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 <u>Exhibit A</u>.
- **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3.** All ordinances or parts of ordinances that are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.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.

186 Attaciment 1 Township of Wyckoff Schedule 1 Schedule of Dinemsional Requirments (j) 10-6-1992 bv Crdt, No. 1346: 1-17-2006 bv Ordt, No. 15

				- 3		00 0 0 000 000	Schedule 1 Schedule 1 Schedule of Dimensional Requirments () Schedule 1 Schedule 1 Schedule of Dimensional Requirments () A schedule 2	Schedule 1 St	hedule of Dimensions	I Requirments (j) 2006 hv Ord Vo. 1519: 2-	18-2014 by Ord. No. 1727-	2-20-2018 bv Ord. No. 18	48: 9 -2023 bv	Ord. No.					
		Amer	Amended 10-1-01 band	ġ	-1236 BY UL	07-0 (T06:0N "	יהוחדיהא יהוח לה בפבד		Acression 1	Building	nibliu8 mumixeM	ding Heicht	Minimum Habitable Floor Area Dwelling Unit [square feet]	bitable Floor	trea per eet)	Maximum Lot Coverage	Coverage		
Zane Minimum Tact Ste	*	all no	frontage	Density (dwelling Units per Acre) D	th th			la la					Whole Dwelling Unit (square fect)	One Bedroom [square	Eoo	Principal Buidling (%)	and Accessory Suilding (X)	Maximum Impervious Coverage (%)	Minimum Buffer Area (feet)
			feet)	-	(feet) Fro	at (feet) Ea	Each Side [feet] 20	freet Each 20	Each Side (feet) Re 15 (b)	Rear (feet) St	tories 11/2 1	feet 35	1,200			۲	20		
RC-25 Cluster Development (u) 10 acres	15,000	r	3 8		3 3			21	9	9	2/11	SE	1,100		i	15	20		. 9
R-15 Senior Citizen Cluster Option 20 acres		0.8	24	5	100	25	10	77						589	111	10 and 30 (r)			8
R-12/202012 B-1A Triangle Business	6,00		99		10	20.	ä	8	n	20	212	35 35	U			75	8		
B-1 CentralBusiness B-1A Trianele Business	6,00	00	60 60		10 10	20	12	30	12	20	21/2	35	600		7	25 amd 20 (r)	75		
B-2 Neighborhood Business	8'9	8	3 5		100	8 2	12 10 (5)	20	17	20	21/2	35 30 ^	1,100		4	40 and 25 (r)	X		
8-4 Outdoor Recreational		\parallel						CO 141	2		1 (0	Q.	,			25 (g)			
B-5 Planned Community Shopping Center	5 acres 3 acres		300		8 8	75	50 (d)	SO (8)	50 (d)	SO (c)	2	35				R	30		
L-2 Light Industry	4 ac		300		200.	75		SO (d)	SO (d)	S0 (c)	7	35				30			50
RPP-1-Recreation/Public Purpose							-					35				20			8
B-5/SDAH-2 Planned Communicty Shopping	Sacres		300		8	(i) 05	(i) os	(ilos			1 (m)	4	ę			(u) 52	2		
Center/Affordable Housing Zone		15.000	100		1	Т	(0) 21	- (e) OE			112	35				15	20		
IAI SUNT SUBCOLL SIGES INTE STUNDESCOV	Cinete Familio	1 SOUTING	\parallel	9:7	$\ $	25		22			11/2	35					35	8 8	25
MF/AH2	Family- 10,000 Single	200 Single	11 for sale units	units and 14 for rent	nuits	25	Sinele-Family - 5/15	4 12			11/2	35					35	60	25
MF/AHS	Family Attac	ched 2,500	-	9			Two Family 8/20.	2			11/1	35					35	8	25
			-	Maximum of 61			\$	\$			See 6186-49 D/81						SS	60	
ME/AH7		+	10 01	Dwelling units at to exceed 6	\uparrow	40	4				loin cheors aac						104		
MF/AH8 Affordable Housing	0.5 acres	-	200 units	units in the district	100		20	30			21/2	35				2X X	30		20 (v)
ME/AH9 Atfordable Housing	2.25 acres				8	R	20 and 40 where				141								
	a 75 acres		150	Maximum of 22 Dwelling units	40	- SE		30			21/2	35				OE	35		20
אומר אוומרחנו אותראות איז							Single-Family - 5/15												
		6	InM . UII	Multi-Family - 6 Single-			Family attached -The	គ			2/12	SE							
SF/AH1	000 F	1		Family- 7		4	minimum distance between and units shall										SE	8	ŝ
		+	+		1		be.20 feet	T		and 15 when							3		
41	4 acres			Multi-family -8		20	9	8	abuting residential	abutting a residnetial							;	5	
SF/AH2			400	Single-family - 10				t			8	45					8	8	
	or Him One L	Toopen of			1	4	명	ន	01	97	2772	SE				1			
SF/AH3	8,500 for all lot	10		4.5															
	5 Acres		,			DE	ដ	0	9	01	242	32							
SF/AH3 Cluster Option	5,000 with an average of 7,000 for all lots	average of		2.5															
											2 for building facing	3 Stories for buildings							
	182	1.8 arres	170	21	8	ä	đ	20	10	9	Wyckoff Ave	TACINE WYCKOTI AVE							
											3 fos-all other buildings	4S for all other buildings							ź
AHO-1 Affordable Housing Overlay cone								1	10 and 15 when	10 and 15 when	2 C Iud	(m) 5E				45	8		
			งรา	16	051	ผ	20	8	buting residential	abuting residential	[m] C7	Inter							
AHO-2 Affordable Housing Overlay Zone 2 AHO-3 Affordable Housing Overlay Zone 2	2 acres	-	400	12	t	20	II	40	TOTE	2107	E	45				35	4		
					2	feet and													
AND.4 Afford Makadania Duaday Zona	2.3 acres		200	92	200	maximum SS feet	01	20	8	10	2	e	8			4	45		ź
DHEA Affractable result (Vertay Loss) 12 across 12 a	terms as for the RA-25	Zone, except that	for cluster devi	-lopment, the require	ments are th	aent, the requirements are the same for the R-15 Zone. In	-15 Zone. In connection	with the B-	connection with the B→ Zone, see § 186-10.										
