreational activities or library facilities, but not including missions, district offices or regional headquarters of a religious group.

“Hospital” means an institution providing health services (extended or otherwise) primarily for inpatient medical and surgical care and treatment of the sick or injured of the human race and includes related facilities, such as, but not limited to, laboratory, outpatient departments, training facilities, central service facilities and staff offices, but only so long as: (1) the foregoing facilities are directly related to and necessary for the provision of the aforementioned health services; and (2) the services related to such foregoing facilities are directly performed by the institution. “Hospital” shall not include a nursing home, home for the aged, convalescent home or sanitarium.

“Lot” means a parcel of land occupied or intended to be occupied by one principal building and the accessory buildings or uses customarily incidental to the principal building, including such open spaces as required by this title and having frontage on a public street.

1. “Lot, corner” means a lot at the junction of and fronting on two or more streets.

2. “Lot, interior” means a lot other than a corner lot.

3. “Lot, depth” means the mean distance between the street lot line and the rear lot line measured in the general direction of the side lot lines.

4. “Lot lines” means the property lines bounding the lot.

a. “Lot line, front” means a line separating the lot from a street.

b. “Lot line, rear.”

i. Interior Lot. A lot line opposite a front lot line.

ii. Corner Lot. A lot line opposite and most distant from the front lot line, and in the case of an irregular or triangular shaped lot, a line 10 feet in length within the lot, parallel to and at the maximum distance from the front lot line.

c. “Lot line, side.” Any lot line other than a front or rear lot line.

5. “Lot width” means the horizontal distance measured along a straight line between the points in the two side lot lines where such lot lines are intersected by a line parallel to or concentric with the front lot line and at the required depth of the front yard at the time the lot is established.

“Multifamily dwelling” means a building or group of buildings with each building containing three or more dwelling units, including units located one over the other and townhouses.

“Nonconforming building” means a building which in its design or location upon a lot does not conform to the regulations for the zone in which it is situated.

“Nonconforming lot” means any lot which does not conform to the minimum area or dimensions required in the zone in which such lot is situated.

“Nonconforming use” means the use of a building or land that does not conform to the regulations regarding permitted or conditional uses for the zone in which it is situated.

“Professional office” means the office of a member of a recognized profession maintained for the conduct of that profession, including but not limited to accountants, architects, engineers, attorneys, realtors, and medical and health care professionals.

“Structure” means anything constructed or erected with permanent location on the ground, or attachment to something having permanent location on the ground, including central air-conditioning units, power generators, stationary and portable carports, but excluding paved parking areas, driveways and walkways.

“Townhouse” means a one-family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common fire-resistant walls.

“Yard” means an unoccupied space on the same lot with a principal building, open to the sky except for the ordinary projections of window sills, belt courses, cornices and other ornamental features to the extent of not more than four inches.

1. “Yard, front” means a yard situated between a front lot line and the line of the principal building nearest to the street projected to its intersection with other lot lines.

2. “Yard, rear” means a yard situated between the rear lot line and the rear wall of the principal building nearest thereto projected to other lot lines. For interior lots, a rear yard shall extend from side lot line to side lot line. For corner lots, a rear yard, if any, shall extend from front yard to side lot line or to another front yard.

3. “Yard, side” means a yard situated between the principal building and the side lot line extending from the front yard to the rear yard.

**SECTION 2:**

If any clause, sentence, subdivision, paragraph, section or part of this Ordinance is judged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder, thereof, but shall be confined in its operation to the clause, sentence, subdivision, paragraph, section or part thereof, directly involved in the controversy in which said judgment shall have been rendered.

**SECTION 3:**

This Ordinance shall take effect upon final passage and publication thereof according to law.

Ordinance Adopted:

ATTEST:

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Peter A. Hughes  
Mayor

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Michael J. Rohal  
Municipal Clerk