

ORDINANCE NO. 2025-07

**AN ORDINANCE OF THE VILLAGE OF RIDGEFIELD PARK, COUNTY
OF BERGEN, STATE OF NEW JERSEY, AMENDING CHAPTER 96 OF
THE VILLAGE CODE, ENTITLED "ZONING"**

WHEREAS, the Ridgefield Park Planning Board has informed the Board of Commissioners that there is a need to make certain changes to the Zoning Code of the Village of Ridgefield Park; and

WHEREAS, the sections of the Zoning Code revised by this Ordinance are related to permitted uses and regulations of attic and basement spaces; and

WHEREAS, the Ridgefield Park Board of Commissioners has determined that the changes to the Zoning Code requested by the Planning Board are in the best interest of the Village of Ridgefield Park and its residents.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Village of Ridgefield Park, as follows:

Section 1:

All sections of Chapter 96 of the Village Code shall remain in full force and effect, as written, unless indicated otherwise in the following paragraphs of this Ordinance.

The sections that are addressed in the following paragraphs of this Ordinance shall be modified as indicated, but otherwise left in full force and effect.

Section 2: Section 96-2.2 of the Village Code is hereby amended, to add the following:

ATTIC

The unfinished space between the ceiling of the floor below and the roof structure above is intended primarily for storage purposes. See §96-5.18 Illustrations.

Section 3: Section 96-2.2 of the Village Code is hereby amended, to remove the following:

HABITABLE SPACE

Living space and rooms other than common hallways, cellar, storage space, garage areas or any area where the ceiling height is less than seven feet six inches.

Section 4: Section 96-2.2 of the Village Code is hereby amended, to replace the following definitions:

BASEMENT

The portion of a building which has more than one-half of its floor to ceiling height above the average finished grade level of the adjoining ground. A basement shall be considered a story where the finished surface of floor above a basement is either:

- A. More than six feet above the grade plane.
- B. More than six feet above the finished ground level form more than 50% of the total building perimeter.
- C. More than twelve feet above the finished ground level at any point.

See §96-5.18 Illustrations.

CELLAR

The portion of the building which has more than one-half of its floor to ceiling height below the average grade level of the adjoining ground. See §96-5.18 Illustrations.

HALF-STORY

A space under a sloping roof which has the line of intersection of the roof and wall face not more than three feet above the floor level and in which space the possible floor area with headroom of five feet or greater occupies less than 33% of the total area of the story directly beneath but has at least seventy square feet of livable space above the five-foot ceiling level. More than 33% of the floor below constitutes a full story. See §96-5.18 Illustrations.

Section 5: Section 96-5.11 of the Village Code is hereby amended, and shall read as follows:

§96-5.11 Basement / Cellar Use

Basements and cellars may be used for living space purposes in connection with the residential space within the existing structure. No basement or cellar shall be used as a separate dwelling unit or apartment. Basement and cellar spaces shall not include any kitchen, bedroom or full bathroom. A half-bath consisting of a sink and toilet shall be permitted. Basement and cellar livable spaces shall provide a minimum ceiling height of seven feet throughout the basement/cellar level. Basement habitable spaces shall comply with all building and sub-code regulations. See §96-5.18 Illustrations.

Section 6: Section 96-5.12 of the Village Code is hereby amended, and shall read as follows:

§96-5.12 Attic Use

Space above the second floor in one and two-family homes is intended to be utilized as storage space. However, if the attic space qualifies as a half-story, the space may be improved, but no kitchens, bedrooms or bathrooms shall be constructed in such spaces.

Attic spaces shall provide a minimum of seventy square feet of livable space above with ceiling height of five feet or more. Attic livable spaces shall also provide a minimum of seven feet of room width above five feet in height. Improved attic spaces shall comply with all building and sub-code regulations including providing two separate means of egress from the attic space. See "half-story" definition. See §96-5.18 Illustrations.

