

ZONING

22 Attachment 2

Borough of Woodland Park

SCHEDULE OF PERMITTED USES

(Subsection 22-4.4)

[Amended 4-4-2018 by Ord. No. 18-06; 9-4-2019 by Ord. No. 19-11; 3-6-2024 by Ord. No. 24-05; 2-4-2026 by Ord. No. 26-03]

Zone	Permitted Uses	Conditional Uses*	Accessory Uses
R-A (1/2 acre)	- Single-family dwellings - Municipal buildings - Parks, playgrounds, recreational uses	- House of worship - Home occupations - Rooming/boardinghouse - Satellite antenna	- Incidental to single-family residential use - Solar panels
R-B (10,000 SF)	- Single-family dwellings - Parks, playgrounds, recreational uses - Municipal buildings	- House of worship - Home occupations - Rooming/boardinghouse - Satellite Antenna	- Incidental to single-family residential use - Solar panels
R-C (6,000 SF)	- Single-family dwellings - Parks, playgrounds, recreational uses - Municipal buildings	- House of worship - Two-family dwellings - Home occupations - Rooming/boardinghouse - Satellite antenna	- Incidental to single-family or two-family residential use - Solar panels
R-D (Garden Apt.) – 10 acres	- Garden apartments of 2 stories or less - Parks, playgrounds, recreational uses - Municipal buildings	- House of worship - Home occupations - Rooming/boardinghouse - Satellite antenna	Solar panels
R-E (Townhouse) – 15 acres	- Townhouses - Single-family dwellings - Parks, playgrounds, recreational uses - Municipal buildings	- House of worship - Solar panels - Home occupations - Rooming/boardinghouse - Satellite antenna	
R-F (PRD - MF) (Inclusionary) – 15 acres	- Townhouses - Single-family dwellings - Parks, playgrounds, recreational uses - Municipal buildings	- House of worship - Solar panels - Home occupations - Rooming/boardinghouse - Satellite antenna	Recreational uses serving the townhouse development
R-G (Adult 55+ MF) – 15 acres	- Attached and multifamily dwellings, such as townhouses, garden-style homes, and villas - Parks, playgrounds, recreational uses - Community center - Municipal buildings - Residential A or Residential B permitted uses	- House of worship - Solar panels - Home occupations - Rooming/boardinghouse - Satellite antenna	- Clubhouse or related structures used for exercise, athletic, and recreational facilities - Meeting rooms club rooms and other facilities for social activities - Homeowners' association offices - Swimming pool - Maintenance and equipment storage - Ancillary kitchen facilities

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R-H (Inclusionary MF) – 5 acres	• Attached and multifamily dwellings, such as townhouses, garden-style homes, and villas	• House of worship • Home occupations • Rooming/boardinghouse	• Clubhouse or related structures used for exercise, athletic, and recreational facilities • Meeting rooms, club rooms and other facilities for social activities • Homeowners' association offices • Swimming pool • Maintenance and equipment storage • Ancillary kitchen facilities • Maintenance, storage and utility facilities, inclusive of garages and communication equipment • Solar panels
R-I (Inclusionary Multi-Family Residential)	• Multiple-family dwellings • Townhouses • Stacked townhouses • Public or private open space and recreation areas		• Clubhouses • Common or centralized mailboxes • Fences and walls, including retaining walls • Gatehouse/guardhouse • Lounge, mail room, and similar residential amenities incorporated into a larger building design • Off-street surface parking and parking garages incorporated into the principal building design • Public and private utilities • Public or private recreational facilities, including, but not limited to, community pools, tennis courts, and playgrounds • Trash enclosures and compactors

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R-J (Inclusionary Multi-Family Residential)	• Multiple-family dwellings		• Fences and walls, including retaining walls • Lounge, mail room, fitness facilities, and similar interior common residential amenities incorporated into a larger building design • Off-street surface parking and parking garages incorporated into the principal building design • Public and private utilities • Public or private recreational facilities, including but not limited to, community pools, tennis courts, and playgrounds • Trash enclosures and compactors • Solar panels
Senior Citizen District (55+) – 5 acres	• Multifamily dwellings for seniors 55+	• House of worship • Solar panels • Satellite antenna	• Customarily incidental to primary use

