

Schedule IA

i. Buffers not less than fifty (50) feet in width shall separate residential development from nonresidential de-

velopment. (Prior code § 40-136)

Schedule IA Permitted Uses.

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Permitted Uses

Use	R-1	R-2	R-2C ²	R-3	R-3A ¹	R-4	C-1	C-2	C-3	C-3A ¹	C-4	M-1	M-2	M-3
A ¹ Single-family	x	x	x	x	x	x	x	x						
B Duplex				x	x	x	x	x						
C Rowhouse				x	x	x	x	x						
D Two-family dwelling		x	x	x	x	x	x	x						
E Three-to-four family				x	x	x	x	x						
F Garden apartment				x		x	x	x						
G Multifamily				x		x	x	x						
H Elevator apartment						x	x	x						
I Nonprofit organization														
J Government, educational and religious														
K Clinics and hospitals														
L Professional offices							x	x	x	x	x			
M Business offices								x	x	x	x			
N Neighborhood convenience							x	x	x		x			
O Local convenience							x	x	x		x			
P Community retail								x	x		x			
Q General and specialty retail							x	x	x		x			
R Indoor amusement								x	x		x			
S Hotels									x	x	x			
T Major entertainment									x	x	x			
U Major retail and commercial									x		x			
V Arterial commercial									x		x			
W Auto-related services											x	x	x	x
X Selected commercial and light manufacture											x	x	x	x
Y Wholesale and storage											x	x	x	x
Z Distribution and trucking												x	x	x
AA Light manufacture												x	x	x
BB General industrial													x	x
CC Sulfur and nitric acid manufacture														x

Schedule ID

landscaped lawn areas, golf courses, stormwater detention and groundwater recharge areas, walkways, pedestrian bicycle paths, paved terraces and sitting areas, and recreational facilities such as playfields, playgrounds, tot lots, swimming pools, sports courts, community centers, boat slips, boat launching and storage facilities and docks but not repair facilities and any ancillary roadways or parking.

2. Unimproved Open Space. Unimproved open space is intended to preserve lands in a natural state for recreation and conservation purposes and shall include: wetlands, woodlands, wildlife preserves, manmade and natural bodies of water, scenic areas, hedgerows and treelines, natural wooded areas. Improvements in unimproved open space shall be limited to the following: woodland trails, foot paths, jogging trails, bridle paths, bicycle paths, nature walks; nurseries for the trees, shrubs and other plants to be used in the development; roads and ancillary parking for access to unimproved open space sites; lighting, retaining walls, and other features necessary to protect the land or people who will use the unimproved open space.

3. Related Commercial or Industrial Uses. Related commercial or industrial uses are intended to support or enhance the activities occurring within the associated improved or unimproved open space.

C. Accessory Uses. Customary and incidental uses.

D. Conditional Uses. None.

E. Permitted Signage. Signs permitted in the C-1 and C-2 districts. (Prior code Schedule IC)

Schedule ID RC District Zone Controls.

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- A. Development Standards.
 - 1. Minimum lot area: three acres.
 - 2. Minimum lot frontage: two hundred (200) feet.
 - 3. Minimum front yard: thirty-five (35) feet.
 - 4. Minimum rear yard: twenty (20) feet.
 - 5. Minimum side yard: twenty (20) feet.
 - 6. Maximum principal building height: sixteen (16) stories or one hundred sixty (160) feet, whichever is less.
 - 7. Maximum accessory building height: three stories or forty (40) feet, whichever is less.
- B. Permitted Uses.
 - 1. Major retail and commercial uses.
 - 2. Business offices: major office buildings with gross floor area of not less than twenty-five thousand (25,000) square feet.

C. Accessory Uses. Customary and incidental uses including eating establishments and other convenience retail sales or services.

D. Conditional Uses. None.

E. Permitted Signage. Signs permitted in the C-1 and C-2 districts. (Prior code Schedule IF)

Schedule II Principal Uses.