Section 7: A new Section 96-5.18 of the Village Code is hereby added, and shall read as follows:

§96-5.18 Illustrations

Illustrations relevant to this Chapter are included as Attachment 4 to this Chapter. Those illustrations, and all notations, references, and designations included in Attachment 4 shall be considered a part of this Chapter as if the same were all fully described and set forth herein.

Section 8:

All ordinances or parts of ordinances inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

Section 9:

Each section, subsection, sentence, clause, and phrase of this Ordinance is declared to be an independent section, subsection, sentence, clause, and phrase, and the finding or holding of any such portion of this Ordinance to be unconstitutional, void, or ineffective for any cause, or reason, shall not affect any other portion of this Ordinance.

Section 10:

This Ordinance shall take effect 20 days after its adoption and publication as required by law.

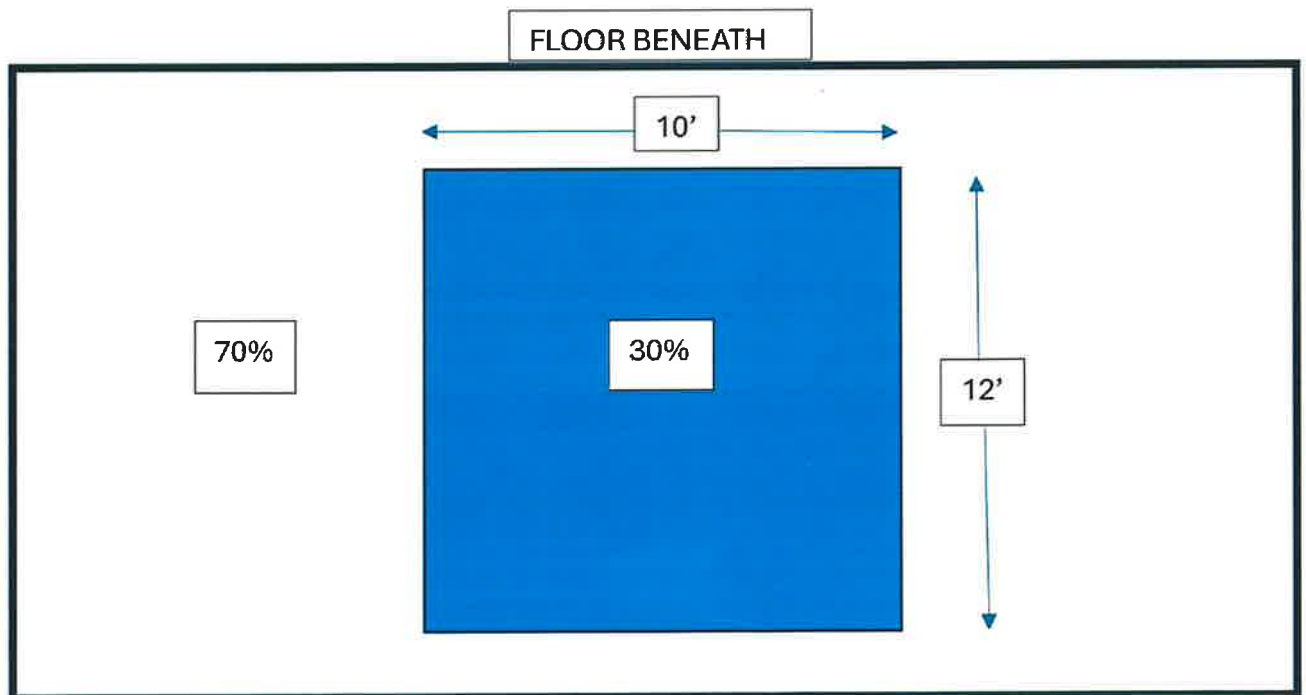
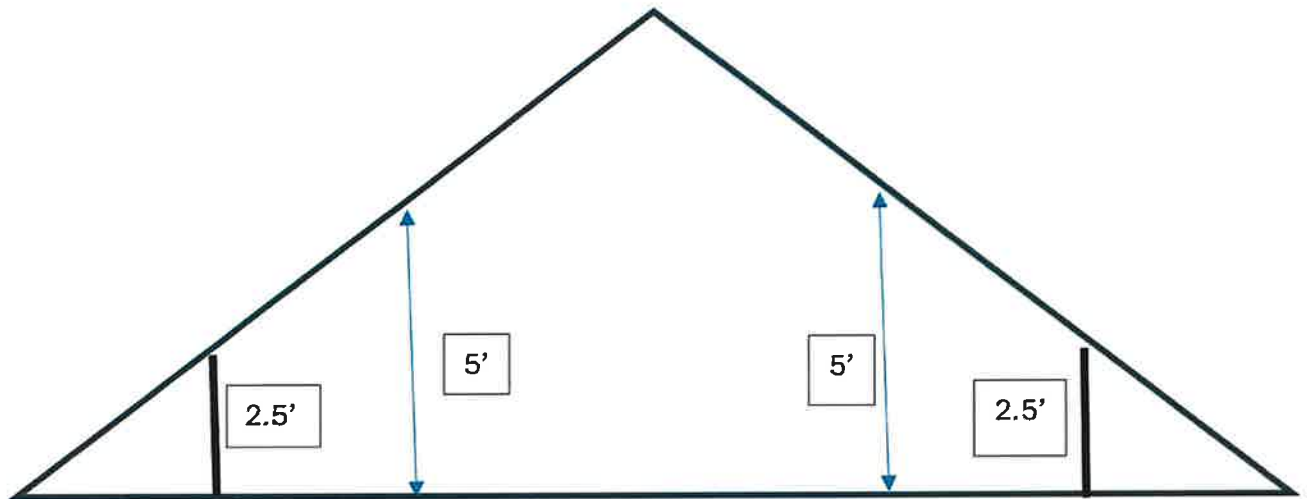
ZONING

96 Attachment 4

Village of Ridgefield Park

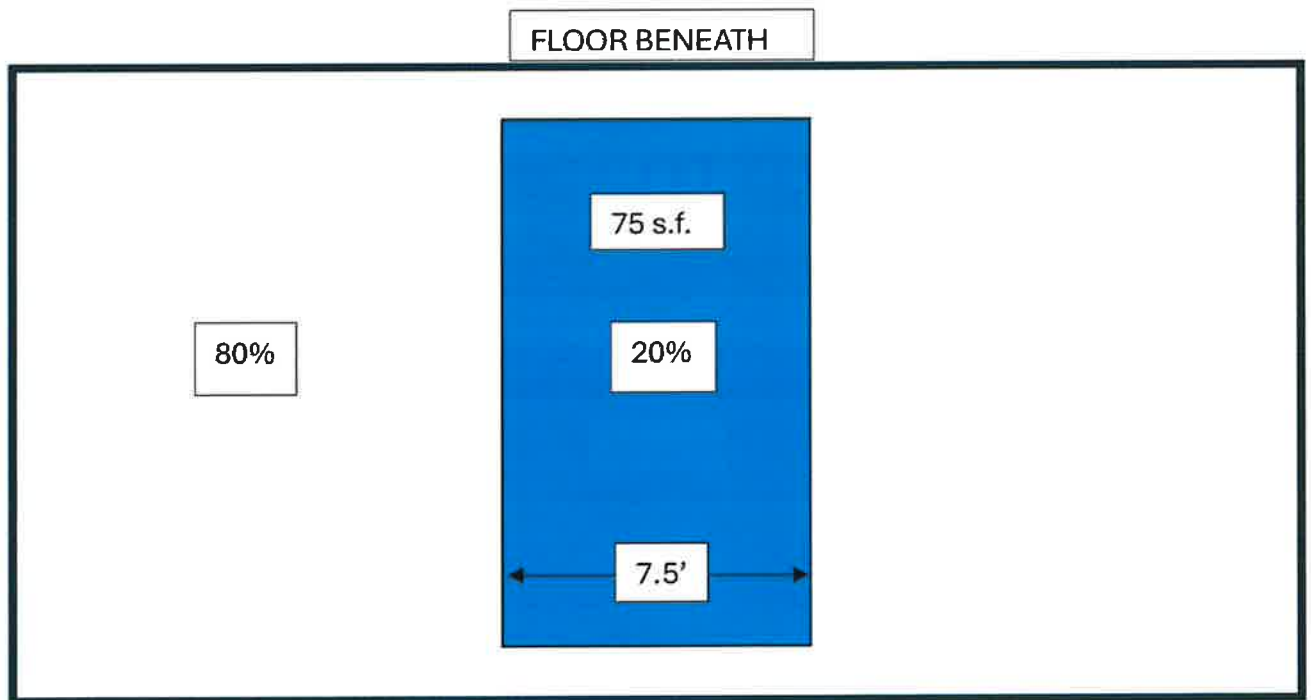
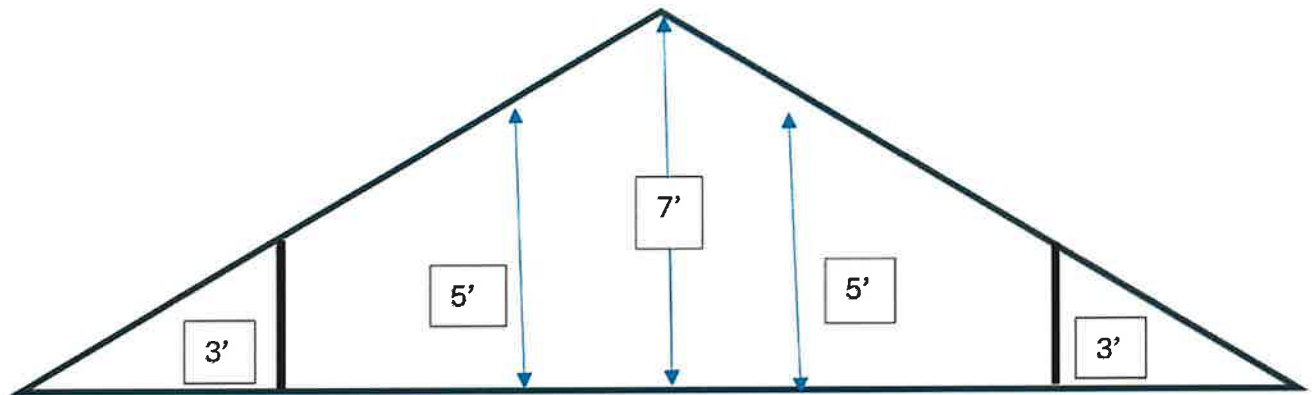
HALF-STORY CALCULATIONS AND ILLUSTRATIONS

HALF-STORY / ILLUSTRATION A



HALF-STORY CALCULATIONS AND ILLUSTRATIONS

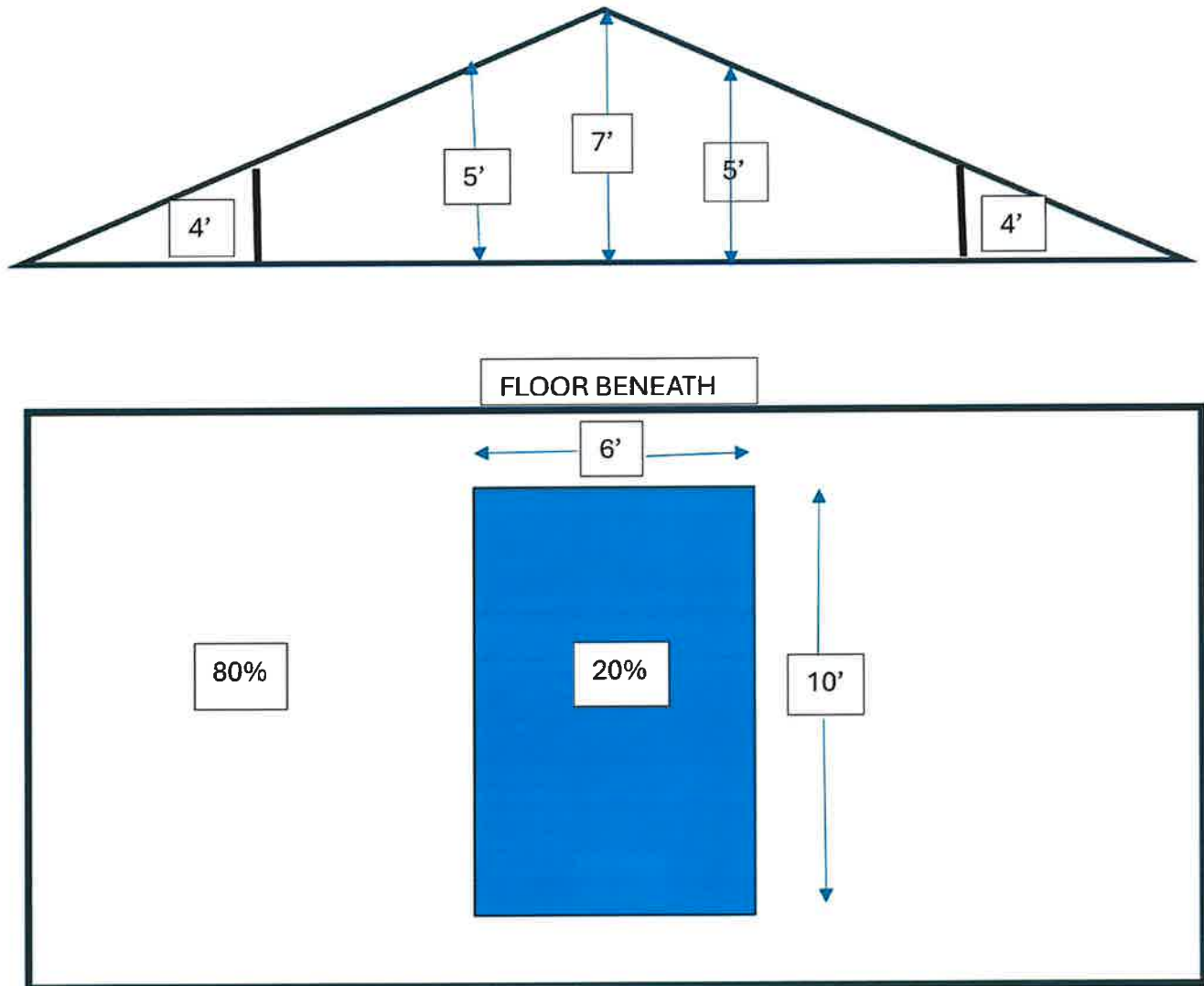
