

**BOROUGH OF RIVERDALE**

**ORDINANCE NO. 9-2006**

**ORDINANCE AMENDING CHAPTER 168 OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF RIVERDALE AND AMENDING CERTAIN SETBACK REQUIREMENTS IN THE "R-7.5 RESIDENCE DISTRICT"**

**BE IT ORDAINED** by the Mayor and Council of the Borough of Riverdale, in the County of Morris and State of New Jersey, as follows:

**Section 1.** Chapter 168, Section 168-10 entitled "R-7.5 Residence District", shall be amended by the following revisions to Subsection 168-10. E. Which shall read in its entirety as follows:

- E. Area and yard requirements.
  - (1) Principal building minimum.
    - (a) Lot area: 7,500 square feet.
    - (b) Lot frontage: 75 feet.
    - (c) Lot depth: 100 feet.
    - (d) Side yard (each): 10 feet.
    - (e) Front yard: 30 feet (where there is no established setback prevailing); 60 feet (New Jersey State Highway Route 23).
    - (f) Rear yard: 30 feet.
  - (2) Accessory building minimum.
    - (a) Distance to sideline: five feet.
    - (b) Distance to rear line: five feet.
    - (c) Distance to other building: five feet.
  - (3) Maximum lot coverage.

(a) Building coverage of principal building: 20%.

(b) Building coverage of accessory building: 4%.

**Section 2.** Chapter 168, Section 168-37 entitled "Storage sheds", shall be amended by the following revision to Subsection A., which shall read in its entirety as follows:

- A. No private residential storage shed shall be constructed or installed on any lot unless the lot contains a residence building. Storage sheds shall be located in rear yard areas only. The setback for sheds in all residential zones shall be three feet.

**Section 3.** Chapter 168, Section 168-38 entitled "Swimming pools", shall be amended by the following revision to Subsection B., which shall read in its entirety as follows:

- B. A swimming pool shall occupy no more than 50% of the rear yard area in which it is located. When calculating the lot coverage available for an addition accessory use on property where a pool has been constructed, the available area shall be calculated based on the area exclusive of the area used for the pool.

**Section 4.** If any section or provision of this Ordinance shall be held invalid in any Court of competent jurisdiction, the same shall not affect the other sections or provisions of this Ordinance, except so far as the section or provision so declared invalid shall be inseparable from the remainder or any portion thereof.

**Section 5.** All Ordinances or parts of Ordinances, which are inconsistent herewith, are hereby repealed to the extent of such inconsistency.

**Section 6.** This Ordinance shall take effect immediately after final passage and publication in the manner provided by law.

Adopted this \_\_\_\_ day of  
\_\_\_\_\_, 2006.

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Carol Talerico, Borough Clerk

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William Budesheim, Mayor

**NOTICE** is hereby given that the above Ordinance was introduced and passed first reading by title at a meeting of the Mayor and Council of the Borough of Riverdale, held on April 17, 2006 and it will be considered for final passage at a regular meeting of said Mayor and Council to be held on May 15, 2006 at 7:30 PM or as soon thereafter same can be considered, in the Municipal Building, 91 Newark Pompton Turnpike, Riverdale, New Jersey, at which time and place all persons interested therein or affected thereby will be given an opportunity to be heard concerning same. During the week prior and up to the time of public hearing, copies of said Ordinance will be available to the members of the general public who request same, in the Borough Clerk's Office between the hours of 9:00AM and 4:30PM.

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Carol J. Talerico, RMC, Municipal Clerk