



**BOROUGH OF GLEN RIDGE
ESSEX COUNTY, NEW JERSEY**

ORDINANCE NO. 1642

**AN ORDINANCE AMENDING
TITLE 17 OF THE GLEN RIDGE
CODE BY AMENDING THE
EXISTING PROVISIONS OF TITLE
17.8 ZONES AND ZONING MAP**

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

SECTION 1:

Section 17.08.010, titled Designation of Zones, shall be amended by the insertion of a new designation as follows:

17.08.010 - Designation of zones.

For the purpose of this title, the borough is divided into zones, designated as follows:

R-1-125, R-1-100, R-1-85, R-2 and R-3	One-family
R-4	Two-family
R-5	Townhouse and professional office
B	Professional and office; nursing homes; public and private schools; municipal buildings and libraries
C-1	Commercial and professional office
OS	Open space
H	Historic
PRD	Planned residential development
B-RO	Business-residential overlay
MR	Matchless Metals Redevelopment

SECTION 2:

Section 17.08.20, titled Designation of zones, shall be amended by insertion of a new zone map as follows:

Section 17.08.020 - Zoning map.

The zones are established and are bounded as shown on a map entitled "Building Zone Map of the Municipality of Glen Ridge Borough" revised to June 2016 and certified by the borough clerk, which accompanies the ordinance codified in this section and which with all explanatory matter thereon is made a part of this title.

SECTION 3:

Section 17.12.020, titled R-1 Zone, shall be amended to read as follows:

17.12.020 - R-1-125 Zone.

- A. Principal Permitted Uses.
1. Single-family detached dwellings;
 2. Churches;
 3. Private country clubs subject to the special restrictions in Chapter 17.20; or
 4. Public and private day schools, not operated for a profit of elementary or high school grade.
- B. Accessory Uses. (Subject to special restrictions in Chapter 17.20)
1. Signs.
 2. Private garages and private parking areas.
 3. Other uses customarily incidental and subordinate to the principal permitted uses, the term accessory use, however, not including a business or a driveway or a walk for access to a business or commercial use, or any building or use not located on the same lot as the building or use to which it is accessory.
 4. Home office use, meaning an office activity carried on for gain by a resident in a dwelling unit, shall be a permitted accessory use in residential zone districts, provided:
 - a. The use is limited solely to office use;
 - b. The use is operated by, or employs in the residence, only a resident or residents who are permanent full-time residents of the dwelling unit, and no other persons;
 - c. Not more than two resident occupants of the dwelling are employed in the operation of any domestic craft;
 - d. No non-resident employees, customers or business invitees or guests shall visit the dwelling unit, for business purposes;
 - e. The use is located in only one room of the dwelling unit, and is not served by an entrance separate from the household;
 - f. Interior storage of materials shall only consist of office supplies;
 - g. There is no change to the exterior of buildings or structures because of the use and there exists no outside appearance of a business use, including, but not limited to, parking, storage, signs or lights;
 - h. There is no display of any commodity or advertising on the premises, nor shall any commodity be sold from the premises;
 - i. Any such occupation does not substantially alter or change the character of the premises from one being used for residential occupancy; and there are no physical features or arrangements not customary in buildings intended for residential use only;
 - j. The address of the home is not to be used for the business;
 - k. The use uses no equipment or process that creates noise, vibration, glare, fumes, odors, or electrical or electronic interference, including interference with telephone, radio or television reception, detectable by neighboring residents;
 - l. The use does not require any increased or enhanced electrical or water supply; and
 - m. The quantity and type of solid waste disposal is the same as other residential uses in the zone district;
 - n. The capacity and quality of effluent is typical of normal residential use, and creates no potential or actual detriment to the sanitary sewer system or its components;
 - o. Delivery trucks shall be limited to U.S. Postal Service, United Parcel Service, Federal Express, and other delivery services providing regular service to residential uses in the zone district; and
 - p. All vehicular traffic to and from the home office use is limited in volume, type and frequency to what is associated with other residential uses in the zone district.
- C. Building Height—Except Churches and Schools (Maximum).
1. Principal building: thirty-five feet;
 2. Accessory building: fifteen feet.
- D. Lot Area (Minimum). Ten thousand two hundred and fifty square feet measured within the first one hundred feet back from the street lot line.
- E. Lot Width (Minimum). One hundred twenty-five feet.