HALF-STORY / ILLUSTRATION B



NON-HALF-STORY CALCULATIONS AND ILLUSTRATIONS

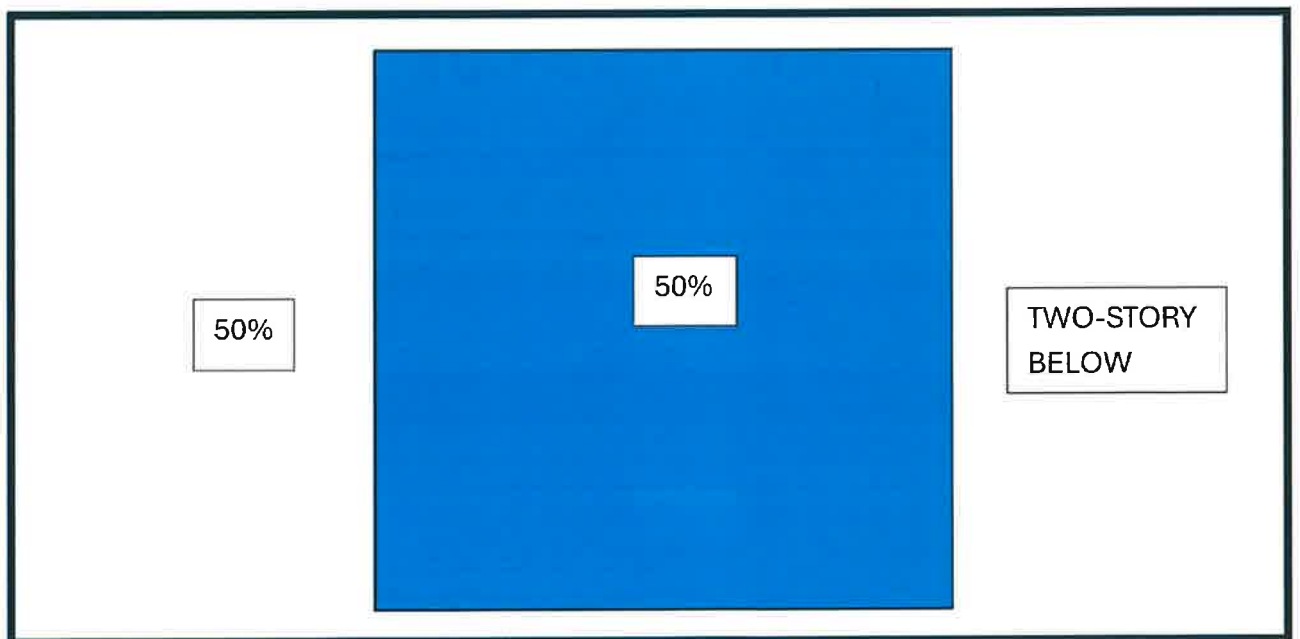
