

DEVELOPMENT REGULATIONS

150 Attachment 3

Borough of Atlantic Highlands

**Exhibit 5-4
Schedule of Uses**

**[Amended 11-27-2002 by Ord. No. 15-2002; 2-26-2003 by Ord. No. 4-2003;
11-16-2009 by Ord. No. 16-2009; 7-27-2011 by Ord. No. 10-2011]**

KEY:

- P – Permitted Principal Use
- C – Permitted Conditional Use
- A – Permitted Accessory Use
- R – Required Accessory Use

Use	Zone District															
	R-1	R-2	R-3	O-R	HBD	CBD	LI	MR	RTH	MF-1	M-2	HB	WB	SC	PB	MC
Residential																
Single-family detached dwellings	P	P	P	P												
Multifamily buildings									P	P	P					
Townhouses									P	P	P					
Mixed-use commercial residential					C	C										
Mixed-use light industrial/ business office/residential							C									
Home profession	C	C	C	C												
Hotel					P	P		P				P	P			
Motel						P						P				

ATLANTIC HIGHLANDS CODE

Use	Zone District															
	R-1	R-2	R-3	O-R	HBD	CBD	LI	MR	RTH	MF-1	M-2	HB	WB	SC	PB	MC
Community residence for the developmentally disabled and victims of domestic violence:																
Up to 6 residents	P	P	P	P					P	P	P			P		
More than 6 but less than 16 residents	C	C	C	C					C	C	C			C		
Senior citizen housing														C		
Bed-and-breakfast establishments	C	C	C	C												
Commercial																
Retail sales or rental of goods, merchandise and equipment (exclusive of motor vehicle sales or service) with no storage or display outside a fully enclosed building except for newspapers and hardware, tools or implements					P	P						P	P			
Professional offices or business offices				P	P	P	P					P	C	P		
Banks, savings and loans				P	P	P						P	C			
Printing, duplicating						P	P					P				
Personal services						P	P					P	P			
Coin-operated laundry						P						P				
Motor vehicle service stations						C	C					C				

DEVELOPMENT REGULATIONS

Use	Zone District															
	R-1	R-2	R-3	O-R	HBD	CBD	LI	MR	RTH	MF-1	M-2	HB	WB	SC	PB	MC
Miscellaneous repair services of personal or household items such as watch, clock or jewelry repair, reupholstery or furniture repair, exclusive of automotive or boat repairs					P	P						P	P			
Contractor's office with indoor or outdoor storage of construction equipment or materials							P									
Light Industrial																
Assembly, processing or repairing of goods, merchandise or equipment							P									
Warehouse, storage or distribution of goods from within completely enclosed buildings							P									
Educational, Religious, Social or Fraternal Uses																
Elementary or secondary school	C															
Place of worship	C															
Social, fraternal clubs or lodges				P	P	P										

ATLANTIC HIGHLANDS CODE

Use	Zone District															
	R-1	R-2	R-3	O-R	HBD	CBD	LI	MR	RTH	MF-1	M-2	HB	WB	SC	PB	MC
Recreation, Amusement, Entertainment																
Commercial indoor athletic or exercise facilities or health clubs					P	P		P				P	P			
Swimming pool, private	A	A	A	A					A	A	A			A		
Municipal recreation facilities such as playfields, tennis courts or swimming pools	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Theaters (except for drive-in movie theaters)					P	P		P				P	P			
Restaurants, Bars																
Service primarily on site without substantial carry-out or deliveries or drive-through service or service in vehicles					P	P		P				P	P			
Service on site or carry-out without drive-through service or service in vehicles					P	P		P				P	P			
Service on site with substantial carry-out or deliveries or drive-through service												P				

DEVELOPMENT REGULATIONS

Use	Zone District															
	R-1	R-2	R-3	O-R	HBD	CBD	LI	MR	RTH	MF-1	M-2	HB	WB	SC	PB	MC
Parking/Loading																
Automobile parking lots not located on a lot on which there is another principal use to which the parking is related						P										
On-site parking related to the principal use	R	R	R	R		R	R	R	R	R	R	R	R	R	A	
Off-street loading	R	R	R	R	A	R	R	R	R	R	R	R	R	R	R	
Marine																
Marine services such as dockage, boat launching, boat repairs, boat hauling and marine gasoline stations on docks or bulkheads								P								
Marine supplies and equipment sales								P								
Temporary storage of boats between October 1 and June 15								P					P			
Swimming and bathing facilities								P								P
Water transportation facilities								P								
Marine or yacht clubs and marine complexes including the marine uses listed above								P								

ATLANTIC HIGHLANDS CODE

Use	Zone District															
	R-1	R-2	R-3	O-R	HBD	CBD	LI	MR	RTH	MF-1	M-2	HB	WB	SC	PB	MC
Public Facilities																
Emergency facilities such as police or fire stations or fire squads	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Post office			P		P	P										
Parks or open space and active or passive recreation	P	P	C	P	P	P	P	P	P	P	P	P	P	P	P	P
Public utilities	C	C	P	C	C	C	C	C	C	C	C	C	C	C	C	
Municipal services or facilities	P	P		P	P	P	P	P	P	P	P	P	P	P	P	
Other																
Child-care centers	C			P	P	P	P	P				P	P		P	
Noncommercial radio or TV antennae	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Signs as set forth in § 150-69	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Fences, walls	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Private garages (maximum 3 motor vehicles per dwelling unit)	A	A	A	A ¹					A							
Mixed-use marine development								C					C			
Fishing, shellfishing																P

NOTE:

¹ With a residential use.