BOROUGH OF DUMONT
ORDINANCE

MEMBERS AYE NAV ABSTAIN ABSENT
GORMAN 
HARVILLA 
NOVOA 
ROSSILLO 
RUSSELL 
STEWART 
MAYOR LABRUNO 
TOTALS 

Ordinance No. 1604
Date: March 22, 2022
Page: 1 of 10
Subject: Chapter 455-35 – Limiting Schedule
Purpose: Amend Borough Code
Dollar Amount:
Prepared By: Jeanine E. Siek, RMC

Offered by: ROSSILLO
Seconded by: GORMAN

Certified as a true copy of an Ordinance Introduced and Passed on 1st Reading by the Governing Body of the Borough of Dumont on the above date at a Public Meeting by:

Jeanine E. Siek, RMC, Municipal Clerk
Borough of Dumont, Bergen County, New Jersey

ORDINANCE OF THE BOROUGH OF DUMONT, COUNTY OF BERGEN, STATE OF NEW JERSEY, AMENDING CHAPTER 455-35 OF THE BOROUGH CODE – LIMITING SCHEDULE

§ 455-35 Limiting Schedule.
[Amended by Ord. No. 1054; 3-6-2018 by Ord. No. 1533]
Limiting Schedule

<table>
<thead>
<tr>
<th>Area</th>
<th>RA 1-Family Dwelling</th>
<th>RA 2-Family Dwelling</th>
<th>B2</th>
<th>LI</th>
<th>Downtown Overlay</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot area (minimum square feet)</td>
<td>7,500</td>
<td>15,000</td>
<td>—</td>
<td>—</td>
<td>10,000</td>
</tr>
<tr>
<td>Lot width (minimum feet)</td>
<td>60</td>
<td>120</td>
<td>—</td>
<td>—</td>
<td></td>
</tr>
<tr>
<td>Lot depth (minimum feet)</td>
<td>100</td>
<td>100</td>
<td>—</td>
<td>—</td>
<td></td>
</tr>
<tr>
<td>Lot frontage (minimum feet)</td>
<td>75</td>
<td>150</td>
<td>—</td>
<td>—</td>
<td></td>
</tr>
<tr>
<td>Front yard setback (minimum feet)</td>
<td>25</td>
<td>25</td>
<td>—</td>
<td>—</td>
<td></td>
</tr>
<tr>
<td>Side yard setback (minimum feet)</td>
<td>51</td>
<td>152</td>
<td>—3</td>
<td>—</td>
<td>3</td>
</tr>
<tr>
<td>Rear yard setback (minimum feet)</td>
<td>25</td>
<td>25</td>
<td>—</td>
<td>—</td>
<td></td>
</tr>
<tr>
<td>Lot coverage (maximum percent)</td>
<td>30%</td>
<td>30%</td>
<td>70%</td>
<td>60%</td>
<td>75%</td>
</tr>
<tr>
<td>Green area (minimum percent)</td>
<td>50%</td>
<td>50%</td>
<td>—</td>
<td>—</td>
<td></td>
</tr>
<tr>
<td>Height (maximum feet)</td>
<td>28</td>
<td>28</td>
<td>28</td>
<td>36</td>
<td>364</td>
</tr>
<tr>
<td>Sidewalk area (minimum feet)</td>
<td>—</td>
<td>—</td>
<td>10</td>
<td>—</td>
<td>10</td>
</tr>
</tbody>
</table>

**Floor Area Ratio in all Residential A Zones**

As set forth in Section 455-7

**NOTES:**

1. **In the RA District, one-family, aggregate side yards should be no less than 15 feet.**

2. **In the RA District, two-family, aggregate side yards should be no less than 40 feet.**

3. A side yard of 10 feet is required only when a business building is constructed adjacent to a residential lot, residential zone or existing residential structure.

4. Except on those parcels within the Downtown Overlay Zone District that are permitted to be developed with densities up to 24 dwelling units per acre, on which parcels a maximum building height of 48 feet/4 stories shall apply.
Effective Date. This Ordinance shall take effect upon final passage and publication pursuant to law.

Attest:

Andrew LaBruno, Mayor

Jeanine E. Siek, RMC
Municipal Clerk

Introduced: March 22, 2022
Adopted: