

**ORDINANCE NO: 1620-8-24**

**BOROUGH OF LITTLE FERRY  
BERGEN COUNTY, NEW JERSEY**

**ORDINANCE OF THE BOROUGH OF LITTLE FERRY, COUNTY OF BERGEN, NEW JERSEY,  
AMENDING ARTICLE 100, ZONING, OF CHAPTER 35, LAND USE REGULATIONS, BY  
REVISING THE R-B ZONE BULK REQUIREMENTS FOR 1-FAMILY, 2-FAMILY DWELLINGS,  
AND DUPLEX DWELLING UNITS**

**WHEREAS**, in order to facilitate the provision of sufficient parking in the front yard area of properties developed with duplex dwellings, the R-B Zone has been amended to increase the minimum front yard setback and decrease the minimum rear yard setback for such use; and

**WHEREAS**, it has been determined that specific regulations for duplex dwellings is appropriate to regulate such use; and

**WHEREAS**, it has also been determined that an adjustment to the minimum lot size and width dimension for one-family dwellings and lot size for two-family dwellings is appropriate as it better reflects the community’s development pattern.

**NOW THEREFORE, BE IT ORDAINED**, by the Mayor and Council of the Borough of Little Ferry in Bergen County, New Jersey that Article 100, Zoning, of Chapter 35, Land Use Regulations, is hereby amended as follows:

**Section 1. Preamble.** The preamble to this ordinance is hereby incorporated as if restated in full.

**Section 2. Amendments to R-B Zone 2-Family Bulk Requirements.** §35-109.6, “Area and Yard Requirements” of the Code of the Borough of Little Ferry is hereby amended and supplemented to read as follows (additions are underlined thus; deletions are in brackets [thus]):

Area and Yard Requirements for the R-B Zone.

Type	1-Family Dwelling	2-Family Dwelling	<u>Duplex</u>
THE LOT			
Minimum area residential lots (square feet)	[7,500] <u>5,000</u>	[10,000] <u>7,500</u>	<u>9,000</u>
Maximum lot coverage (percentage)	30	30	<u>30</u>
Width (feet)	[75] <u>50</u>	75	<u>90</u>
Depth (feet)	100	100	<u>100</u>
Front yard setback (feet)	[25] <u>30</u>	[25] <u>30</u>	<u>30</u>
1 side yard (feet)	8	10	<u>10</u>
Both side yards (feet)	20	25	<u>25</u>
Rear yard (feet)	[25] <u>20</u>	[30] <u>20</u>	<u>20</u>
Building Height (st/ft)	2.5/30	2.5/[35] <u>30</u>	<u>2.5/30</u>

Residential Parking	For each dwelling unit: 1 garage and 1 parking space, minimum 10 x 18 for each	For each 2-family dwelling unit: 2 garage spaces and 2 parking spaces, minimum 10 x 18 feet each	For each duplex: <u>2 garage spaces and 2 parking spaces, minimum 10 x 18 feet each</u>
Home occupation	1 per 200 square feet of office space, but minimum 4 spaces, whichever is greater		
Other site plans	Site plan approval required		
Minimum landscaped area	25	25	<u>25</u>

**Section 3. Amendments to Schedule A Area and Yard Requirements for Permitted Uses.**

Attachment 1: Schedule A Area and Yard Requirements for Permitted Uses is hereby amended and supplemented to incorporate the ordinance amendments set forth in Section 2 of this Ordinance.

**Section 4. Amendments to Terminology and Definitions.**

The definition of “Dwelling, Two-Family; Duplex” contained in §35-103, Terminology and Definitions, shall be deleted in full and amended by new definitions for “Dwelling, Two-Family” and “Dwelling, Duplex” to read as follows:

**DWELLING, TWO-FAMILY** - Shall mean a structure on a single lot containing two (2) dwelling units, each of which has an unpierced ceiling and floor extending from exterior wall to exterior wall, except for a common stairwell exterior to both dwelling units, with separate cooking, sleeping and sanitary facilities for the exclusive use of the occupants of each unit.

**DWELLING, DUPLEX** - Shall mean a structure on a single lot containing two (2) dwelling units, located side-by-side and separated by a vertical party wall with separate cooking, sleeping and sanitary facilities for the exclusive use of the occupants of each unit.

**Section 6. Remainder of Chapter 35 Unchanged.**

All other provisions of Chapter 35 of the Borough Code shall remain unchanged.

**Section 7. Repealer.**

All ordinances and resolutions or parts thereof inconsistent with this ordinance are hereby repealed as to such inconsistencies only.

**Section 8. Severability.**

If any paragraph, section, subsection, sentence, sentence clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court or administrative agency of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision of such holding shall not affect the validity of the remaining paragraphs or sections hereof.

**Section 9. Referral to Planning Board.**

Following introduction and prior to adoption, the Borough Clerk shall cause a copy of this ordinance to be referred to the Borough of Little Ferry Planning Board for review pursuant to N.J.S.A. 40:55D-26.

**Section 10. Effective date.**

This ordinance shall take effect immediately upon publication and final

passage according to law.

**ATTEST:**

**BOROUGH OF LITTLE FERRY**

\_\_\_\_\_  
Barbara Maldonado, Borough Clerk

\_\_\_\_\_  
Mauro Raguseo, Mayor

Introduced:

\_\_\_\_\_

Motion by:

\_\_\_\_\_

Second by:

\_\_\_\_\_

Introduction Roll Call:

Ayes:  
Nays:  
Absent:

Adopted:

\_\_\_\_\_

Motion by:

\_\_\_\_\_

Second by:

\_\_\_\_\_

Adoption Roll Call:

Ayes:  
Nays:  
Absent:

I hereby certify the foregoing to be a true copy of an ordinance adopted by the Mayor and Council at a meeting held on \_\_\_\_\_, 2024.

\_\_\_\_\_  
Barbara Maldonado, Borough Clerk