

**CITY OF GARFIELD
BERGEN COUNTY, NEW JERSEY
ORDINANCE NO.: 3094**

AN ORDINANCE TO AMEND CHAPTER 341 (ZONING) OF THE CITY CODE OF THE CITY OF GARFIELD, SPECIFICALLY SECTION 341-16 (PERMITTED USES IN THE R-2 DISTRICT) AND SECTION 341-18 (PERMITTED USES IN THE R-3 DISTRICT)

WHEREAS, the Mayor and Council of the City of Garfield believes it is in the best interest of the City of Garfield to Amend Chapter 341, Section 341-16 of the City code; and

WHEREAS, Certain Residential uses that are currently permitted in the R-2 Zone, which appear to be either misplaced or dated in their application in the current zone for the City should therefore be removed; and

WHEREAS, the City encourages eliminating of multi-family development in the R-2 Zone due to the surge in multi-family development throughout the City, which changes the appeal and quality of life in the neighborhoods that are 1 & 2 Family Districts; and

WHEREAS, the City encourages renovation and development of the 1 & 2 family homes to keep with the neighborhood make-up and address issues of congestion, density and overcrowding these neighborhoods; and

WHEREAS, the City proposes to eliminate multi-family development in the R-2 Zone and keep the neighborhood quality of life at 1 & 2 family homes; and

WHEREAS, the proposed amendment contained herein are supported by a partial re-examination of the City's Master Plan;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Garfield, Bergen County, New Jersey, as follows:

§341-16 (Permitted uses permitted in R-2 District) is hereby amended to DELETE the following section:

Section 341-16(B) is hereby DELETE, to wit:

B. Two-family and multifamily uses. [**Amended 5-5-1987 by Ord. No. 1944**]

§341-18 (Permitted uses in the R-3 District) is hereby DELETED, to wit:

In a R-3 District, no buildings or premises shall be used, nor shall any building or other structure be built, altered or erected to be used, for any purpose other than uses permitted in R-2 District.

§341-18 (Permitted uses in the R-3 District) is hereby amended to READ as follows:

In a R-3 District, all multifamily homes to be built, erected or altered shall be located in the R-3 Zone.

; and

BE IT FURTHER ORDAINED that the City Manager, City Attorney, City Engineer and City Planner and all other City employees and/or professionals take all steps necessary and incident to give effect to this Ordinance; and

BE IT FURTHER ORDAINED that this Ordinance shall take effect upon final adoption and publication in accordance with Law.

ATTEST: _____

Erin Delaney, MPA, RMC, CMC

City Manager/City Clerk

Introduced: August 29, 2025

Adopted: September 9, 2025

APPROVED: _____

Everett E. Garnto Jr., Mayor