

CITY OF PASSAIC  
ORDINANCE NO. 2461-24

ORDINANCE AMENDING CHAPTER 317, "ZONING", "SCHEDULE OF  
REGULATIONS PART 3", OF THE CITY OF PASSAIC

WHEREAS, municipalities are empowered to make, amend, repeal, and enforce its ordinance pursuant to Statute (N.J.S.A. 40:48-1, et seq.); and

WHEREAS, municipalities are required by Statute to follow specific procedures for the passage of ordinances (N.J.S.A. 40:49-2 et seq.); and

WHEREAS, Mayor Hector C. Lora aims to enhance development and redevelopment opportunities within the City in areas where the determination of densities accurately reflect the natural evolution of development; and

WHEREAS, the Planning Board has transmitted its report of recommendations regarding the zoning ordinance amendments to the Governing Body pursuant to N.J.S.A. 40:55D-26; and

**NOW THEREFORE, BE IT ORDAINED** by the City Council of the City of Passaic, in the County of Passaic, and State of New Jersey *Chapter 317* of the Code of the City of Passaic is hereby amended as follows:

**SECTION 1**

Section 317-11 "Schedule of Regulations" Part 3 be amended to add the following note:

"6. Density for mixed-use buildings in the C-R & C-R HD Zoning District shall be derived from the application of the following formula: [Total Lot Area/ 43,560 sq. ft] times the maximum permitted density."

INTRODUCED BY COUNCIL PERSON: Maritza Colon Montanez

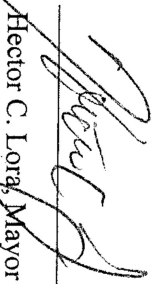
SECONDED BY COUNCIL PERSON: Jose Garcia

Record of Council Vote on Final Passage	Aye	Nay	Abstain	Absent
COLON-MONTANEZ, M.	X			
GARCIA, J.	X			
MELO, T.	X			
LOVE, T.		X		
MUNK, C.				X
SCHAER, G.	X			
SCHWARTZ, D	X			

Adoption of first reading at a meeting of the Council of the City of Passaic, NJ on September 5, 2024

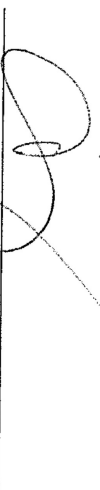
Adopted on the second and final reading after the hearing on October 15, 2024.

APPROVED:

  
Hector C. Lora, Mayor

Date

10/15/24



Gary S. Schaer, Council President



Weatherly Frias, Deputy City Clerk

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