

BOROUGH OF UPPER SADDLE RIVER

ORDINANCE # 12-23

**AN ORDINANCE TO AMEND CHAPTER 150 OF THE
CODE OF THE BOROUGH OF UPPER SADDLE RIVER
ENTITLED, "ZONING".**

BE IT ORDAINED by the Mayor and Council of the Borough of Upper Saddle River, in the County of Bergen, and State of New Jersey as follows:

Section 1.

Chapter 150 of the Code of the Borough of Upper Saddle River, Zoning, §150-3, Definitions, be and is hereby amended to add the following new definition:

PRINCIPAL USE

The specific purpose for which land or a building is designed, arranged, intended or for which it is or may be occupied or maintained.

Section 2.

Chapter 150 of the Code of the Borough of Upper Saddle River, Zoning, §150-3, Definitions, be and is hereby amended to read as follows:

LOT

A parcel of land, exclusive of any adjoining street, the location, dimensions and boundary of which are determined by description, as on a subdivision map of record or an official map, by metes and bounds, which is occupied or intended to be occupied by one building and, if any, its accessory buildings, or by a group of buildings as permitted by this chapter, and including such open spaces appurtenant to such building or

group of buildings as are required by this chapter. Only one principal use shall be permitted on a lot.

Section 3.

Chapter 150 of the Code of the Borough of Upper Saddle River, Zoning, §150-8, Compliance Required, be and is hereby amended to add the following new paragraph:

E. Only one principal use shall be permitted on a lot.

Section 4.

Chapter 150 of the Code of the Borough of Upper Saddle River, Zoning, §150-9, Existing Lots, be and is hereby amended to read as follows:

A. Any lot, as defined herein, existing on March 13, 1969, that fails to comply with the minimum requirements of this chapter may be used for any use not otherwise prohibited in the district in which it lies, provided that the lot is not contiguous to and in common ownership with one or more other lots in single ownership, as defined in this chapter, and provided further that side and rear setbacks are held to the same percentages as required in the respective district. The use of more than one lot in common ownership where the same do not comply with the minimum requirements of this chapter may be permitted by the Planning Board on the basis of the neighborhood character.

B. No more than one principal use shall be permitted on an existing lot.

Section 5. Severability.

If any section, sentence or any other part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not effect, impair or invalidate the remainder of this Ordinance but shall be confined in its effect to the section, sentence or other part of this Ordinance directly involved in the controversy which such judgment shall be rendered.

Section 6. Inconsistent Ordinances Repealed.

All ordinances or parts or ordinances which are inconsistent with the provisions of this ordinance are hereby repealed, but only to the extent of such inconsistencies.

Section 7. Effective Date.

This Ordinance shall take effect after publication thereof and final passage as required by law.

ARMAN FARDANESH, Mayor

JOY C. CONVERTINI, Borough Clerk

Introduced: September 7, 2023

Adopted: October 5, 2023

Approved: October 5, 2023