

**TOWNSHIP OF WYCKOFF
340 FRANKLIN AVENUE
COUNTY OF BERGEN, STATE OF NEW JERSEY**

ORDINANCE #1996

**AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF WYCKOFF
CHAPTER 186, ZONING, SCHEDULE I, SCHEDULE OF DIMENSIONAL
REQUIREMENTS TO REFLECT PREVIOUSLY ADOPTED CHANGES TO THE
ZONING CODE**

WHEREAS, the Township of Wyckoff previously adopted several Ordinances amending sections of Chapter 186, Zoning, which created new Zones and amended the bulk requirements of Zones; and

WHEREAS, the Township Committee desires to amend and supplement Schedule I – Schedule of Dimensional Requirements, to conform to the previously adopted Ordinances.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Wyckoff, in the County of Bergen, State of New Jersey, that the Code of the Township of Wyckoff is hereby amended as follows:

SECTION 1. Schedule I of Chapter 186, Zoning, is hereby amended and supplemented in its entirety with the new Schedule I annexed to this Ordinance as Exhibit A.

SECTION 2. If any section, sub-section, paragraph, sentence, or any other part of this ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance.

SECTION 3. All ordinances or parts of ordinances that are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 4. This ordinance shall take effect after final adoption and publication and otherwise as provided by law.

NOTICE

I HEREBY CERTIFY THAT THE AFOREMENTIONED ORDINANCE WAS PUBLISHED IN THE RIDGEWOOD NEWS, A NEWSPAPER PUBLISHED IN THE COUNTY OF BERGEN AND CIRCULATED IN THE TOWNSHIP OF WYCKOFF, IN BOTH THE ISSUE OF NOVEMBER 17, 2023 AND DECEMBER 22, 2023.

NANCY A. BROWN
MUNICIPAL CLERK

INTRODUCTION: November 9, 2023
PUBLIC HEARING: December 19, 2023
EFFECTIVE DATE: December 22, 2023

