

ZONING REGULATIONS

40 Attachment 2

**Schedule 1
SCHEDULE OF DISTRICT USE REGULATIONS
BOROUGH OF RINGWOOD, NEW JERSEY**

[1985 Code § 22-4.5; Ord. No. 1995-04 § 4; Ord. No. 1997-01 § 4; Ord. No. 2003-08; Ord. No. 2013-#01 §§ 1, 4; 12-15-2020 by Ord. No. 2020-12]

ZONE	Permitted Principal Uses	Permitted Accessory Uses	Conditional Uses
C-200 CONSERVATION	<ol style="list-style-type: none"> 1. Day camps and seasonal camps. 2. Outdoor tennis courts, outdoor tennis clubs or associations. 3. Outdoor swimming pools, outdoor swim clubs or associations. 4. Botanical gardens. 5. Arboreta. 6. Hiking trails, horseback riding trails, nonmotorized bike trails, and cross-country ski trails. 7. Fish, game and woodland preserves. 8. Watershed conservation. 9. Municipal parks and playgrounds, municipal buildings, libraries and fire stations. 10. Single-family dwellings, subject to area, bulk yard and other regulations of the R-40V Zone. 	<ol style="list-style-type: none"> 1. Accessory uses customarily incidental to a permitted principal use. 2. Signs, subject to subsection 40-8.7. 3. Off-street parking. Subject to Section 38-3. 4. Fences and walls, subject to subsection 40-8.4. 5. Family Day Care Home as accessory to a single-family dwelling, subject to subsection 40-8.14 6. Child Care Center as accessory to: <ol style="list-style-type: none"> (a) a place of worship (b) public or private school or (c) a "municipal" use such as a firehouse, library, ambulance building, etc. subject to subsection 40-8.13. 	<ol style="list-style-type: none"> 1. Agricultural and horticultural uses, subject to subsection 40-9.1. 2. Tree harvesting, subject to subsection 40-9.8. 3. Fishing, hunting, picnicking, boating, subject to subsection 40-9.4. 4. Essential services, subject to subsection 40-9.3.
R-80V SINGLE-FAMILY RESIDENTIAL	*Same as the R-40V Zone except that the provisions concerning the availability of public water system shall not apply.		

RINGWOOD CODE

ZONE	Permitted Principal Uses	Permitted Accessory Uses	Conditional Uses
R-40V ¹ SINGLE-FAMILY RESIDENTIAL	<ol style="list-style-type: none"> 1. Single-family dwellings. 2. Municipal parks and playgrounds, municipal buildings, library and fire stations. 3. Parks and playgrounds owned and operated by neighborhood property owner associations on a nonprofit basis. 	<ol style="list-style-type: none"> 1. Accessory uses customarily incidental to a permitted principal use. 2. Signs subject to subsection 40-8.7. 3. Private garages, subject to subsection 40-8.6. 4. Off-street parking., Subject to Section 38-3. 5. Private swimming pools and tennis courts, subject to subsection 40-8.5. 6. Fences and walls, subject to subsection 40-8.4. 7. Home occupations, subject to subsection 40-8.11. 8. Trailers, boats and recreation vehicles, subject to subsection 40-8.12. 9. Family Day Care Home as accessory to a single-family dwelling, subject to subsection 40-8.14. 10. Child Care Center as accessory to: (a) a place of worship, (b) public or private school or (c) a "municipal" use such as a firehouse, library, ambulance building, etc. subject to subsection 40-8.13. 	<ol style="list-style-type: none"> 1. Agricultural and horticultural uses, subject to subsection 40-9.1. 2. Essential services, subject to subsection 40-9.3. 3. Churches and other places of worship, including parish houses, Sunday School buildings subject to subsection 40-9.9. 4. Public and private nursery, elementary, middle and secondary schools, subject to subsection 40-9.6.

¹ See also subsection 40-4.8.