 (b) Exclusive of farm buildings. (c) One hundred fifty feet adjacent to any residential ze 																			
(d) One hundred feet adjacent to any residential zone. (a) One hundred feet inclusion a twenty-feet huff	r trin. where adjoining	a residential zone.																	
(c) Une number loca, including a reveal array provide (i) Except offices permitted on a second story, provided	I that the total height of t	the building does n	ot exceed 40 fe	tel. Inderned onen ens	or eachding	narking areas	and driveways. Such lan	dscaped area	shall be designed for	the purpose of creating at	n attractive setback area								
(g) In addition to the limitanon on building coverage, on public streets, providing internal landscaped areas n	a mumum of 20% of the	ots and creating in	terior pedestria	n malls.		and a fundant of			•										
(h) Accessory buildings not permitted in the B-5 Zone	i nees in the B-1 Zone sh	out be 600 square	feet. In the B-1	Zone where there is	a mixed con	mercial-resider	tial use in a single built	ling the resi	dential use must be lin	nited to two in number an	id located on a second floor								
 Minimum rabitable toor area per unit for resident (i) The minimum lot and yard requirements, maximum (ii) The minimum lot and yard requirements, maximum (iii) The minimum lot and yard requirements, maximum lot and yard requirements, maxima y	a building heights (see no	ale minimum hat	itable floor are	a per family and ma	cimum lot co	rerage in each a	one shall be specified it	the table of ted or other	dimensional requirem	ents set forth in § 186-19 e requirements as set fort	are applicable. Note: No h in § 186-19, as the								
building or monthes interface reacted inductions of a left of two multiples shall not be a left of two multiples and the shall not use the shall be a left of two multiples and the shall be a left of two multiples and the shall be a left of two multiples and the shall be a left of two multiples and two multiples and not be a left of two multiples and the shall be a left of two multiples and two multiples a	height, be located ou a n 1 norwithstanding, in the	B-1 Zone, buildin	gs shall not be	less than 55 feet from	n the center i	(the road, i.e.,	buildings in the B-1 Zo	ic shall be s	t back at least 55 foet	from the center line of the	road								
(k) The maximum lot coverage by principal an access (f) Seventy feet including a twenty-feet buffer strip alo.	ary buildings is: one-story ug local streets and 1001	r, 25%; two-story, fest including a for	Ty-foot buffer a	long county streets, l	provided that	existing buildin	the same grandfathered fr	in this requi	rement and may be ex	panded, but only in instar	nees where the proposed ad	ldition complies with the r	oquirements.						
(m) Except mericanine space in a supermarket, (which	shall not be occupied as	retail space but m	ay be occupied	क्ष भूमित्द प्रभव्द, maa	ing room for	the supermarke	t and also be available a	a commun	ty room and that may	be used to house HVAC a	nd compressor equipment,	and employee lockets) an	unde rengooisel y	mens bermu				•	
(a) In addition to the limitation on building coverage,	a minimum of 16% of th	clotal lot area sha	II be devoted to	landscaped open sp	ace, excludin	t parking areas	and driveways. Such la	are podespi	stall be deligned fo	r the purposes of creating	an attractive setback area	on public streets, providin	ginternal landscag	ood area withi	soff-street parkin	nt lotsand creatin	g podestnan mail		
(p) See § 186-66 for cohanced side yard scibacks for t. (q) Each front yard on a corner lot must separately com	al muminim and the with the	x width and fronta	ge roquiremen.	t as shown in Schedu	de I above.														
(r) for one story and two stories																			
(t) see § 189-49 for additional bulk regulations											•								
(u) see § 186-33 for additional regulations (u) see builder continements in § 186-36.7											0								
(w) Building heights shall be varied such that 2.5 stories/35 (set shall be the maximum building height where adjacent to Goifie	feet shall be the maximum	building height who	ire adjacent to G	offie Road, a resident	al use of zone	sutside of the AV	AHO-2 (Induding across the	street). Build.	ng heights in all other av	eas of the district shall be li	mited to three stories/45 fee	t. No building within 50 feet	ef a residential use						
or zone outside of the ANO-2 shall exceed 2.5 stories/35 fe	ť																		