- F. Lot Depth (Minimum). One hundred twenty-five feet.
- G. Yards (Minimum).
 - 1. Front Yard Depth. Forty feet except that where there are existing buildings on the same side of the street within the block, then not less than the average of the depths of the front yards of the buildings on the same side of the street and facing the street.
 - 2. Side Yard Width. Two side yards shall be required: One, six feet; other, ten feet and more if necessary so that no point in any wall or roof shall be closer to the side lot line than two-thirds of the height of the point above the average finished grade along the nearest side wall of the building.
 - 3. Rear Yard Depth. Twenty-five percent of the depth of the lot, but need not exceed twenty-five feet.
- H. Building Area (Maximum). Twenty percent of lot area.

17.12.021 - R-1-100 Zone.

- A. Principal Permitted Uses. Same as R-1-125
- B. Accessory Uses. Same as R-1-125.
- C. Building Height—Except Churches and Schools (Maximum).
 - 1. Principal building: thirty-five feet;
 - 2. Accessory building: fifteen feet.
- D. Lot Area (Minimum). Ten thousand square feet measured within the first one hundred feet back from the street lot line.
- E. Lot Width (Minimum). One hundred feet.
- F. Lot Depth (Minimum). One hundred twenty-five feet.
- G. Yards (Minimum).
 - 1. Front Yard Depth. Forty feet except that where there are existing buildings on the same side of the street within the block, then not less than the average of the depths of the front yards of the buildings on the same side of the street and facing the street.
 - 2. Side Yard Width. Two side yards shall be required: One, six feet; other, ten feet and more if necessary so that no point in any wall or roof shall be closer to the side lot line than two-thirds of the height of the point above the average finished grade along the nearest side wall of the building.
 - 3. Rear Yard Depth. Twenty-five percent of the depth of the lot, but need not exceed twenty-five feet.
- H. Building Area (Maximum). Twenty percent of lot area.

17.12.022 - R-1-85 Zone.

- A. Principal Permitted Uses. Same as R-1-125
- B. Accessory Uses. Same as R-1-125.
- C. Building Height—Except Churches and Schools (Maximum).
 - 1. Principal building: thirty-five feet;
 - 2. Accessory building: fifteen feet.
- D. Lot Area (Minimum). Eight thousand five hundred square feet measured within the first one hundred feet back from the street lot line.
- E. Lot Width (Minimum). Eighty-five feet.
- F. Lot Depth (Minimum). One hundred twenty-five feet.

- G. Yards (Minimum).
1. Front Yard Depth. Forty feet except that where there are existing buildings on the same side of the street within the block, then not less than the average of the depths of the front yards of the buildings on the same side of the street and facing the street.
 2. Side Yard Width. Two side yards shall be required: One, six feet; other, ten feet and more if necessary so that no point in any wall or roof shall be closer to the side lot line than two-thirds of the height of the point above the average finished grade along the nearest side wall of the building.
 3. Rear Yard Depth. Twenty-five percent of the depth of the lot, but need not exceed twenty-five feet.
- H. Building Area (Maximum). Twenty percent of lot area.

SECTION 4

Section 17.12.030, titled R-2 Zone and R-3 Zone, shall be amended to read as follows:

17.12.030 - R-2 zone and R-3 zone.

- A. Principal Permitted Uses.
1. Same as R-1-125, but excluding private country clubs.
 2. In R-3 zones only, hospitals, subject to the special restrictions in Chapter 17.20, and municipally owned and controlled service yard and buildings.
- B. Accessory Uses. Same as R-1-125.
- C. Building Height (Maximum). Same as R-1-125.
- D. Lot Area (Minimum).
1. For R-2 zone: six thousand two hundred square feet, measured within the first one hundred feet back from the street lot line.
 2. For R-3 zone: four thousand eight hundred square feet measured within the first one hundred feet back from the street lot line.
- E. Lot Width (Minimum).
1. For R-2 zone: sixty-two feet.
 2. For R-3 zone: forty-eight feet.
- F. Lot Depth (Minimum). One hundred feet.
- G. Yards (Minimum).
1. Front Yard Depth. Twenty-five feet, except that where there are existing buildings on the same side of the street within the block, then not less than the average of the depths of the front yards of the buildings on the same side of the street and facing said street.
 2. Side Yard Width. Two side yards are required: One, four feet; and the other eight feet.
 3. Rear Yard Depth. Same as R-1-125.
- H. Building Area (Maximum). Thirty percent of lot area.

Section 17.24.030.B is revised as follows:

B. Enlargement and Alteration. Where there is a dwelling devoted to a conforming use on a *nonconforming* lot in a residential zone, said dwelling and its accessory buildings may be altered, added to or rebuilt and permitted accessory buildings may be constructed provided that such alteration, addition or new construction conforms to the building height and the yard requirements and provided that the allowable building area is not exceeded.

Ordinance Adopted: Monday,

Stuart K. Patrick,
Mayor

ATTEST:

Michael J. Rohal,
Municipal Clerk