

LAND USE AND DEVELOPMENT REGULATIONS

25 Attachment 4

APPENDIX D

**Schedule XI-1 District Use Regulations
(Section 25-1204)**

No building or premises shall be erected, altered or used except for uses designated for each district as follows:

Zon e	Principal Permitted Uses	Conditional Uses	Accessory Uses
R-A	<ol style="list-style-type: none"> 1. Single-family detached dwellings. 2. Community residences subject to Section 25-1401.1a. 3. Municipal buildings and facilities. 	<ol style="list-style-type: none"> 1. Essential services subject to Section 25-1403.2. 2. Public, private or parochial schools for general education licensed by the State of N.J., subject to Section 25-1403.3. 3. Reserved by Ord. No. 2014-14 § 6 4. Reserved. 5. Satellite dish antennas, subject to Section 25-1403.6. 6. Home occupations subject to Section 25-1403.7. 	<ol style="list-style-type: none"> 1. Private garages, subject to Section 25-1402.3. 2. Swimming pools and tennis courts, subject to Section 25-1402.4. 3. Garden houses, sheds and playhouses. 4. Fences and walls, subject to Section 25-1402.5. 5. Signs subject to Section 25-1601. 6. Off-street parking subject to Article X, Site Plan Review. 7. Offices of resident professionals, subject to Section 25-1402.7.
R-B	<ol style="list-style-type: none"> 1. Any R-A Zone permitted principal use under the same conditions as prescribed herein. 2. Two family dwellings. 	Any R-A Zone conditional use under the same conditions as prescribed herein.	Any R-A Zone permitted accessory use under the same conditions as prescribed herein.
R-C	<ol style="list-style-type: none"> 1. Any R-B Zone permitted principal use under the same conditions as prescribed herein. 2. Multi-family dwellings containing three to six dwelling units. 	Any R-B Zone conditional use under the same conditions as prescribed herein.	Any R-B Zone permitted accessory use under the same conditions as prescribed herein.

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Zon e	Principal Permitted Uses	Conditional Uses	Accessory Uses
R-D	<ol style="list-style-type: none"> 1. Garden apartments. 2. Community residences subject to Section 25-1401.1. 3. Municipal buildings and facilities. 	Any R-C Zone conditional use under the same conditions as prescribed therein.	Any R-C Zone permitted accessory use under the same conditions as prescribed therein.
R-E	<ol style="list-style-type: none"> 1. Multi-family high density dwellings for senior citizens. 2. Professional offices for physician, dentist or other medical services required for principal tenants. 3. Community residences subject to Section 25-1401.1. 4. Municipal buildings and facilities. 	Any R-D Zone conditional use under the same conditions as prescribed therein.	Any R-D Zone permitted accessory use under the same conditions as prescribed therein.
R-F	<ol style="list-style-type: none"> 1. Multi-family dwellings, (120' or 12 stories), garden apartments and townhouses. 2. Community residences subject to Section 25-1401.1. 	Any R-E Zone conditional use under the same conditions as prescribed therein.	Any R-E Zone permitted accessory use under the same conditions as prescribed therein.

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Zone	Principal Permitted Uses	Conditional Uses	Accessory Uses
B	<ol style="list-style-type: none"> 1. Retail trade and service establishments, excluding drive-in facilities. 2. Eating and drinking establishments, excluding drive-in facilities. 3. Automobile sales. 4. Business and professional offices. 5. Banks and financial institutions, excluding drive-in facilities. 6. Municipal buildings and facilities. 7. Child-care centers subject to Section 25-1401.2. 8. Funeral homes. 9. Reserved. 10. Fast food restaurants (fronting on Bergen Boulevard). 11. Cultural uses such as music and dance studios, galleries, studios, or museums. (Ord. No. 2014-14 § 6) 	<ol style="list-style-type: none"> 1. Essential services subject to Section 25-1403.2. 2. Service stations subject to Section 25-1403.4. 3. Veterans, civic and community clubs, subject to Section 25-1403.5. 4. Satellite dish antennas, subject to Section 25-1403.6. 5. Houses of worship, subject to Section 25-1403.1. 6. Drive-thru banking facilities, subject to Section 25-1403.9. 7. Veterans, civic and community clubs subject to Section 25-1403.5. 	<ol style="list-style-type: none"> 1. Off-street parking and loading facilities. 2. Signs. 3. Accessory storage within a wholly enclosed permanent structure for materials, goods and supplies intended for sale or consumption on the premises. 4. Fences.