ZONING REGULATIONS

ZONE	Permitted Principal Uses	Permitted Accessory Uses	Conditional Uses
R-40 SINGLE-FAMILY RESIDENTIAL	<ol style="list-style-type: none"> 1. Single family dwellings. 2. Municipal parks and playgrounds, municipal buildings, libraries and fire stations. 3. Parks and playgrounds owned and operated by neighborhood property owner associations on a nonprofit basis. 	<ol style="list-style-type: none"> 1. Accessory use customarily incidental to a permitted principal use. 2. Signs, subject to subsection 40-8.7. 3. Private garages, subject to subsection 40-8.6. 4. Off-street parking. 5. Private swimming pools and tennis courts, subject to subsection 40-8.5. 6. Fences and walls, subject to subsection 40-8.4. 7. Home occupations, subject to subsection 40-8.11. 8. Trailers, boats and recreation vehicles, subject to subsection 40-8.12. 9. Family Day Care Home as accessory to a single-family dwelling, subject to subsection 40-8.14. 10. Child Care Center as accessory to: <ol style="list-style-type: none"> (a) a place of worship, (b) public or private school or (c) a "municipal" use such as a firehouse, library, ambulance building, etc. subject to subsection 40-8.13. 	<ol style="list-style-type: none"> 1. Agricultural and horticultural uses, subject to subsection 40-9.1. 2. Essential services, subject to subsection 40-9.3. 3. Churches and other places of worship, including parish houses, Sunday School buildings, subject to subsection 40-9.9. 4. Public and private nursery, elementary, middle and secondary schools, subject to subsection 40-9.6.

RINGWOOD CODE

ZONE	Permitted Principal Uses	Permitted Accessory Uses	Conditional Uses
R-20 SINGLE-FAMILY RESIDENTIAL	<ol style="list-style-type: none"> 1. Single-family dwellings. 2. Municipal parks and playgrounds, municipal buildings, libraries and fire stations. 3. Parks and playgrounds owned and operated by neighborhood property owner associations on a nonprofit basis. 	<ol style="list-style-type: none"> 1. Accessory uses customarily incidental to a permitted principal use. 2. Signs, subject to subsection 40-8.7. 3. Private garages, subject to subsection 40-8.6. 4. Off-street parking. Subject to Section 38-3. 5. Private swimming pools and tennis courts, subject to subsection 40-8.5. 6. Fences and walls, subject to subsection 40-8.4. 7. Home occupations, subject to subsection 40-8.11. 8. Trailers, boats and recreation vehicles, subject to subsection 40-8.12. 9. Family Day Care Home as accessory to a single-family dwelling, subject to subsection 40-8.14. 10. Child Care Center as accessory to: (a) a place of worship, (b) public or private school or (c) a "municipal" use such as a firehouse, library, ambulance building, etc. subject to subsection 40-8.13. 	<ol style="list-style-type: none"> 1. Agricultural and horticultural uses, subject to subsection 40-9.1. 2. Essential services, subject to subsection 40-9.3. 3. Churches and other places of worship, including parish houses, Sunday School buildings, subject to subsection 40-9.9. 4. Public and private nursery, elementary, middle and secondary schools, subject to subsection 40-9.6.

ZONING REGULATIONS

ZONE	Permitted Principal Uses	Permitted Accessory Uses	Conditional Uses
RT-40 SINGLE- AND TWO-FAMILY RESIDENTIAL	<ol style="list-style-type: none"> 1. Single- and two-family dwellings. 2. Municipal parks and playgrounds, municipal buildings, libraries and fire stations. 3. Parks and playgrounds owned and operated by neighborhood property owner associations on a nonprofit basis. 	<ol style="list-style-type: none"> 1. Accessory uses customarily incidental to a permitted principal use. 2. Signs, subject to subsection 40-8.7. 3. Private garages, subject to subsection 40-8.6. 4. Off-street parking. Subject to Section 38-3. 5. Private swimming pools and tennis courts, subject to subsection 40-8.5. 6. Fences and walls, subject to subsection 40-8.4. 7. Home occupations, subject to subsection 40-8.11. 8. Trailers, boats and recreation vehicles, subject to subsection 40-8.12. 9. Family Day Care Home as accessory to a single-family dwelling, subject to subsection 40-8.14. 10. Child Care Center as accessory to: <ol style="list-style-type: none"> (a) a place of worship, (b) public or private school or (c) a "municipal" use such as a firehouse, library, ambulance building, etc. subject to subsection 40-8.13. 	<ol style="list-style-type: none"> 1. Agricultural and horticultural uses, subject to subsection 40-9.1. 2. Essential services, subject to subsection 40-9.3. 3. Churches and other places of worship, including parish houses, Sunday School buildings, subject to subsection 40-9.9. 4. Public and private nursery, elementary, middle and secondary schools, subject to subsection 40-9.6.

