

VILLAGE OF RIDGEWOOD  
ORDINANCE NO. 3980

AN ORDINANCE TO AMEND CHAPTER 190 OF  
THE CODE OF THE VILLAGE OF RIDGEWOOD,  
LAND USE AND DEVELOPMENT, AT SECTION 190-106,  
“R-3 SINGLE-FAMILY RESIDENCE DISTRICT”

BE IT ORDAINED by the Village Council of the Village of Ridgewood:

Section 1. Chapter 190, Land Use and Development, of the Code of the Village of Ridgewood is hereby amended as follows:

**ADD**

Chapter 190. Section 190-106 R-3 Single-Family Residence District.

E. Bulk and lot regulations. The following conditions and requirements shall be complied with:

(2) Minimum front yard: 40 feet or mean prevailing setback as established in Section 190-119.A(1)(d).

(11) Maximum coverage by above-grade structures located within 140 feet of the front lot line: 25% of the lot area within 140 feet of the front lot line. For corner lots, the distance shall be measured from all lot frontages.

(13) Maximum gross building area within 140 feet of the front lot line: as set forth in § 190-119J, provided that the gross building area restrictions shall be calculated using only those buildings or portions of buildings, and only that portion of the lot, located within 140 feet of the front lot line. For corner lots, the distance shall be measured from all lot frontages.

**DELETE**

Chapter 190. Section 190-106 R-3 Single-Family Residence District.

E. Bulk and lot regulations. The following conditions and requirements shall be complied with:

(2) Minimum front yard: 40 feet.

(11) Maximum coverage by above-grade structures located within 140 feet of the front lot line: 25% of the lot area within 140 feet of the front lot line.

(13) Maximum gross building area within 140 feet of the front lot line: as set forth in § 190-119J, provided that the gross building area restrictions shall be calculated using only those buildings or portions of buildings, and only that portion of the lot, located within 140 feet of the front lot line.

Section 2: Except as herein amended and supplemented, Chapter 190, Land Use and Development, of The Code of the Village of Ridgewood remains in full force and effect.

Section 3: This ordinance shall take effect immediately upon passage and publication as required by law.

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FOR AFFIRMANCE: Councilmembers: **Perron, Reynolds, Weitz, Winograd  
and Mayor Vagianos**

NAYS: **NONE**

ABSENT: **NONE**

ABSTAIN: **NONE**

RECUSE: **NONE**

Introduction Date: December 13, 2023

Adoption Date: January 17, 2024


Effective Date: February 6, 2024



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Paul Vagianos, Mayor

ATTEST:



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Heather A. Mailander  
Village Clerk