

TOWNSHIP OF LITTLE FALLS

ORDINANCE NO. 1536

AN ORDINANCE OF THE TOWNSHIP OF LITTLE FALLS AMENDING ARTICLE XVIB TRANSIT VILLAGE DISTRICTS §280-136.16 “TV-CBD CENTRAL BUSINESS DISTRICT REQUIREMENTS” OF THE TOWNSHIP CODE TO ESTABLISH A PERMITTED RESIDENTIAL DENSITY IN THE TV-CBD ZONE PURSUANT TO THE TOWNSHIP’S ADOPTED FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN.

BE IT ORDAINED by the governing body of the Township of Little Falls, Passaic County, New Jersey, that the Zoning Ordinance of the Township of Little Falls is hereby amended to establish a permitted residential density for multi-family residential developments that include affordable housing units in the TV-CBD Central Business District Zone, in a manner consistent with a consent order with Fair Share Housing Center and the Township’s adopted Fourth Round Housing Element and Fair Share Plan.

WHEREAS, the Township has agreed to a Consent Order with Fair Share Housing Center that outlines the terms by which the Township can achieve a compliant Fourth Round Housing Element and Fair Share Plan that will provide an opportunity for the development of housing affordable to low- and moderate-income households and provide the Township with immunity from exclusionary zoning lawsuits for the period ending June 30, 2035; and

WHEREAS, the Township has determined that it will address its Fourth Round Prospective Need obligation through a variety of mechanisms including updating existing overlay zones to further the realistic opportunity to provide affordable housing in the Township, consistent with the Fair Housing Act.

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of the Township of Little Falls as follows with additions in **bold underline** and deletions in **~~bold strikethrough~~**:

§280-136.16. TV-CBD Central Business District requirements

C. Bulk Requirements

TV-CBD – Central Business District		
Bulk Requirements	Minimum	Maximum
<u>Lot Requirements</u>		
Lot area	5,000 square feet	--
Lot width	50 feet	--
Lot depth	100 feet	--
<u>Building Siting</u>		
Front property line coverage	85%	100%
Front setback	0 feet	10 feet
Front setback (side street)	0 feet	10 feet
Side yard setback (interior)	0 feet	24 feet
Rear yard setback	10 feet	--
Parking setback from property line	8 feet	--
Parking setback from building	5 feet	--
Lot coverage	--	80%
<u>Height Requirements</u>		
Overall height	--	35 feet and 45 feet
Number of stories	2 stories	3 and 4 stories
Ground story	12 feet	15 feet

Upper story	10 feet	--
Unit Size		
1 bedroom	800 square feet	--
2 bedroom	1,000 square feet	--
Residential Density	--	35 dwelling units per acre
Affordable Housing Obligation	20% inclusionary	

REPEALER

All ordinances or parts of Ordinances inconsistent herewith are repealed as to such inconsistencies.

SEVERABILITY

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

EFFECTIVE DATE

This ordinance shall take effect upon passage and publication as provided by law.

Approved: March 9, 2026

ATTEST:

C. Kraus
Cynthia Kraus, Township Clerk


James Belford Damiano, Mayor