RINGWOOD CODE

ZONE	Permitted Principal Uses	Permitted Accessory Uses	Conditional Uses
CC-80 COMMUNITY COMMERCIAL and CS-40 COMMUNITY SHOPPING	<ol style="list-style-type: none"> 1. Animal hospitals and animal grooming facilities 2. Antique shops 3. Appliance stores 4. Art galleries 5. Athletic centers within enclosed buildings 6. Automobile supply stores 7. Automobile sales 8. Bakeries 9. Banquet halls 10. Bowling alleys 11. Catering establishments 12. Clothing stores 13. Clubs, lodges and meeting rooms 14. Commercial banks, savings banks and savings and loan associations 15. Community centers operated by public or nonprofit organizations 16. Confectioneries 17. Delicatessens 18. Department stores 19. Drug stores 20. Dry cleaning establishments 21. Eating and drinking establishments 22. Electrical supply stores 23. Fish markets 24. Florist shops 25. Food shops 26. Funeral homes 27. Furniture stores 28. Hardware stores 29. Hair styling shops 30. Hobby and craft stores 31. Home and garden supply stores 32. Insurance offices 33. Interior decoration stores 	<ol style="list-style-type: none"> 1. Off-street parking and loading facilities including garages, subject to subsection 40-8.6. 2. Signs, subject to subsection 40-8.7. 3. Fences and walls, subject to subsection 40-8.4. 4. Outdoor storage, subject to subsection 40-8.10. 5. Child Care Center as accessory to: <ol style="list-style-type: none"> (a) a place of worship, (b) public or private school or (c) a "municipal" use such as a firehouse, library, ambulance building, etc. subject to subsection 40-8.13. 	<ol style="list-style-type: none"> 1. Essential services, subject to subsection 40-9.3. 2. Automobile service and/or gas stations, subject to subsection 40-9.7. 3. Churches and other places of worship, including parish houses, Sunday School buildings, subject to subsection 40-9.9. 4. Public and private nursery, elementary, middle and secondary schools, subject to subsection 40-9.6. 5. Nursing homes and convalescent homes, subject to subsection 40-9.10.

ZONING REGULATIONS

ZONE	Permitted Principal Uses	Permitted Accessory Uses	Conditional Uses
	<ul style="list-style-type: none"> 34. Jewelry stores 35. Laundromats 36. Locksmiths 37. Meat markets 38. Movie theaters within enclosed buildings 39. Municipal parks and playgrounds, municipal buildings, libraries, fire stations and ambulance stations 40. Museums 41. Package liquor stores 42. Paint and wallpaper stores 43. Parks and playgrounds owned and operated by neighborhood property owners associations on a nonprofit basis 44. Photo equipment or Processing stores 45. Plumbing supply stores 46. Post office 47. Professional offices for dentists, optometrists, doctors, lawyers, architects, engineers, chiropractors, and similarly licensed professionals 48. Radio, television and recording equipment stores 49. Real estate offices 50. Record and recording tape stores 51. Repair shops for clothing and household goods 52. Schools of performing arts, arts and crafts or professional or trade schools 53. Shoe stores 54. Sporting goods stores 55. Stationery and office supply stores 56. Tailor or dressmaker shops 57. Toy stores 58. Travel agencies 59. Variety or five-and-ten cent stores 60. General business office 61. Child Care Center 		

RINGWOOD CODE

ZONE	Permitted Principal Uses	Permitted Accessory Uses	Conditional Uses
NB-15 NEIGHBORHOOD BUSINESS	<ol style="list-style-type: none"> 1. Commercial banks, savings banks and savings and loan associations 2. Confectioneries 3. Delicatessens 4. Drug stores 5. Eating establishments not serving alcoholic beverages 6. Fish markets 7. Florist shops 8. Grocery stores 9. Hair styling shops 10. Hobby and crafts stores 11. Locksmith 12. Meat market 13. Professional offices for dentists, optometrists, doctors, lawyers, architects, engineers, chiropractors and similarly licensed professionals 14. Public parks, playgrounds, libraries, fire stations and municipal buildings 15. Real estate offices 16. Repair shops for clothing and household goods 17. Tailor and dressmaker shops 18. Travel agencies 19. Business offices 20. Child Care Center 	<ol style="list-style-type: none"> 1. Off-street parking and loading facilities, including garages, subject to subsection 40-8.6. 2. Signs, subject to subsection 40-8.7. 3. Accessory storage of materials, goods and supplies intended for sale or consumption on the premises, provided same is stored within a wholly enclosed permanent structure. 4. Child Care Center as accessory to: (a) a place of worship and (b) a "municipal" use such as a firehouse, library, ambulance building, etc. subject to subsection 40-8.13. 	<ol style="list-style-type: none"> 1. Essential services subject to subsection 40-9.3. 2. Automobile service and/or gas stations, subject to subsection 40-9.7. 3. Churches and other places of worship, including parish houses, Sunday School buildings, subject to subsection 40-9.9.

