

**TOWNSHIP OF WYCKOFF
SCOTT PLAZA
WYCKOFF, NEW JERSEY**

ORDINANCE NO. 1874

NOTICE

NOTICE IS HEREBY GIVEN, that the proposed Ordinance was introduced and passed on first reading at a meeting of the Wyckoff Township Committee, of the Township of Wyckoff, Bergen County, New Jersey, held on March 19, 2019, and that said Ordinance will be taken up for further consideration for final passage at a regular meeting of the said Wyckoff Township Committee to be held in the Municipal Court Room at Memorial Town Hall, 340 Franklin Avenue, Wyckoff, New Jersey, on the 16th of April, 2019, at 8:00 P.M., or as soon thereafter as the matter can be reached, at which time and place all persons who may be interested therein will be given an opportunity to be heard concerning the same.

TAKE FURTHER NOTICE, that the Municipal Clerk has posted a copy of said Ordinance on the Bulletin Board in Memorial Town Hall and will make copies of the Ordinance available to members of the general public who request the same.

Joyce C. Santimauro
Municipal Clerk

The ORDINANCE referred to is as follows:

ORDINANCE #1874

AN ORDINANCE TO AMEND CHAPTER 186, "ZONING," OF THE CODE OF THE TOWNSHIP OF WYCKOFF, ARTICLE III, "PERMITTED USES," SECTION 186-9, "USES IN THE R-15 RESIDENCE ZONE," SECTION 186-10, "PERMITTED USES IN THE B-1 CENTRAL BUSINESS ZONE," AND SECTION 186-13, "PERMITTED USES IN THE B-3 OFFICE ZONE"

For the March 22, 2019 issue of the Ridgewood News

TOWNSHIP OF WYCKOFF

ORDINANCE #1874

AN ORDINANCE TO AMEND CHAPTER 186, "ZONING," OF THE CODE OF THE TOWNSHIP OF WYCKOFF, ARTICLE III, "PERMITTED USES," SECTION 186-9, "USES IN THE R-15 RESIDENCE ZONE," SECTION 186-10, "PERMITTED USES IN THE B-1 CENTRAL BUSINESS ZONE," AND SECTION 186-13, "PERMITTED USES IN THE B-3 OFFICE ZONE"

BE IT ORDAINED by the Township Committee of the Township of Wyckoff, County of Bergen, State of New Jersey, that the Code of the Township of Wyckoff is amended at Chapter 186, "Zoning," Article III, "Permitted Uses," Section 186-9, "Uses in the R-15 Residence Zone," Section 186-10, "Permitted Uses in the B-1 Central Business Zone," and Section 186-13, "Permitted Uses in the B-3 Office Zone."

SECTION 1 - Chapter 186, "Zoning," Article III, "Permitted Uses," Section 186-9, "Uses in the R-15 Residence Zone," shall be amended as follows:

Section 186-9. Uses in the R-15 Residence Zone.

~~Offices or studios of artists, architects, dentists, doctors, lawyers, engineers, planners, real estate and insurance brokers~~ Home occupation, subject to the following regulations:

- a. Such home occupation shall be conducted entirely within the dwelling and only by the occupants thereof and not more than one person who does not reside in said dwelling. Such use shall be clearly incidental and secondary to the use of the dwelling for dwelling purposes.
- b. The residential character of the lot and the dwelling unit shall be maintained. Neither the interior nor the exterior of the dwelling will be structurally altered so as to require compliance with nonresidential construction codes to accommodate the home occupation. No additional buildings, driveways or parking lots shall be added on the property to accommodate the home occupation.
- c. The occupation shall not produce external noise, vibration, smoke, dust, odor, heat, glare, fumes, electrical interference, runoff, waste or nuisance outside the dwelling unit. No equipment or materials associated with the home occupation shall be displayed or stored where visible from anywhere outside the premises.
- d. There shall be no direct selling of merchandise on the premises.
- e. Such use shall not occupy more than 25% of the gross floor area of the dwelling.

- f. No vehicle used in connection with the home occupation which has commercial lettering or markings and/or requires a commercial driver's license to operate is allowed to be parked on the premises or on any street adjacent to the residentially zoned property.
- g. No signs shall be permitted on the exterior or interior of the home, which shall advertise or indicate the location of the home occupation office, with the exception that a lawyer, doctor, dentist, architect, planner, engineer or like professional shall be permitted one sign pursuant to the regulations of Section 186-26E(2).

SECTION 2 - Chapter 186, "Zoning," Article III, "Permitted Uses," Section 186-10, "Permitted Uses in the B-1 Central Business Zone," shall be amended as follows:

Section 186-10. Permitted uses in the B-1 Central Business Zone.

~~Offices or studios of artists, architects, dentists, doctors, lawyers, engineers, planners, real estate and insurance brokers and certified public accountants, when located in the building primarily used by the occupant as his dwelling and provided there are no nonresident employees and provided not more than 25% of the total floor area of the dwelling unit is used for such purposes~~ Home occupation, as regulated by § 186-9

SECTION 3 - Chapter 186, "Zoning," Article III, "Permitted Uses," Section 186-13, "Permitted Uses in the B-3 Office Zone," shall be amended as follows:

Section 186-13. Permitted uses in the B-3 Office Zone.

In the B-3 Office Zone, only the following uses are permitted: professional, administrative and sales offices, provided that no storage, handling or physical transfer of goods takes place upon the premises and that any display of samples is not visible from the exterior of the structure; banking, lending and savings institutions; clubhouses for fraternal, social, charitable, recreational or veterans organizations, not conducted for profit; mortuaries and funeral homes, but not crematories; dwellings, single-family; dwellings, two-family; accessory uses incidental to a permitted use; places of worship, including parish houses and Sunday school buildings (see Article IV); incidental home occupations as regulated by § 186-9; professional artists' and photographers' studios; public buildings of a governmental nature, but not including workshops or warehouses; pay telephone booths within 10 feet of principal building; academic tutoring services, provided that not more than 1,500 square feet of floor area is devoted to these purposes.

SECTION 4 - Except as hereby amended, all other parts of Chapter 186 of the Code of the Township of Wyckoff shall remain in full force and effect.

SECTION 5 - Upon introduction, this Ordinance shall be referred to the Planning Board of the Township of Wyckoff for its review and comment.

SECTION 6 - This Ordinance shall take effect upon final passage and publication according to law.