Zones	Minimum Tract Size	Minimum Lot Requirements		Principal Building		Accessory Building		Maximum Building Height				Minimum Habitable Floor Area per Dwelling Unit (square feet)				Maximum Lot Coverage	Maximum Impervious Coverage (%)	Minimum Buffer Area (feet)
		Area (square feet)	Lot Width and Frontage (feet)	Depth (feet)	Front (feet)	Back Side (feet)	Rear (feet)	Rear (feet)	Side (feet)	Stories	Feet	Feet	One Bed Room (square feet)	Two Bedroom (square feet)	Principal Building (sq ft)			
RA-25 Rural Residential (R)	10 acres	25,000	125	150	40	20	20	20	2 1/2	35	1,200	771	15	15	20	-	-	
RC-25 Cluster Development (C)	10 acres	15,000	100	100	35	20	20	20	2 1/2	35	1,100	589	15	15	20	50		
RA-15 Single Cluster Option	20 acres	3,000	24	100	25	10	25	10	1 1/2	35	-	-	40 and 35 (f)	-	-	-		
RA-15/20AD2	15,000	100	24	100	25	10	25	10	1 1/2	35	-	-	75	80	-	-		
BA-1 Tripartite Business	60	6,000	60	100	20	12	20	12	1 1/2	35	600	600	25 and 20 (f)	75	-	-		
BA-2 Tripartite Business	60	6,000	60	100	20	12	20	12	1 1/2	35	600	600	25 and 20 (f)	75	-	-		
BA-3 Tripartite Business	60	6,000	60	100	20	12	20	12	1 1/2	35	600	600	40 and 25 (f)	75	-	-		
BA-2 Office	60	7,500	60	125	25	10 (f)	20	10	1 1/2	30	1,100	-	40 and 25 (f)	75	-	-		
BA-4 Outdoor Recreational	3 acres	300	300	500	50 (f)	50 (f)	50 (f)	50 (f)	1 (f)	40	-	-	25 (f)	30	-	-		
BA-5 Planned Community Shopping Center	3 acres	300	300	500	50 (f)	50 (f)	50 (f)	50 (f)	2	35	-	-	30	30	-	-		
BA-6 Light Industry	300	300	300	500	75	50 (f)	50 (f)	50 (f)	2	35	-	-	30	30	-	-		
BA-7 Recreational/Public Purpose	4 acres	300	300	500	75	50 (f)	50 (f)	50 (f)	2	35	-	-	30	30	-	-		
BA-8 Recreational/Public Purpose	4 acres	300	300	500	75	50 (f)	50 (f)	50 (f)	2	35	-	-	30	30	-	-		
BA-9 Planned Community Shopping	5 acres	300	300	500	50 (f)	50 (f)	50 (f)	50 (f)	1 (m)	40	-	-	25 (f)	30	-	-		
BA-10 Planned Community Shopping	15,000	100	125	125	40	25	30	30	1 1/2	35	-	-	15	20	-	-		
BA-11 Affordable Housing	Single Family - 1,500 Two Family - 10,000 Single Family Attached 2,500	11 for site units and 14 for rent units	11	100	25	25	25	25	1 1/2	45	-	-	35	35	60	35	20 (f)	
BA-12 Affordable Housing	12.5 acres	Maximum of 61 Dwelling units	10	100	25	25	25	25	1 1/2	35	-	-	35	35	60	25	20	
BA-13 Affordable Housing	3.25 acres	Maximum of 22 Dwelling units	150	400	35	30	30	30	1 1/2	35	-	-	35	35	60	25	20	
BA-14 Affordable Housing	4 acres	11,000	100	100	30	30	30	30	2 1/2	35	-	-	35	35	60	20 (f)	20	
BA-15 Affordable Housing	4 acres	7,000 with an average of 8,500 for all lots	4.5	100	30	30	30	30	2 1/2	35	-	-	35	35	60	20 (f)	20	
BA-16 Affordable Housing	4 acres	7,000 with an average of 8,500 for all lots	4.5	100	30	30	30	30	2 1/2	35	-	-	35	35	60	20 (f)	20	
BA-17 Affordable Housing	4 acres	7,000 with an average of 8,500 for all lots	4.5	100	30	30	30	30	2 1/2	35	-	-	35	35	60	20 (f)	20	
BA-18 Affordable Housing	4 acres	7,000 with an average of 8,500 for all lots	4.5	100	30	30	30	30	2 1/2	35	-	-	35	35	60	20 (f)	20	
BA-19 Affordable Housing	4 acres	7,000 with an average of 8,500 for all lots	4.5	100	30	30	30	30	2 1/2	35	-	-	35	35	60	20 (f)	20	
