



**2022  
BOROUGH OF DUMONT  
ORDINANCE**

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

**Ordinance No.** 1604

**Date:** April 26, 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:** Stewart

**Seconded by:** Russell

**Certified as a true copy of an Ordinance Adopted on 2<sup>nd</sup> Reading by the Governing Body of the Borough of Dumont on the above date at a Public Meeting by:**

*Jeanine E. Siek*

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**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]

Area	Limiting Schedule				
	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 <sup>1</sup>	15 <sup>2</sup>	__ <sup>3</sup>	—	__ <sup>3</sup>
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 <sup>4</sup>
Sidewalk area (minimum feet)	—	—	10	—	10

**Floor Area Ratio in all Residential A Zones  
As set forth in Section 455-7**

**NOTES:**

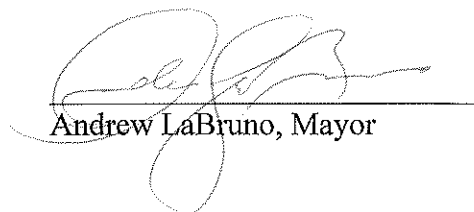
<sup>1</sup> In the RA District, one-family, aggregate side yards should be no less than 15 feet.

<sup>2</sup> In the RA District, two-family, aggregate side yards should be no less than 40 feet.

<sup>3</sup> 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.

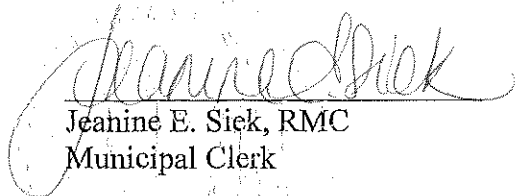
<sup>4</sup> Except on those parcels within the Downtown Overlay Zone District that are permitted to be developed with densities up to 24 dwelling units per acre, on which parcels a maximum building height of 48 feet/4 stories shall apply.

**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: April 26, 2022