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Zon e	Principal Permitted Uses	Conditional Uses	Accessory Uses
B-1	<ol style="list-style-type: none"> 1. Retail trade and service establishments, excluding automobile sales and drive-in facilities. 2. Eating and drinking establishments, excluding drive-in facilities. 3. Business and professional offices. 4. Banks and financial institutions, excluding drive-in facilities. 5. Multi-family dwellings above the first story of any structure housing the first story devoted to the uses enumerated above and subject to Section 25-1401.3. 6. Municipal buildings and facilities. 7. Child-care centers subject to Section 25-1401.2. 8. Cultural uses such as music and dance studios, galleries, studios, or museums. (Ord. No. 2014-14 § 6) 	Any B Zone conditional use under the same conditions as prescribed therein.	Any B Zone per-mitted use under the same conditions as prescribed therein.
B-2	<ol style="list-style-type: none"> 1. Any B-1 permitted principal use under the same conditions as prescribed herein. 2. Mid-rise office. 3. Multi-family mid-rise dwellings. 	Any B Zone conditional use under the same conditions as prescribed herein.	Any B Zone accessory use under the same conditions as prescribed herein.

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I	<ol style="list-style-type: none"> 1. Light manufacturing and industrial operations. 2. Warehousing, distribution and storage facilities excluding outdoor storage of any kind. 3. Research laboratories. 4. Business, executive and administrative offices ancillary to the permitted industrial uses. 5. Childcare centers, subject to Section 25-1401.2 6. Indoor and outdoor commercial recreation facilities. 7. Retail establishments. 	<ol style="list-style-type: none"> 1. Essential services subject to Section 25-1403.2. 2. Satellite dish antennas, subject to Section 25-1403.6. 3. Service stations, subject to Section 25-1403.4. 4. Car washes, subject to Section 25-1403.8. 5. Reserved. 6. Establishments who have as their primary purpose the playing of pool, video or arcade games, bowling or movie theaters, subject to subsection 25-1403.11. 7. Veteran, civic and community clubs subject to Section 1403.5. 	<ol style="list-style-type: none"> 1. Off-street parking and loading facilities. 2. Signs. 3. Executive dining rooms, cafeterias or other areas designed for lounging or feeding only those persons who are occupants to the particular structure involved, and the facilities shall not be available to the public at large. 4. Fences.

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APPENDIX D

Schedule XI-2 Area and Bulk Regulations
Borough of Fairview, New Jersey
(Section 25-1204)

Zone	Minimum Lot Area (sq. ft.)	Minimum Lot Width (ft.)	Minimum Lot Depth (ft.)	Minimum Front Yard (ft.)	Minimum Side Yard One/Total (ft.)	Side Corner Lot (ft.)	Minimum Rear Yard (ft.)	Maximum Building Coverage (percent)	Maximum Impervious Coverage (percent)	Maximum Bldg. Height (ft.)	Lot Area Per DU (sq. ft.)	Additional Regulations
R-A One Family	3,750	37.5	100	20	3/6	10	20	40	NA	2 1/2/30	3,750	NA
R-B One Family Two Family	Refer to R-A area and bulk regulations 5,000	50	100	20	5/10	10	20	40	65%	30 (Ord. No. 2014-14 § 7)	2,500	1. Floor Area Ratio – Maximum floor area ratio (FAR) shall be 0.76 which shall not include the garage and basement area of the dwelling but shall include all other floor area in the calculation. 2. Zone R-B – Corner lots shall be amended to include the following: Driveways shall be placed in the center of the parking area and the garage shall be located in the site front yard with a twenty (20) foot setback. 3. Zone R-B – Corner lots shall be amended to require a twenty (20) foot front yard set back on the narrowest frontage and an eight (8) foot front yard setback on the secondary front yard.
R-C One and Two Family Three to Six Family	Refer to R-A and R-B area and bulk regulations 6,000	60	100	20	5/10	10	20	30	NA	2 1/2/30	1,245	NA
R-D Garden Apartment	10,000	80	100	18	10/20	10	10	30	NA	2 1/2/30	1,245	NA
R-E Senior Housing	NA	NA	NA	5	15 ea.	NA	15% of average lot depth, but not to exceed 15 ft.	NA	NA	18/165	NA	NA
R-F High Rise Multi-Family	15,000	150	100	25	15	10	6 ⁽¹⁾	80 ⁽²⁾	NA	12/120	260	NA
B General Business	2,500	25	100	15 (Ord. No. 2014-14 § 7)	NA	NA	10	75	NA	2 1/2/30	NA	NA
B-1 Central Business	5,000	50	100	Equal to the average setback within 100 ft. either side of subject property	At least 10 ft. on one side.	10	10	60	NA	3/35	NA	NA
B-2 Business-Residential Mid Rise Office and Mid Rise Residential Other uses	20,000 Refer to B-1 area and bulk regulations	100	200	25	15/30	10	20	50	70	6/60 ⁽³⁾	NA	NA
I Industry Retail Uses	10,000 50,000	80 250	100 150	10 5	10/20 10/20	10 10	10 0	60 40	NA 90	2/35 2/30	NA NA	NA Minimum distance between buildings: 30 ft. minimum floor area/ retail use: 10,000 sq. ft.

(1) 0' on public or quasi-public land.

(2) Parking structures not to exceed 15 ft. above street elevation with amenity deck on the parking garage roof providing a private garden plaza for the residents, swimming pool and other recreation areas such as tennis courts will be permitted and not counted as land coverage.

(3) Inclusive of parking decks.