

ZONING

310 Attachment 1

Borough of New Providence

SCHEDULE I PERMITTED USES

Type of Use	Use
R1 District: Single-Family District	
Principal permitted uses	One-family detached dwellings, which shall have a garage
Permitted accessory uses	Private garages for not more than 3 motor vehicles and parking areas for not more than 2 motor vehicles Home gardening when the produce is to be used for occupant's consumption only; however, the raising of animals, poultry or livestock shall not be permitted. Personal earth terminals and amateur radio antennas Tutoring Other accessory uses and structures as defined herein
Conditional uses	Educational uses Religious uses Community residences for the developmentally disabled and community shelters for victims of domestic violence housing more than 6 persons, excluding resident staff
R2 District: Single-Family District	
Principal permitted uses	R1 permitted principal uses
Permitted accessory uses	R1 permitted accessory uses

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Type of Use	Use
Conditional uses	R1 conditional uses ³
R2A District: Single-Family District [Added 6-27-2005 by Ord. No. 2005-8]	
Principal permitted uses	R1 permitted principal uses
Permitted accessory uses	R1 permitted accessory uses
Conditional uses	R1 conditional uses
R3 District: Two-Family District	
Principal permitted use	R1 permitted principal uses Two-family dwellings, which shall have a garage for each dwelling unit
Permitted accessory uses	R1 permitted accessory uses Parking areas for not more than 2 motor vehicles per dwelling unit
Conditional uses	R1 conditional uses
R3A District: Single-Family and Two-Family District [Added 8-8-2005 by Ord. No. 2005-13]	
Principal permitted uses	R3 permitted principal uses
Permitted accessory uses	R3 permitted accessory uses
Conditional uses	R1 conditional uses
R4 District: Multifamily District	
Principal permitted uses	R3 principal permitted uses Garden apartments and town houses, which shall have a garage for each dwelling unit
Permitted accessory uses	R-3 permitted accessory uses
Conditional uses	R1 conditional uses Licensed nursing homes Rooming and boarding houses

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Type of Use	Use
	Clubs, social halls, lodges and fraternal organizations
	Planned unit residential developments
	Residential clusters
OR District: Office and Residential District	
Principal permitted uses	Buildings and lands devoted to professional and commercial office use, except personal service establishments or offices for buying, selling, handling, storing or shipping of goods, wares or merchandise
	R4 principal permitted uses
	Residential and nonresidential uses shall not be permitted in the same structure.
Permitted accessory uses	Offices: public and private parking and loading
	Signs
	Residential: R4 permitted accessory uses
Conditional uses	R4 conditional uses
	Home occupations
	Child care centers
	Hotels and mixed hotel/office uses

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Type of Use	Use
CCD District: Central Commercial District	
Principal permitted uses	Retail businesses conducted within the confines of a building, excluding drive-in uses, supplying goods and commodities within the building or buildings on the premises, such as but not limited to groceries, meats (except the slaughtering or keeping of live animals shall be prohibited) or other consumable products, plants, drugs, dry goods, clothing, jewelry, notions or hardware Retail personal service establishments, excluding drive-in uses, performing services within the building or buildings on the premises, including but not limited to shoe repair, appliance repair, tailoring, barber or beauty services, photography, self-service laundry and dry-cleaning Business establishments and offices, such as banks, loan companies, insurance offices, real estate offices and other professional and commercial offices Restaurants, including fast-service restaurants but not drive-in restaurants, except that no live entertainment shall be permitted. Theaters No outdoor storage of equipment or merchandise shall be permitted.
Permitted accessory uses	Public and private parking and loading Signs Vending machines, but only within the confines of the principal structure

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Type of Use	Use
Conditional uses	Personal earth terminals
	Automobile Service Stations.
	Automobile repair establishments.
	Educational Uses. Planned commercial developments. Clubs, social halls, lodges and fraternal organizations.
C1 District: Specialty Commercial District	
Principal permitted uses	Principal permitted uses of the CCD Zone, except that large-scale, multipurpose businesses, such as department and variety stores and supermarkets shall be prohibited.
Permitted accessory uses	Public and private parking and loading
	Signs
Conditional uses	Personal earth terminals
	Planned commercial developments, drive-in uses, clubs, social halls, lodges and fraternal organizations, educational uses and child care centers
	R4 residential uses subject to requirement standards governing
	R4 District regulations

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Type of Use	Use
C2 District: Neighborhood Commercial District	
Principal permitted uses	Retail businesses conducted within the confines of a building, excluding drive-in uses, generally serving adjacent residential areas and providing goods and services to include groceries, meats (except the slaughtering or keeping of live animals shall be prohibited) and other consumable products, drugs, notions and hardware, shoe repair, tailoring, barber or beauty services, self-service laundry and dry-cleaning services, insurance and real estate offices No outdoor storage of equipment or merchandise shall be permitted.
Permitted accessory uses	Public and private parking and loading Signs Personal earth terminals
Conditional uses	Automobile service stations
RL District: Research Laboratory District	
Principal permitted uses	Laboratories devoted to research, design or experimentation with fabrication incidental thereto Commercial and corporate office uses
Permitted accessory uses	Public and private parking and loading Signs Commercial earth terminals Personal earth terminals
Conditional uses	Planned commercial developments Child-care centers Professional office uses

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Type of Use	Use
LI District: Light Industrial District	
Principal permitted uses	RL permitted uses Manufacturing, processing, producing or fabricating operations which are not productive of injurious or offensive noise, fumes, smoke, odor, sewage effluent or vibrations nor are detrimental to health, safety or property
Permitted accessory uses	Public and private loading and parking Signs Commercial earth terminals Personal earth terminals
Conditional uses	Pumping stations and other public and quasi-public uses of this nature Planned commercial developments Child-care centers Professional office uses Educational uses ¹ [Added 5-24-1993 by Ord. No. 93-6] Wireless telecommunication technology [Added 11-10-1997 by Ord. No. 97-14]
A1 District: Affordable Housing District	
Principal permitted uses	Townhouses 2-family dwellings, including both side-by-side and duplex (one over another) style dwellings

¹ Editor's Note: The entry for Cellular Towers, added 6-9-1997 by Ord. No. 97-7, which immediately followed this entry, was repealed 10-27-1997 by Ord. No. 97-13.

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Type of Use	Use
Permitted accessory uses	Public or private parks and playgrounds Public or private recreation buildings and facilities Garages and off-street parking facilities Other accessory uses as defined herein
Conditional uses	Planned unit residential developments Residential clusters
A2 District: Affordable Housing District	
Principal permitted uses	A1 permitted principal uses Multifamily garden apartment dwellings
Permitted accessory uses	A1 permitted accessory uses
Conditional uses	A1 permitted conditional uses
A3 District: Affordable Housing District	
Principal permitted uses	Multifamily garden apartment dwellings
Permitted accessory uses	A1 permitted accessory uses
Conditional uses	A1 permitted conditional uses
RS District: Residential Senior Citizen Community Affordable Housing District. [Added 9-28-1992 by Ord. No. 92-14]	
Rental apartment dwellings for senior citizens, at least 20% of which units must be occupied by persons qualified for affordable housing in accordance with appropriate state and local rules.	