

**ORDINANCE NO. 3083**

AN ORDINANCE AMENDING THE LAND USE ORDINANCE  
OF THE VILLAGE OF RIDGEWOOD IN ORDER TO AMEND THE  
DEFINITIONS OF ‘BASEMENT’ AND ‘STORY’ AND TO AMEND THE  
REGULATIONS THAT LIMIT THE SIZE OF SINGLE-FAMILY AND  
TWO-FAMILY RESIDENTIAL BUILDINGS AND BUILDINGS  
ACCESSORY THERETO

BE IT ORDAINED by the Village Council of the Village of Ridgewood that the Land Use Ordinance, Chapter 190 of the Code of the Village of Ridgewood, be and it is hereby amended as follows:

**Section 1.** Section 190-3, *Definitions; word usage*, is hereby amended by revising the definition of “basement” to read as follows:

BASEMENT – An interior space or a portion of an interior space having a floor level below the average elevation of normal grade at the foundation wall of the structure in which it is contained.

**Section 2.** Section 190-3, *Definitions; word usage*, is hereby amended by revising the definition of “story” to read as follows:

STORY – That portion of a building between the surface of any one floor and the surface of the floor next above it or, if there is no floor above it, then that portion of the building included between the surface of any floor and the ceiling or roof next above it. Notwithstanding the foregoing, a basement shall be considered a story only if the finished surface of the floor above the basement is:

- A. more than 6 feet above the average elevation of normal grade at the foundation wall of the structure; or
- B. more than 6 feet above the finished ground level for more than 50 percent of the total building perimeter; or
- C. more than 12 feet above the finished ground level at any point.

**Section 3.** Section 190-3, *Definitions; word usage*, is hereby amended by adding a new definition of “gross building area,” to read as follows:

GROSS BUILDING AREA - The sum of the horizontal area or areas of each story or half story of all principal and accessory buildings on a site, measured from the exterior face of the exterior walls of such buildings. Gross building area shall not include basements, areas not enclosed by walls, screening, windows, etc. and areas having a vertical dimension of less than 7 feet between the floor (or if there is no floor, then the joists) and the bottom of

the roof structure. Gross building area shall include but not necessarily to be limited to the following:

- A. The horizontal area of habitable and non-habitable floor area.
- B. The horizontal area of interior and exterior walls.
- C. The horizontal area of the portion of attics or other similar areas below the roof having a vertical dimension of at least 7 feet between the floor (or if there is no floor, then the joists) and the bottom of the roof structure.
- D. The horizontal area of all stairs and stairwells on each floor. The gross building area shall be calculated as the area of stairs and stairwells times the number of stories through which the stairs and stairwells project.
- E. The horizontal area of spaces that project through two or more stories. The gross building area shall be calculated as the area of the space times the number of stories through which the space projects.
- F. The horizontal area of enclosed porches, decks and similar features enclosed by screening, windows or similar enclosures.
- G. The horizontal area of attached garages, storage rooms and similar areas.

**Section 4.** Paragraphs (12) and (13) in Subsection E, *Bulk and lot regulations*, in Section 190-100, *R-125 Single-Family Residence District*, are hereby amended to read as follows:

- (12) Maximum gross building area: as set forth in § 190-119J.
- (13) Maximum gross building area within two hundred (200) 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 two hundred (200) feet of the front lot line.

**Section 5.** Paragraphs (12) and (13) in Subsection E, *Bulk and lot regulations*, in Section 190-101, *R-110 Single-Family Residence District*, are hereby amended to read as follows:

- (12) Maximum gross building area: as set forth in § 190-119J.
- (13) Maximum gross building area within one hundred seventy-five (175) 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 one hundred seventy-five (175) feet of the front lot line.

**Section 6.** Paragraphs (12) and (13) in Subsection E, *Bulk and lot regulations*, in Section 190-102, *R-1 Single-Family Residence District*, are hereby amended to read as follows:

- (12) Maximum gross building area: as set forth in § 190-119J.
- (13) Maximum gross building area within one hundred forty (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 one hundred forty (140) feet of the front lot line.

