

LAND DEVELOPMENT

390 Attachment 1

**Borough of Oceanport**

**Schedule I  
Permitted Land Uses**

<b>District</b>	<b>Permitted Principal Uses</b>	<b>Permitted Accessory Uses</b>	<b>Conditional Uses</b>
R-1 Single-Family R-2 Single-Family R-3 Single Family R-4 Single-Family	Single-family detached dwelling Park and playground and open space Municipal building Library Public schools Community facilities Churches, synagogues and other houses of worship	Private garages for no more than 3 motor vehicles Private boat launching and docking facilities for no more than 3 boats Signs Other accessory uses and structures customarily appurtenant to a permitted principal use Private swimming pools and private tennis courts	Communication tower
R-5 Single-Family and Two-Family	Single-family detached dwelling 2-family dwelling Park, playground and open space Public schools	Same as Residential Districts R-1, R-2, R-3 and R-4	Communication tower
R-7.5 Single-Family	Single-family detached dwelling Park, playground and open space	Other accessory uses and structures customarily appurtenant to a permitted principal use	Communication tower
R-M Multifamily	Multiple-family dwelling Public schools Library Community facilities Municipal building	Other accessory uses and structures customarily appurtenant to a permitted principal use	Communication tower
RMO Multifamily	Multifamily development (fee-simple owner) Multifamily age-restricted development Assisted living facility Nursing home	Other accessory uses and structures customarily appurtenant to a permitted principal use	Communication tower
RMW Multifamily	Multifamily dwelling units	Other accessory uses and structures customarily appurtenant to a permitted principal use	Communication tower

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District	Permitted Principal Uses	Permitted Accessory Uses	Conditional Uses
V-C Village Center	<p>Permitted first-floor uses:</p> <ul style="list-style-type: none"> <li>- Retail stores and service establishments, including, but not limited to, drugstore, stationery store, the sale of gifts, antiques, flowers, books, jewelry, wearing apparel, craft shops making articles for retail sale on premises, specialty food shops</li> <li>- Banks, travel, real estate, and insurance offices</li> <li>- Museums, galleries and studios for dance, art, music, photography, radio or television</li> <li>- Fully enclosed restaurants and drinking establishments with or without outdoor dining areas</li> <li>- A maximum of 25% professional and/or medical/dental offices</li> <li>- Grocery stores in excess of 5,000 square feet (drive-in or drive-through restaurants and drive-through drugstores are prohibited)</li> <li>- Shopping center</li> <li>- Age-restricted development</li> </ul> <p>Permitted second-floor uses:</p> <ul style="list-style-type: none"> <li>- General business and professional offices, medical/dental offices, studios, or 1- and 2-bedroom residential apartments</li> </ul> <p>Permitted third-floor uses:</p> <ul style="list-style-type: none"> <li>- Studio and 1-bedroom apartments</li> <li>- No more than 25% of the footprint can contain a third floor</li> </ul> <p>General requirements:</p> <ul style="list-style-type: none"> <li>- First-floor area: minimum 1,200 square feet, maximum 5,000 square feet per unit</li> <li>- Residential units must have a minimum of 800 square feet</li> </ul>	<p>Signs                      Incidental storage                      Parking and loading facilities                      Other accessory uses and structures customarily appurtenant to a principal permitted use</p>	<p>Communication tower</p>
VC-AH Village Center - Affordable Housing Overlay	<p>V-C Village Center District permitted principal uses, provided 4 or more affordable housing units are provided on site</p>	<p>Same as V-C Village Center District above</p>	<p>Communication tower</p>

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B-1 Professional and Office	Business or professional office buildings, including banks and financial institutions, but not including businesses which involve the retail sale of goods Recreation facilities, including public open space, public active and passive recreational uses such as miniature golf, a golf driving range Clubhouses, auditoriums and other places of assembly Churches, synagogues and other houses of worship Age-restricted development Utility service facility/structure	Signs Off-street parking facilities	Communication tower
B-2 General and Recreational Commercial	Horse racing, with or without pari-mutuel wagering, provided that any racetrack conducted for profit shall be licensed by the State Racing Commission Clubhouses, auditoriums and other places of assembly Motels and hotels Eating and drinking establishments Business and professional offices Swimming pools Ice-skating rinks Churches, synagogues and other houses of worship Utility service facility/structure	Signs Parking and loading facilities Within the confines of any structure or structures designed, constructed and/or used for horse racing, business incidental thereto may be conducted for the convenience of the users thereof, such as restaurants, food and beverage stands, newspaper stands and the like, provided that the conduct of business should be confined to a limited area, the access to which can only be made by paying a general admission or other similar charge. Accessory uses and structures customarily appurtenant to a principal permitted use and/or necessary to the conduct of a principal permitted use	Communication tower

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I Industrial	<p>Any use permitted in the B-1 District, plus manufacturing of small machine parts and assemblies, such as carburetors, cash registers, sewing machines, calculators, and other machines</p> <p>Fabrication of paper products, comprising any of the following: bags, bookbinding, boxes and packaging material and office supplies</p> <p>Laboratories comprising any of the following: dental, electronic and pharmaceutical</p> <p>The warehousing or storage of goods and products, provided that no goods are sold on or from the premises</p> <p>Manufacturing of electronic products; switches and controls; glass and glass products manufacturing; jewelry manufacturing, including gem polishing; leather goods manufacturing except curing, tanning, and finishing hides; printing plant; sporting goods and toy manufacturing; and thread and yarn manufacturing</p>	<p>Sign</p> <p>Private garage space necessary to store vehicles owned by the occupant on the premises</p> <p>Electric light and power and other utility company installations which may be needed in conjunction with this Industrial Zone</p> <p>Other accessory uses and structures customarily appurtenant to a principal permitted use</p>	<p>Communication tower</p>