BA-20 Affordable Housing	4 acres	7,000 with an average of 8,500 for all lots	4.5	100	30	30	30	30	2 1/2	35	-	-	35	35	60	20 (f)	20	
BA-21 Affordable Housing	4 acres	7,000 with an average of 8,500 for all lots	4.5	100	30	30	30	30	2 1/2	35	-	-	35	35	60	20 (f)	20	
BA-22 Affordable Housing	4 acres	7,000 with an average of 8,500 for all lots	4.5	100	30	30	30	30	2 1/2	35	-	-	35	35	60	20 (f)	20	
BA-23 Affordable Housing	4 acres	7,000 with an average of 8,500 for all lots	4.5	100	30	30	30	30	2 1/2	35	-	-	35	35	60	20 (f)	20	
BA-24 Affordable Housing	4 acres	7,000 with an average of 8,500 for all lots	4.5	100	30	30	30	30	2 1/2	35	-	-	35	35	60	20 (f)	20	
BA-25 Affordable Housing	4 acres	7,000 with an average of 8,500 for all lots	4.5	100	30	30	30	30	2 1/2	35	-	-	35	35	60	20 (f)	20	
BA-26 Affordable Housing	4 acres	7,000 with an average of 8,500 for all lots	4.5	100	30	30	30	30	2 1/2	35	-	-	35	35	60	20 (f)	20	
BA-27 Affordable Housing	4 acres	7,000 with an average of 8,500 for all lots	4.5	100	30	30	30	30	2 1/2	35	-	-	35	35	60	20 (f)	20	
BA-28 Affordable Housing	4 acres	7,000 with an average of 8,500 for all lots	4.5	100	30	30	30	30	2 1/2	35	-	-	35	35	60	20 (f)	20	
BA-29 Affordable Housing	4 acres	7,000 with an average of 8,500 for all lots	4.5	100	30	30	30	30	2 1/2	35	-	-	35	35	60	20 (f)	20	
BA-30 Affordable Housing	4 acres	7,000 with an average of 8,500 for all lots	4.5	100	30	30	30	30	2 1/2	35	-	-	35	35	60	20 (f)	20	
BA-31 Affordable Housing	4 acres	7,000 with an average of 8,500 for all lots	4.5	100	30	30	30	30	2 1/2	35	-	-	35	35	60	20 (f)	20	
BA-32 Affordable Housing	4 acres	7,000 with an average of 8,500 for all lots	4.5	100	30	30	30	30	2 1/2	35	-	-	35	35	60	20 (f)	20	
BA-33 Affordable Housing	4 acres	7,000 with an average of 8,500 for all lots	4.5	100	30	30	30	30	2 1/2	35	-	-	35	35	60	20 (f)	20	
BA-34 Affordable Housing	4 acres	7,000 with an average of 8,500 for all lots	4.5	100	30	30	30	30	2 1/2	35	-	-	35	35	60	20 (f)	20	
BA-35 Affordable Housing	4 acres	7,000 with an average of 8,500 for all lots	4.5	100	30	30	30	30	2 1/2	35	-	-	35	35	60	20 (f)	20	
BA-36 Affordable Housing	4 acres	7,000 with an average of 8,500 for all lots	4.5	100	30	30	30	30	2 1/2	35	-	-	35	35	60	20 (f)	20	
BA-37 Affordable Housing	4 acres	7,000 with an average of 8,500 for all lots	4.5	100	30	30	30	30	2 1/2	35	-	-	35	35	60	20 (f)	20	
BA-38 Affordable Housing	4 acres	7,000 with an average of 8,500 for all lots	4.5	100	30	30	30	30	2 1/2	35	-	-	35	35	60	20 (f)	20	
BA-39 Affordable Housing	4 acres	7,000 with an average of 8,500 for all lots	4.5	100	30	30	30	30	2 1/2	35	-	-	35	35	60	20 (f)	20	
BA-40 Affordable Housing	4 acres	7,000 with an average of 8,500 for all lots	4.5	100	30	30	30	30	2 1/2	35	-	-	35	35	60	20 (f)	20	
BA-41 Affordable Housing	4 acres	7,000 with an average of 8,500 for all lots	4.5	100	30	30	30	30	2 1/2	35	-	-	35	35	60	20 (f)	20	
BA-42 Affordable Housing	4 acres	7,000 with an average of 8,500 for all lots	4.5	100	30	30	30	30	2 1/2	35	-	-	35	35	60	20 (f)	20	
