

**TOWN OF WEST NEW YORK
COUNTY OF HUDSON**

ORDINANCE #9/16

AN ORDINANCE AMENDING CHAPTER 414 ATTACHMENT 1 “SCHEDULE OF DISTRICT REGULATIONS” OF THE CODE OF THE TOWN OF WEST NEW YORK

WHEREAS, the Mayor and Board of Commissioners of the Town of West New York have determined that an amendment to Attachment 1 “Schedule of District Regulations” of Chapter 414 is in the best interests of the Town of West New York, as the amendment will continue to facilitate development in the R-H Higher-Density Residential District; and

WHEREAS, the Mayor and Commissioners have determined to change the bulk requirements in the R-H High Density Residential District to encourage construction of residences in this zone.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Commissioners as follows:

SECTION ONE

The Lot Area, Yard Dimensions, Height of Buildings and Coverage of Lot by Buildings in the R-H High Density Residential District are no longer governed by the same requirements as the R-M District. Accordingly, the requirements of Lot Area, Yard Dimensions and Height of Buildings and Lot Coverage are hereby replaced with the following:

Lot Area For One and Two Family:	1,500 Square Feet (Minimum)
Lot Area For Garden Apartments:	5,000 Square Feet (Minimum)
Lot Area For Elevator Apartments 3-6 Stories:	7,500 Square Feet (Minimum)
Lot Area For Elevator Apartments 7-12 Stories:	40,000 Square Feet (Minimum)
Yard Dimensions For One and Two Family :	15 Feet (Front Yard); 3 Feet (Side Yard); 15 Feet (Rear Yard) (Minimum)
Yard Dimensions For Garden Apartments:	0 Feet (Front Yard); 3 Feet (Side Yard); 0 Feet (Rear Yard) (Minimum)

Yard Dimensions For Elevator Apartments:	0 Feet (Front Yard); 3 Feet (Side Yard); 0 Feet (Rear Yard) (Minimum)
Height of Buildings For One and Two Family:	2 ½ Stories; 35 Feet (Maximum)
Height of Buildings For Garden Apartments:	2 Stories; 35 Feet (Maximum)
Height of Buildings For Elevator Apartments on Lot Sizes Greater Than 7,500 Square Feet:	6 Stories (Maximum)
Height of Buildings For Elevator Apartments on Lot Sizes Greater Than 40,000 Square Feet:	12 Stories (Maximum)
Coverage of Lot by Building For One and Two Family:	80% (Maximum)
Coverage of Lot by Building For Garden Apartments:	80% (Maximum)
Coverage of Lot By Building For Elevator Buildings	90% (Maximum)

SECTION TWO

Severability. The provisions of this Ordinance are declared to be severable and if any section, subsection, sentence, clause or phrase thereof for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, subsections, sentences, clauses and phrases of this Ordinance, but shall remaining in effect; it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION THREE

Repealer. All Ordinances or parts thereof in conflict or inconsistent with this Ordinance are hereby repealed, but only however, to the extent of such conflict or inconsistency, it being the legislative intent that all Ordinances or part of ordinances now existing or in effect unless the same being conflict or inconsistent with any provision of this Ordinance shall remain in effect.

SECTION FOUR

This Ordinance shall take effect upon passage and publication as required by law.

SUMMARY OF ORDINANCE

This Ordinance changes the requirements of lot area, yard dimensions, height of buildings, and maximum coverage of lot by building for one and two family residences, garden apartments, and elevator apartments in the R-H Higher Density Residential District.

Introduced: 4/21/16

The foregoing Ordinance was adopted for first reading by the Mayor and Board of Commissioners of the Town of West New York, New Jersey, on **April 21, 2016** and ordered published, and will be further considered before final passage at a public hearing on **May 19, 2016 at 6:30 p.m.** at the Commission Chambers, Municipal Building, West New York, NJ. A copy of this Ordinance has been posted on the bulletin board upon which public notices are customarily posted on in the Town Hall of the Town of West New York, and a copy (at no charge) is available up to and including the time of such meeting to the members of the public of the Town who shall request such copies, at the Office of the Town Clerk in said Town Hall in West New York, N.J.

Carmela Riccio, RMC
Town Clerk