ZONING REGULATIONS

ZONE	Permitted Principal Uses	Permitted Accessory Uses	Conditional Uses
NC-15 NEIGHBORHOOD COMMERCIAL	<ol style="list-style-type: none"> 1. Commercial banks, savings banks and savings and loan associations 2. Confectioneries 3. Delicatessens 4. Drug stores 5. Eating establishments not serving alcoholic beverages 6. Fish markets 7. Florist shops 8. Grocery stores 9. Hair styling shops 10. Hobby and crafts stores 11. Locksmith 12. Meat market 13. Professional offices for dentists, optometrists, doctors, lawyers, architects, engineers, chiropractors and similarly licensed professionals 14. Public parks, playgrounds, libraries, fire stations and municipal buildings 15. Real estate offices 16. Repair shops for clothing and household goods 17. Tailor and dressmaker shops 18. Travel agencies 19. Child Care Center 	<ol style="list-style-type: none"> 1. Off-street parking and loading facilities, including garages, subject to subsection 40-8.6. 2. Signs, subject to subsection 40-8.7. 3. Accessory storage of materials, goods and supplies intended for sale or consumption on the premises, provided same is stored within a wholly enclosed permanent structure. 4. Child Care Center as accessory to: (a) a place of worship and (b) a "municipal" use such as a firehouse, library, ambulance building, etc. subject to subsection 40-8.13. 	<ol style="list-style-type: none"> 1. Essential services, subject to subsection 40-9.3. 2. Automobile service and/or gas stations, subject to subsection 40-9.7. 3. Churches and other places of worship, including parish houses, Sunday School buildings, subject to subsection 40-9.9.

RINGWOOD CODE

ZONE	Permitted Principal Uses	Permitted Accessory Uses	Conditional Uses
GB-80 GENERAL BUSINESS	<ol style="list-style-type: none"> 1. Business and professional offices 2. Lumber and building material sales. 3. Contractors' equipment sales and service, including plumbers, electricians, roofers and similar activities. 4. Tool, die and pattern making, other machine shop operations. 5. Wholesale business storage and warehousing. 6. Woodworking, furniture repair and custom upholstery and metal-working. 7. Eating and drinking establishments. 8. Child Care Center 9. Antique shops 10. Retail shops for sales and service of books, videos/recorded music 11. Catering and banquet facilities 12. Confectionery store 13. Conference and seminar center 14. Delicatessens 15. Florist shops 16. Hair styling shops 17. Hobby and crafts stores 18. Jewelry stores 19. Public parks, playgrounds, libraries, emergency services and municipal buildings 20. Retail shops for clothing and household goods 21. Retail shops for sales and service of household electric appliances, goods and supplies 22. Retail shops for tailor, dressmaker and shoe repair/cobbler 23. Retail shops for the sales, rental and service of recreation equipment such as boats, canoes, fishing and hunting gear and sports equipment 24. Schools for private tutoring, performing arts, martial arts and similar type instruction 	<ol style="list-style-type: none"> 1. Off-street parking and loading facilities, including garages, subject to subsection 40-8.6. 2. Signs, subject to subsection 40-8.7. 3. Fences and walls, subject to subsection 40-8.4. 4. Outdoor storage, subject to subsection 40-8.10. 5. Accessory storage of materials, goods and supplies intended for sale or consumption on the premises, provided same is stored within a wholly enclosed permanent structure 	<ol style="list-style-type: none"> 1. Essential services, subject to subsection 40-9.3. 2. Animal kennels, subject to subsection 40-9.2. 3. Automobile service and/or gas stations, subject to subsection 40-9.7. 4. Mechanical automobile washing establishments, subject to subsection 40-9.5.

ZONING REGULATIONS

ZONE	Permitted Principal Uses	Permitted Accessory Uses	Conditional Uses
GB-80W GENERAL BUSINESS WATER	<ol style="list-style-type: none"> 1. Business and professional offices 2. Eating and drinking establishments 3. Bed and breakfast 4. Country inn 5. Child Care Center 6. Antique shops 7. Retail shops for sales and service of books, videos/recorded music 8. Catering and banquet facilities 9. Confectionery store 10. Conference and seminar center 11. Delicatessens 12. Florist shops 13. Hair styling shops 14. Hobby and craft stores 15. Jewelry stores 16. Public parks, playgrounds, libraries, emergency services and municipal buildings. 17. Retail shops for clothing and household goods 18. Retail shops for sales and service of household electric appliances, goods and supplies 19. Retail shops for tailor, dressmaker and shoe repair/cobbler 20. Retail shops for the sales, rental and service of recreation equipment such as boats, canoes, fishing and hunting gear and sports equipment. 21. Schools for private tutoring, performing arts, martial arts and similar type instruction 	<ol style="list-style-type: none"> 1. Off-street parking and loading facilities, including garages, subject to subsection 40-8.6. 2. Signs, subject to subsection 40-8.7. 3. Fences and walls, subject to subsection 40-8.4. 	<ol style="list-style-type: none"> 1. Essential services, subject to subsection 40-9.3.