BA-43 Affordable Housing	4 acres	7,000 with an average of 8,500 for all lots	4.5	100	30	30	30	30	2 1/2	35	-	-	35	35	60	20 (f)	20	
BA-44 Affordable Housing	4 acres	7,000 with an average of 8,500 for all lots	4.5	100	30	30	30	30	2 1/2	35	-	-	35	35	60	20 (f)	20	
BA-45 Affordable Housing	4 acres	7,000 with an average of 8,500 for all lots	4.5	100	30	30	30	30	2 1/2	35	-	-	35	35	60	20 (f)	20	
BA-46 Affordable Housing	4 acres	7,000 with an average of 8,500 for all lots	4.5	100	30	30	30	30	2 1/2	35	-	-	35	35	60	20 (f)	20	
BA-47 Affordable Housing	4 acres	7,000 with an average of 8,500 for all lots	4.5	100	30	30	30	30	2 1/2	35	-	-	35	35	60	20 (f)	20	
BA-48 Affordable Housing	4 acres	7,000 with an average of 8,500 for all lots	4.5	100	30	30	30	30	2 1/2	35	-	-	35	35	60	20 (f)	20	
BA-49 Affordable Housing	4 acres	7,000 with an average of 8,500 for all lots	4.5	100	30	30	30	30	2 1/2	35	-	-	35	35	60	20 (f)	20	
BA-50 Affordable Housing	4 acres	7,000 with an average of 8,500 for all lots	4.5	100	30	30	30	30	2 1/2	35	-	-	35	35	60	20 (f)	20	
BA-51 Affordable Housing	4 acres	7,000 with an average of 8,500 for all lots	4.5	100	30	30	30	30	2 1/2	35	-	-	35	35	60	20 (f)	20	
BA-52 Affordable Housing	4 acres	7,000 with an average of 8,500 for all lots	4.5	100	30	30	30	30	2 1/2	35	-	-	35	35	60	20 (f)	20	
BA-53 Affordable Housing	4 acres	7,000 with an average of 8,500 for all lots	4.5	100	30	30	30	30	2 1/2	35	-	-	35	35	60	20 (f)	20	
BA-54 Affordable Housing	4 acres	7,000 with an average of 8,500 for all lots	4.5	100	30	30	30	30	2 1/2	35	-	-	35	35	60	20 (f)	20	
BA-55 Affordable Housing	4 acres	7,000 with an average of 8,500 for all lots	4.5	100	30	30	30	30	2 1/2	35	-	-	35	35	60	20 (f)	20	
BA-56 Affordable Housing	4 acres	7,000 with an average of 8,500 for all lots	4.5	100	30	30	30	30	2 1/2	35	-	-	35	35	60	20 (f)	20	
BA-57 Affordable Housing	4 acres	7,000 with an average of 8,500 for all lots	4.5	100	30	30	30	30	2 1/2	35	-	-	35	35	60	20 (f)	20	
BA-58 Affordable Housing	4 acres	7,000 with an average of 8,500 for all lots	4.5	100	30	30	30	30	2 1/2	35	-	-	35	35	60	20 (f)	20	
BA-59 Affordable Housing	4 acres	7,000 with an average of 8,500 for all lots	4.5	100	30	30	30	30	2 1/2	35	-	-	35	35	60	20 (f)	20	
BA-60 Affordable Housing	4 acres	7,000 with an average of 8,500 for all lots	4.5	100	30	30	30	30	2 1/2	35	-	-	35	35	60	20 (f)	20	
BA-61 Affordable Housing	4 acres	7,000 with an average of 8,500 for all lots	4.5	100	30	30	30	30	2 1/2	35	-	-	35	35	60	20 (f)	20	
BA-62 Affordable Housing	4 acres	7,000 with an average of 8,500 for all lots	4.5	100	30	30	30	30	2 1/2	35	-	-	35	35	60	20 (f)	20	
BA-63 Affordable Housing	4 acres	7,000 with an average of 8,500 for all lots	4.5	100	30	30	30	30	2 1/2	35	-	-	35	35	60	20 (f)	20	
BA-64 Affordable Housing	4 acres	7,000 with an average of 8,500 for all lots	4.5	100	30	30	30	30	2 1/2	35	-	-	35	35	60	20 (f)	20	
BA-65 Affordable Housing	4 acres	7,000 with an average of 8,500 for all lots	4.5	100	30	30	30	30	2 1/2	35	-	-	35	35	60	20 (f)	20	
BA-66 Affordable Housing	4 acres	7,000 with an average of 8,500 for all lots	4.5	100	30	30	30	30										