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CBD	• Art galleries and studios • Workshops for craftsmen with a retail component only • Banks (no drive-throughs) • Business, professional, and medical offices • Financial institutions • Multifamily residential above the first story of any structure in which the first floor is devoted to retail and/or service commercial use • Retail and service commercial uses, including spas, gyms, dry cleaners, tailors, retail florists, ice cream shops, coffee shops, educational uses, and drugstores • Recreational uses (karate, dance studio, etc.) • Movie theaters, concert halls and exhibition galleries, and other similar entertainment uses (requiring a license by the Borough) • Package liquor stores • Indoor farmers' market • Hotels • Sit-down or fast-casual restaurants (eating and drinking establishments) • Municipal buildings • Parks and playgrounds	• Essential services • Child-care centers • Bowling alley • Skating rink • Outdoor dining, provided a 10-foot sidewalk or a courtyard is provided • Alcohol and drug rehabilitation centers • Advertising billboard signs • Outdoor farmers' market requiring a permit by the Borough • Home occupations • Satellite antenna	• Off-street parking and loading facilities • Signs • Accessory storage within a fully enclosed permanent structure for materials, goods and supplies intended for sale or consumption on the premises • Live entertainment to a restaurant use (requiring a license by the Borough) • Recreation facilities • Fences and walls • Other customary accessory uses and buildings which are clearly incidental to the principal uses and buildings permitted in this zone • Solar panels
NC Neighborhood Commercial (Local Commercial on Land Use Plan)	• General retail uses • Personal service uses • Restaurant – fast-casual • Restaurant – sit down, with bar • Restaurant – sit down, without bar • Restaurant, take-out • Convenience store • Professional business offices • Finance, real estate, and insurance services • Commercial schools • Child-care centers • Municipal buildings • Parks and playgrounds • Veterans and civic clubs	• Satellite antenna • Convenience stores with gas stations	• Solar panels

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RGC Regional Commercial	• Hotels • Hotels with banquet facilities • Restaurant – fast-casual • Restaurant – sit down, with bar • Restaurant – sit down, without bar • Restaurant - take-out • Restaurant – fast-food, no drive-through • Restaurant – fast-food with drive through • Shopping centers • Furniture or major appliance store • Grocery stores • Building materials or home improvement store • Banks – with drive-through • Banks – no drive-through • Auto sales • Auto sales and repair • Car wash • Car wash with oil lube • Retail sales • Personal service uses • Tattoo parlors and body piercing establishments • Massage establishments	• Satellite antenna • Adult entertainment • Convenience stores with gas stations	• Solar panels
MO (Mid-Rise Office)	• Professional and medical offices • Hotels • Hotels with banquet facilities	• Satellite antenna	• Food sales accessory to the office use • Child-care centers accessory to the office use • Solar panels
HO (High Rise Office)	• Professional and medical offices • Hotels • Hotels with banquet facilities	• Satellite antenna	• Food sales accessory to the office use • Child-care centers accessory to office use • Solar panels

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AIR - Adaptive Industrial Reuse Zone	• Light industrial and manufacturing uses within a fully enclosed building • Warehousing, except storage of highly combustible or explosive matter, or any other material deleterious to the health, safety, and welfare of the public • Art galleries and studios • Workshops for craftsmen with or without a wholesale component; if provided, showroom will not exceed 10% of the total square footage of the use • Business and professional offices • Recreational uses, including karate, gymnastics, specialized training centers for sports, dancing schools, and other similar uses, including indoor fields • Food co-ops and indoor farmers' markets • Spas and fitness facilities • Dog and cat grooming facilities • Auto detailing facilities • Commercial laundries • Self-storage • Skating rinks	• Houses of worship • Satellite antenna • Veterans and civic clubs • Repair automotive uses	• Off-street parking and loading facilities • Signs • Accessory storage within a fully enclosed permanent structure for materials, goods and supplies intended for sale or consumption on the premises • Cafes • Fences and walls • Other customary accessory uses and buildings which are clearly incidental to the principal uses and buildings permitted in this zone • Solar panels
OSR Open Space and Recreation Zone	• Parks • Open space • Recreational activities, including, but not limited to, ballfields, skating rinks, playgrounds, shuffleboard, etc.		
MXD Mixed Use	See § 22-21		

Notes:

*See § 22-24 for regulations regarding conditional uses.