RINGWOOD CODE

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<p>CR-800 COMMERCIAL RECREATION</p>	<ol style="list-style-type: none"> 1. Swimming pools, tennis courts, picnicking facilities, volleyball courts and other similar recreation facilities maintained as an integral part of a resort development for the exclusive use of persons using the resort facility. 2. Single-family dwellings subject to the area, bulk, yard and other regulations of the R-40 Zone. 3. Municipal parks and play-grounds, municipal buildings, libraries and fire stations. 	<ol style="list-style-type: none"> 1. Dwellings for employees and caretakers subject to the area bulk, yard and other regulations of the R-40 Zone, and provided that such uses are accessory to a resort development. 2. Accessory uses customarily incidental to a permitted principal use. 3. Signs, subject to subsection 40-8.7. 4. Private garages subject to subsection 40-8.6. 5. Off-street parking. Subject to Section 38-3. 6. Fences and walls, subject to subsection 40-8.4. 7. Child Care Center as accessory to a commercial recreation use subject to subsection 40-8.13. 8. Family Day Care Home as accessory to a single-family dwelling, subject to subsection 40-8.14. 	<ol style="list-style-type: none"> 1. Essential services, subject to subsection 40-9.3.

ZONING REGULATIONS

ZONE	Permitted Principal Uses	Permitted Accessory Uses	Conditional Uses
<p>I-60 INDUSTRIAL, OFFICE AND RESEARCH</p>	<ol style="list-style-type: none"> 1. Light manufacturing operations, assembly and/or packaging of products from previously prepared materials, including but not limited to, electronic and electric components, instruments, precision tools, time pieces, and similar products. Manufacturing of products may occur provided there is no glare, noise, smoke, smell or vibrations detectable at the property lines; or if detectable, no higher than maximum state standards, if applicable. 2. Deleted 3. Printing plants or publishing houses 4. Lumber and building materials sales 5. Contractors' equipment sales and service including plumbers, electricians, roofers and similar activities 6. Tool, die and pattern making, other machine shop operations 7. Processing and warehousing 8. Warehousing and private warehousing 9. Self-storage facilities 10. Flex space 11. Food and beverage production 12. Microbreweries and microdistilleries 13. Wholesale business storage and warehousing 14. Business, executive and professional offices 15. Child-care center 16. Laboratories and related offices engaged in research or product testing. Product assembly may be conducted in conjunction with the research or product testing only and shall not include the preparation of goods for the sale on premises 17. Research laboratories or office space which are combined with a warehouse and/or the distribution of products 	<ol style="list-style-type: none"> 1. Off-street parking and loading facilities, including garages, subject to subsection 40-8.6. 2. Signs, subject to subsection 40-8.7. 3. Fences and walls, subject to subsection 40-8.4. 4. Outdoor storage, subject to subsection 40-8.10. 	<ol style="list-style-type: none"> 1. Essential services, subject to subsection 40-9.3. 2. Automobile service and/or gas stations, subject to subsection 40-9.7. 3. Commercial recreation, subject to subsection 40-9.12.

RINGWOOD CODE

ZONE	Permitted Principal Uses	Permitted Accessory Uses	Conditional Uses
FH FLOOD HAZARD ZONE	-----See subsection 40-7.2-----		
SRD SPECIAL RESIDENTIAL DISTRICT	<ol style="list-style-type: none"> 1. Religious institutions 2. Houses of worship 3. Residences for religious and support personnel 4. Schools and educational facilities 5. Public and private nurseries, child care centers 6. Group homes, subject to subsection 40-4.9 7. Community centers for victims of domestic violence and community residences for the developmentally disabled 8. Cemeteries 9. Conference centers 10. Retreat facilities 11. Day and sleep away camps 12. Essential services, subject to subsection 40-9.3. 13. Senior citizens housing, subject to subsection 40-4.8. 14. Residential Treatment Facility, subject to Subsection 40-4.9. 	<ol style="list-style-type: none"> 1. Accessory uses customarily incidental to a permitted principal use 2. Signs, subject to subsection 40-8.7 3. Private garages, subject to subsection 40-8.6 4. Off-street parking. Subject to Section 38-3. 5. Recreational facilities including playing fields, gymnasiums, swimming pools 6. Kitchen and eating facilities 7. Maintenance and storage facilities 8. Utilities and utility buildings 9. Agricultural and horticultural uses. 10. Fences and walls, subject to subsection 40-8.4. 	None