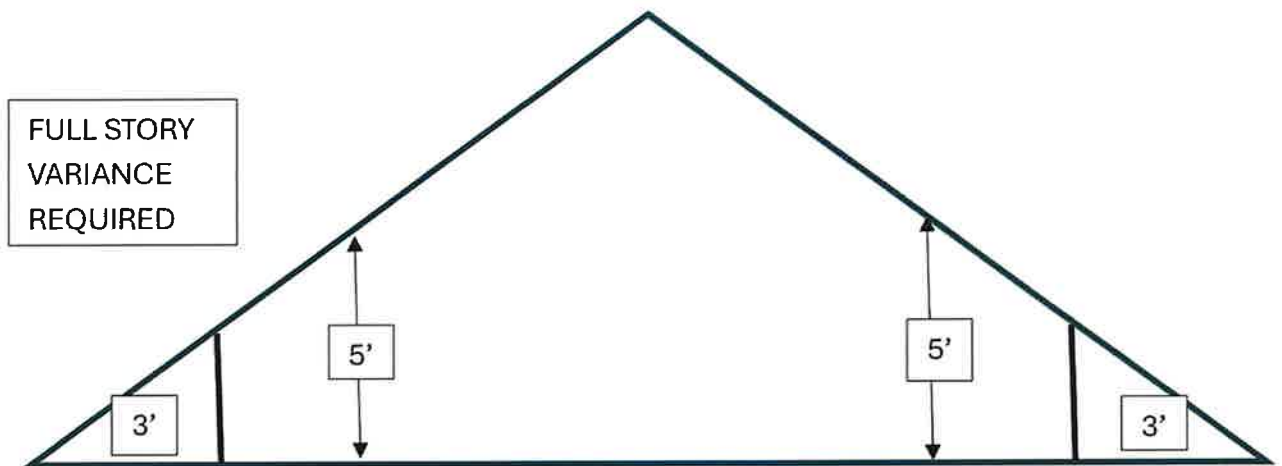
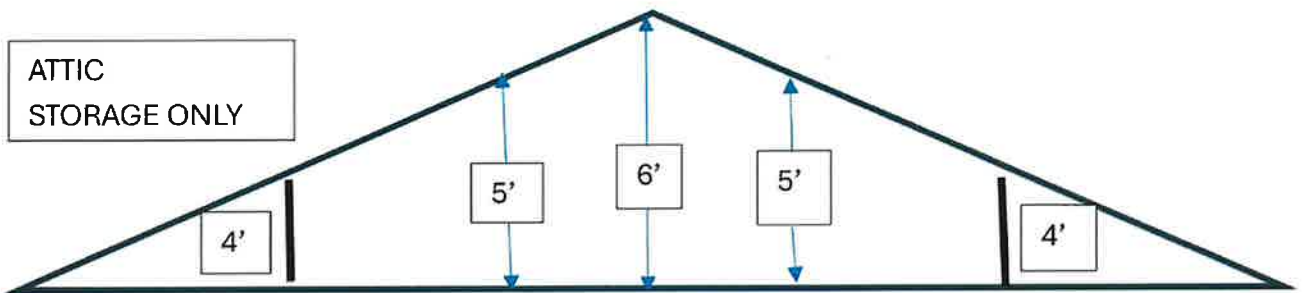
NON-HALF-STORY / ILLUSTRATION B

