

LAND USE

150 Attachment 6

Borough of Buena

**Table of Conditional Use Standards**  
**Article XVI**  
**Zoning Districts; Standards**  
**§ 150-122 (See Notes 1, 5 and 6)**  
**(Also see Article XVII, Conditional Use Standards)**

Conditional Use	Zone Permitted	Minimum Lot Area (square feet)	Minimum Frontage (feet)	Building Line (See Note 2) (feet)	Side Yards (feet)	Rear Yards (feet)	Number of On-Site Parking Spaces	Maximum Lot Coverage (See Note 3) (percent)	Other (See Note 4)
Schools, public or private	R-1, R-2, R-3, R-4, R-5 and A-1	90,000, except 5 acres in A-1	200, except 330 in A-1	60, except 100 in A-1	75 total; not less than 25	40, except 50 in A-1	1 per instructor plus 1 per employee plus 3 per 4 student who drive plus 4 visitor	50%	See Note 4
Churches, religious congregations and related uses	R-1, R-2, R-3, R-4, R-5, A-1 and B-1	22,500, except 5 acres in A-1	150, except 330 in A-1	60, except 100 in A-1	65 total; not less than 20	30, except 50 in A-1	1 per 3 seats plus 1 per employee (NOTE: Related uses or activities may require additional spaces)	50%	See Note 4
Hospitals, convalescent centers and medical centers	R-1, R-2, R-3, R-4, R-5 and A-1	2 acres, except 5 acres in A-1	250, except 330 in A-1	100	50 each side	50	1 per 3 beds plus 1 per each doctor, director and employee plus 1 per volunteer and student on main shift	50%	See Note 4
Municipal facilities and public utility offices and buildings	All zones	As per zone, except 5 acres in A-1	250, except 330 in A-1	60, except 100 in A-1	65 total; not less than 20	30, except 50 in A-1	1 per employee plus 2 visitor spaces	40%	See Note 4
Philanthropic nonprofit recreational uses (eleemosynary)	R-1, R-2, R-3, R-4, R-5, A-1, B-1 and B-2	22,500, except 5 acres in A-1	150, except 330 in A-1	60, except 100 in A-1	50 total; not less than 15	30, except 50 in A-1	1 per each 250 square feet of floor area or 500 square feet of land; or 1 per 2 members or 6 beds plus 1 per 1.5 employees	40%	See Note 4
Community residence (shelters for 6 or more)	R-1, R-2, R-3, R-4, R-5 and A-1	As per zone, except 5 acres in A-1	As per zone, except 330 in A-1	As per zone	As per zone, except 50 in A-1	As per zone, except 50 each in A-1	1 per staff resident plus 2 visitor spaces	35%	See Note 4
Funeral homes	R-4, R-5	40,000	200	60	75 total; not less than 30	50	1 per 3 seats plus 1 per employee plus 2 reserved for residence	50%	See Note 4
New and used motor vehicle sales	B-2	30,000	150	60	30 each side	50	1 per employee plus 2 visitor spaces (Note: minimum 6 spaces)	50%	See Note 4
Senior citizen housing and life care centers	R-1, R-2, R-4, R-5 and OC <sup>7</sup>	90,000 (3 acres for OC Zone) <sup>7</sup>	200	60	40 each side	50	1 per 2 dwelling units plus 1 per employee plus 1 per 5 dwelling units per visitor	50%	See Note 4 and § 150-151
Preschool nursery and day-care centers for 6 or more	R-1, R-2, R-3, R-4, R-5 and A-1	22,500, except 5 acres in A-1	150, except 330 in A-1	As per zone	40 each side, except 50 in A-1	50	1 per employee plus 2 visitor spaces plus 2 reserved for residence	35%	See Note 4 and § 150-152
Auto repair shop and public garage	B-2, I-1 and OC <sup>7</sup>	As per zone	As per zone	As per zone	As per zone	50	2 visitor plus 1 per employee plus 2 for vehicles to be serviced	65% (60% for OC Zone) <sup>7</sup>	See Note 4 and § 150-153
Gasoline stations	B-2, B-3 and I-1	30,000; 45,000 with retail outlet	150	60	As per zone	50	1 per employee plus 2 spaces	65%	See Note 4 and § 150-154
Cemeteries	R-4, R-5 and A-1	5 acres	330	60	As per zone, except 50 each in A-1	30, except 50 in A-1	1 per employee	65% (including paved access drives)	See Note 4 and § 150-155
Flea markets	B-2	30,000	150	See § 150-156	See § 150-156	See § 150-156	2 per display table	See § 150-156	See Note 4 and § 150-156
Home occupations	R-1, R-2, R-3, R-4, R-5 and A-1	As per zone	As per zone	As per zone	As per zone	As per zone	2 visitor plus 2 reserved for residence [See § 150-157C(1)(b) for doctor's office]	As per zone	See Note 4 and § 150-157

## BUENA CODE

### NOTES:

1. Unless otherwise specified herein, all shall conform to § 150-122.
2. Measured from the right-of-way line. Also see §§ 150-97A and 150-98.
3. Lot coverage includes all impervious surfaces.
4. Unless otherwise specified herein, all shall conform to Art. IX, Drainage Standards; Art. X, Buffer Screening; Shade Trees; Landscaping Standards; Art. XI, Parking and Access Standards; Art. XII, Street, Easement and Construction Standards; and Art. XIII, Fences and Signs.
5. For Pinelands Area, see Art. XVIII, Pinelands Area Standards.
6. For heliports, etc., see Art. XX, Heliports, Helistops and Helipads.
7. [Amended 12-16-1996 by Ord. No. 432]