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- A. Single-family detached dwelling;
- B. Detached duplex;
- C. Rowhouses or townhouses;
- D. Two-family dwelling;
- E. Three- or four-family dwelling;
- F. Garden apartments;
- G. Apartment house;
- H. Elevator apartments;
- I. Quasi-public uses, such as community buildings, country clubs, social halls, lodges, fraternal organizations and similar uses;
- J. Governmental services and uses of an educational or religious nature;
- K. Medical facilities, such as infirmaries, health clinics and hospitals;
- L. Professional offices, including the offices of doctors or physicians, dentists, optometrists, ministers, priests, rabbis, architects, landscape architects, professional engineers, professional planners, lawyers, certified public accountants and such other similar professional occupations which may be so designated by the board of adjustment;
- M. Business offices such as administrative, clerical or other nonprofessional offices; undertakers, funeral parlors or embalmers; medical and dental office buildings and testing laboratories; and other office buildings;
- N. Neighborhood convenience retail and services, such as barbershops or beauty parlors; cigar stores or newsstands; food stores; drugstores or soda fountains; and shoe repair shops;
- O. Local convenience retail and services, such as stationery and book stores; branch banks; dry goods and variety stores; home radio and TV repair; hand or automatic laundries; florists; hardware stores or locksmiths; office equipment and business machine sales and service; package liquor sales; tailors or dressmakers; and dry-cleaning and clothes-pressing establishments, provided that no flammable cleaning agents are used;
- P. Community retail and services such as paint and wallpaper stores; furniture stores; sporting and athletic

goods; photographing equipment and supplies; end professional, business and technical schools; and studios for photography, art, music and dance;

Q. General and specialty retail and services, such as wearing apparel stores; and jewelry and gift shops;

R. Indoor amusement enterprises, including theaters, biffiard or pool parlors, bowling alleys, skating rinks or similar uses or places of assembly; and bars and cocktail lounges without live entertainment;

S. Hotels;

T. Major entertainment facilities intended and designed to serve the city as a whole, such as nightclubs;

U. Major retail and commercial services, such as major department stores; specialty shops and personal service enterprises which are intended and designed to serve the city as a whole; office buildings exceeding twenty thousand (20,000) square feet in floor area; and banks and other financial institutions;

V. Arterial commercial services, such as new car dealers' sales and showrooms; newspaper publishing plants; bus terminals; storage garages; and the following limited light industrial uses, when conducted within an enclosed building and not on the ground floor:

1. Manufacturing of dresses and garments, jewelry, musical instruments, precision equipment and toys and novelties,

2. Photo processing,

3. Printing, lithographing, typesetting, ruling and binding establishments, and

4. Laboratories;

W. Auto-related services, such as vehicle sales, servicing and washing; boat sales and service; automobile radio sales and service; and motels;

X. Selected commercial and light industrial uses, such as woodworking, furniture repair and custom upholstery; metal working; electrical sales and contracting; plumbing sales and contracting; wholesale bakeries, dairies and bottling plants; and large-scale laundering, cleaning and dyeing establishments; manufacturing of awnings, venetian blinds and shades; and major automobile repair;

Y. Wholesale, storage and agricultural uses, such as wholesale business, storage and warehousing; animal sales and treatment; live poultry markets; and outdoor amusement uses; and horticulture and greenhouses;

Z. Distribution and trucking services, such as distribution plants, parcel delivery and service industries and truck terminals;

AA. Light manufacturing uses, such as laboratories; manufacture of food products, pharmaceuticals and cosmetics but not the rendering of fats and oils; the manufacture, assembly, packing or treatment of articles or mer-

chandise from previously prepared materials; glass and textile manufacturers; lumber and building material sales and storage yards; contractors' equipment, sales and service; tool and die and other machine shop operation;

BB. General industrial uses, such as any manufacturing use involving primary production from raw materials; bulk storage of petroleum and similar fluids; vehicle manufacturing and assembly; structural steel fabricating shops; and boat building; and

CC. The manufacture of sulfuric and nitric acids. (Prior code Schedule II)

Schedule III Conditional Uses.

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A. Rooming Houses. Rooming houses shall be permitted in the R-3 and R-4 Districts, provided that the following conditions are maintained:

1. Nonvehicular open space shall be provided in the amount required for the district in which such rooming house is located.

2. The premises shall be utilized exclusively for residential purposes only.

3. At least eight-tenths off-street parking space per bedroom shall be provided.

4. A current rooming house license shall be maintained.

5. The bedroom density requirements applicable to the district in which such rooming house is located shall be complied with.

B. Mausoleums. Mausoleums shall be permitted in all districts, provided that the following conditions are maintained:

1. In accordance with N.J.S.A. 8A:1-1, et seq., a cemetery shall be defined as any land or place dedicated for use, used or intended to be used for the interment of the human dead in the ground, in a mausoleum or crypt located in the cemetery and a columbarium for cinerary interments or lands held for burial purposes.

2. All mausoleums shall be located in cemeteries.

3. Permitted uses shall be in the establishment, preservation, construction, and operation and maintenance of cemeteries, public mausoleums, crypts, chapels, columbaria, conservatories, and other necessary buildings and improvements (hereinafter "structures") for the burial, and care of the remains of the dead.

4. Minimum side and rear yard setbacks shall be five feet.