**Section 7.** Paragraphs (12) and (13) in Subsection E, *Bulk and lot regulations*, in Section 190-104, *R-2 Single-Family Residence District*, are hereby amended to read as follows:

- (12) Maximum gross building area: as set forth in § 190-119J.
- (13) Maximum gross building area within one hundred forty (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 one hundred forty (140) feet of the front lot line.

**Section 8.** Paragraphs (12) and (13) in Subsection E, *Bulk and lot regulations*, in Section 190-106, *R-3 Two-Family Residence District*, are hereby amended to read as follows:

- (12) Maximum gross building area: as set forth in § 190-119J.
- (13) Maximum gross building area within one hundred forty (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 one hundred forty (140) feet of the front lot line.

**Section 9.** Section 190-119, *General provisions*, is hereby amended by adding and inserting a new Subsection J, to read as follows:

J. **Maximum gross building area for single family detached dwellings, two family dwellings and duplexes.** In all zone districts, single family detached dwellings, two family dwellings, duplexes, community residences and shelters and any other lawfully permitted uses which are subject to the same requirements as the foregoing, shall comply with the following schedule of maximum gross building area (see definition in § 190-3):

- (1) Single family detached dwellings and community residences and shelters.

Lot Area (square feet)	Maximum Gross Building Area	
	Principal Bldg. <sup>1</sup> (% lot area, sf)	Detached Accessory Bldgs. <sup>1</sup> (% lot area, sf) <sup>2</sup>
	lesser of	lesser of

0 – 8,399 sf	35%, 2,856 sf	7.5%, 588 sf
8,400 - 10,499 sf	34%, 3,360 sf	7.0%, 682 sf
10,500 – 13,999 sf	32%, 4,060 sf	6.5%, 840 sf
14,000 – 19, 249 sf	29%, 4,620 sf	6.0%, 962 sf
19,250 – 24,999 sf	24%, 5,000 sf	5.0%, 1,000 sf
25,000 sf and over	20%	4.0%

(2) Two family dwellings and duplexes.

Lot Area (square feet)	Maximum Gross Building Area	
	Principal Bldg. <sup>1</sup> (% lot area, sf) lesser of	Detached Accessory Bldgs. <sup>1</sup> (% lot area, sf) <sup>2</sup> lesser of
0 – 8,399 sf	40%, 3,276 sf	7.5%, 588 sf
8,400 - 10,499 sf	39%, 3,675 sf	7.0%, 682 sf
10,500 – 13,999 sf	35%, 4,060 sf	6.5%, 840 sf
14,000 – 19, 249 sf	29%, 4,620 sf	6.0%, 962 sf
19,250 – 24,999 sf	24%, 5,000 sf	5.0%, 1,000 sf
25,000 sf and over	20%	4.0%

Notes:

<sup>1</sup>In cases where there is more than one principal building and/or more than one accessory building, the maximum areas specified in the above schedules apply to the total gross building area all such principal and accessory buildings, as applicable, not to individual buildings.

<sup>2</sup>The additional gross building area ratio for detached accessory buildings shall only be permitted for such buildings that are separated from the principal building or buildings by the distance specified in § 190-119C(1)(d).

**Section 10.** Except as herein amended and supplemented, the Land Use Ordinance of the Village of Ridgewood remains in full force and effect.

**Section 11.** Each part of this ordinance is independent of the remainder, and the holding of any part to be unconstitutional, void or ineffective for any cause shall not be deemed to affect the validity or constitutionality of any other sections or parts thereof.

**Section 12.** This ordinance shall take effect after passage and publication as provided by law.

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VILLAGE OF RIDGEWOOD  
ORDINANCE NO. 3083

FOR AFFIRMANCE: Councilmembers: Harlow, Mancuso, Ringler Shagin, Wiest and  
Mayor Pfund

NAYS: None

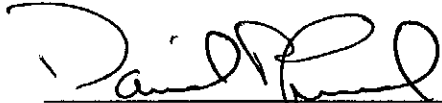
ABSENT: None

ABSTAIN: None

Introduction Date: September 19, 2007

Adoption Date: October 10, 2007

Effective Date: October 30, 2007

  
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David T. Pfund, Mayor

ATTEST:

  
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Heather A. Mailander, Village Clerk