- 1) Side walls greater than 3 feet
- 2) Room width less than 7 feet
- 3) Total room space less than 70 square feet
- 4) Result- Storage only



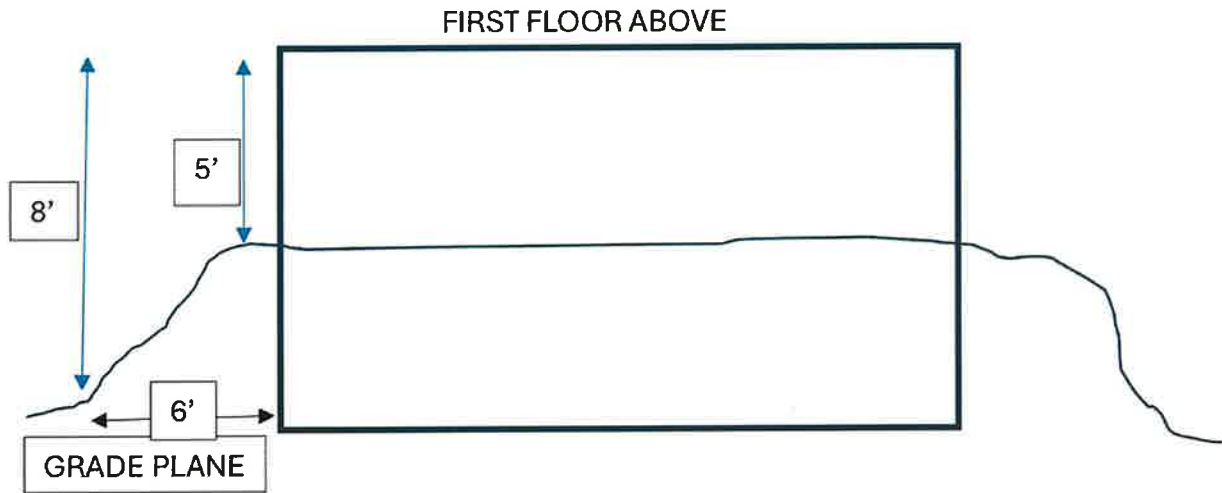
NON-HALF-STORY CALCULATIONS AND ILLUSTRATIONS

NON-HALF-STORY / ILLUSTRATION

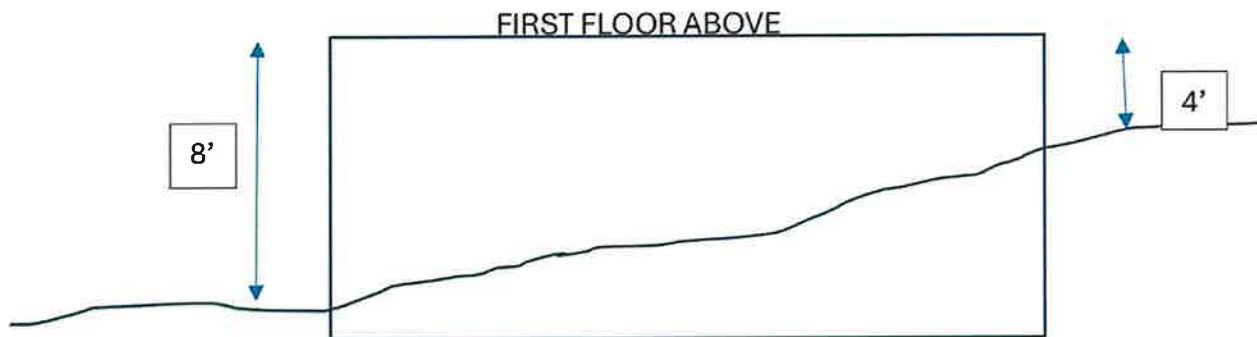


BASEMENT CALCULATIONS
COUNTS AS A STORY

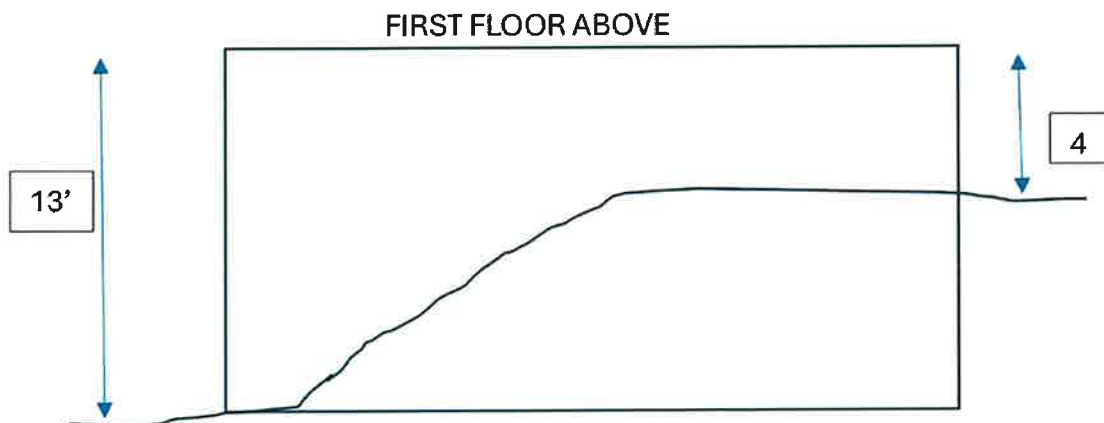
MORE THAN SIX FEET ABOVE THE GRADE PLANE



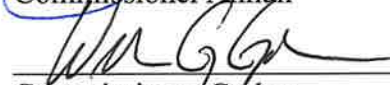
MORE THAN 50% OF PERIMETER 6 FEET ABOVE GROUND LEVEL



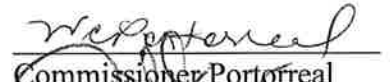
ANY POINT GREATER THAN 12 FEET





Commissioner Anlian


Commissioner Gerken


Commissioner Mirza


Commissioner Portorreal


Mayor MacNeill


Village Clerk
Adopted on February 25, 2025