



BOROUGH OF OAKLAND BERGEN COUNTY, NEW JERSEY



ORDINANCE NO. 22-CODE-891

**“AN ORDINANCE TO AMEND, SUPPLEMENT AND REVISE THE CODE OF THE BOROUGH OF OAKLAND,
LAND USE, CHAPTER 59 ENTITLED “LAND USE AND ZONING”**

BE IT ORDAINED, by the Borough Council of the Borough of Oakland, County of Bergen, State of New Jersey, that the following amendments and revisions are made to the Revised General Ordinances of the Borough of Oakland, Chapter 59 entitled “Land Use and Zoning”.

SECTION 1:

- A. §59-53.1.1 Central Business District I Affordable Housing Overlay (CBD-I AHO) Zone is hereby modified and supplemented only in the following particulars with the following language:
- B. Residential uses are permitted in this zone in the upper floors of buildings. If residential use of any type is to occupy building space lower than the second floor, compliance with the following provisions is required.
 - 1. The parcel of land upon which first floor residential construction is proposed is larger than 21,780 square feet in area.
 - 2. The total amount of first floor residential building area including but not limited to apartments, corridors, lobbies and foyers, stair and elevator space, amenity space, package delivery space, mail room, bike storage areas and other residential support service space, located within 250 feet of the Ramapo Valley Road centerline shall not exceed 25% of that portion of building area located within 250 feet of the Ramapo Valley Road centerline.

SECTION 2:

- A. §59-53.2.1 Central Business District II Affordable Housing Overlay (CBD-II AHO) Zone is hereby modified and supplemented only in the following particulars with the following language:
- B. Residential uses are permitted in this zone in the upper floors of buildings. If residential use of any type is to occupy building space lower than the second floor, compliance with the following provisions is required.
 - 1. The parcel of land upon which first floor residential construction is proposed is larger than 21,780 square feet in area.
 - 2. The total amount of first floor residential building area including but not limited to apartments, corridors, lobbies and foyers, stair and elevator space, amenity

space, package delivery space, mail room, bike storage areas and other residential support service space, located within 250 feet of the Ramapo Valley Road centerline shall not exceed 25% of that portion of building area located within 250 feet of the Ramapo Valley Road centerline.

SECTION 3:

All Ordinances of the Borough of Oakland which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 4:

If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

SECTION 5:

This Ordinance shall take effect immediately upon final passage, approval and publication as required by law.

Adopted this ____ day of
_____, 2022.

Linda H. Schwager, Mayor

Michael E. Carelli, Borough Clerk