



**2022
BOROUGH OF DUMONT
ORDINANCE**

MEMBERS	AYE	NAY	ABSTAIN	ABSENT
GORMAN	✓			
HARVILLA	✓			
NOVOA	✓			
ROSSILLO	✓			
RUSSELL	✓			
STEWART	✓			
MAYOR LABRUNO				
TOTALS	6			

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

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

Area	RA 1-Family Dwelling	RA 2-Family Dwelling	B2	LI	Downtown Overlay
Lot area (minimum square feet)	7,500	15,000	—	—	10,000
Lot width (minimum feet)	60	120	—	—	—
Lot depth (minimum feet)	100	100	—	—	—
Lot frontage (minimum feet)	75	150	—	—	—
Front yard setback (minimum feet)	25	25	—	—	—
Side yard setback (minimum feet)	5 ¹	15 ²	— ³	—	— ³
Rear yard setback (minimum feet)	25	25	—	—	—
Lot coverage (maximum percent)	30%	30%	70%	60%	75%
Green area (minimum percent)	50%	50%	—	—	—
Height (maximum feet)	28	28	28	36	36 ⁴
Sidewalk area (minimum feet)	—	—	10	—	10

**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.

Andrew LaBruno, Mayor

Attest:

Jeanine E. Siek, RMC
Municipal Clerk

Introduced: March 22, 2022

Adopted: