

ZONING

414 Attachment 1

Schedule of District Regulations (See § 414-15 for notes.)
Town of West New York, New Jersey
Part 1

[Amended 3-21-2010 by Ord. No. 7/01; 5-19-2010 by Ord. No. 9/10; 5-19-2016 by Ord. No. 9/16; 9-15-2021 by Ord. No. 16/21]

1	2		3	4	5			6			8	9	10	11	12	13	14	15	16	17	18	19		20		21						
	Uses Allowed by Right				Conditional Uses (See Articles IX and X.)	Lot Dimensions (Minimum Required)			Yard Dimensions (Minimum Required) (See exception.)													Height of Buildings (Maximum Permitted) (See exceptions)		Floor Area of Buildings (Minimum Required) (square feet)	Coverage of Lot by Buildings (Maximum Permitted) (percent)		Floor Area Ratio (Maximum Permitted)	Off-Street Parking (In connection with)		Loading (berths)	Exceptions	
	Principal	Accessory				Area (square feet)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)												Rear (feet)	Front (feet)					Side (feet)	Rear (feet)			(stories)
R-M Medium-Density Residential District (allowing a variety of structural types)	1. One- and two-family dwellings. 2. Apartment developments. (See Note 1, § 414-15A.) 3. Parks, playgrounds or other recreational facilities owned or operated by the Town of West New York. 4. Public library, fire station, police station, museum or other public buildings. 5. Public and private schools and other institutions of higher learning. (See Note 2, § 414-15B.) 6. Existing neighborhood-type commercial establishments. [(See Notes 3A and 3B in § 414-15C(1) and (2)]	1. Private garages or parking space used exclusively for the storage of automobiles of the residents on the premises. 2. Customary home occupations. (See Note 4, § 414-15D.) 3. Professional offices. (See Note 5, § 414-15E.) 4. Signs. (See supplementary regulations. §§ 414-22 through 414-24.)	1. Row or townhouses. (See Note 6, § 414-15F. 2. Parks, playgrounds or other recreational facilities operated by the Hudson County Park Commission or other nonlocal public body. 3. Incorporated houses of worship and their related structures. 4. Private membership clubs. (See Note 7, § 414-15G.) 5. Housing for the elderly. 6. Day-care centers, day nurseries. 7. Public utility structures.	For one- and two-family: 2,500 25 100 For garden apts.: 20,000 100 For elevator apts.: 40,000 200 For public and semipublic uses, the minimum site size shall be evaluated by the Planning Board as part of site plan approval	15	3	15									3	35		60	3:1 for elevator apartments (See Note 8, § 414-15H.)	(See Article V, § 414-25, for off-street parking and loading requirements for all uses in all districts.)											
R-H Higher-Density Residential District (allowing a variety of structural types)	1. Any principal use permitted in an R-M District. (See Note 9, § 414-15I.)	1. Any accessory use permitted in an R-M District	1. Any use allowed by special exception permit in an R-M District.	For one- and two-family: 1,500 For garden apts.: 5,000 For elevator apts.: 75,000 (3-6 stories); 40,000 (7-12 stories) For public and semipublic uses, the minimum site size shall be evaluated by the Planning Board as part of site plan approval	15	3	15									2.5	35		80	3:1 for elevator apartments (See Note 8, § 414-15H.)	(See Article V, § 414-25, for off-street parking and loading requirements for all uses in all districts.)											
					0	3	0									2	35		80													
					0	3	0									6 (lots >7,500 sq. ft.); 12 (lots >40,000 sq. ft.)		90														

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1	2		3	4			5	6	7	8	9	10	11	12	13	14	15	16	17	18	19		20	21	
District	Uses Allowed by Right		Conditional Uses (See Articles IX and X.)	Lot Dimensions (Minimum Required)			Yard Dimensions (Minimum Required) (See exception.)						Height of Buildings (Maximum Permitted) (See exceptions)		Floor Area of Buildings (Minimum Required) (square feet)	Coverage of Lot by Buildings (Maximum Permitted) (percent)	Floor Area Ratio (Maximum Permitted)	Off-Street Parking		Loading (berths)	Except-ions				
	Principal	Accessory		Area (square feet)	Width (feet)	Depth (feet)	Applying to Principal Buildings			Applying to Accessory Buildings			(stories)	(feet)				(In connect-ion with)	(spaces)						
							Front (feet)	Side (feet)	Rear (feet)	Front (feet)	Side (feet)	Rear (feet)													
C-R Retail and Service Commercial District (Retail and service establishments customarily found in a central business district and neighborhood shopping)	1. Retail sales and service establishments. 2. General business and professional offices. 3. Banks and other financial institutions. 4. Fully enclosed eating and drinking establishments. 5. Commercial entertainment establishments. 6. Transportation terminal facilities. 7. Parking garages and lots. (See Note 10, § 414-15J.) 8. Hotels/motels. 9. Municipal and other governmental buildings. 10. Places of worship. 11. Schools. 12. Medical cannabis dispensary authorized by the "Jake Honig Compassionate Use Medical Cannabis Act," P.L. 2009, c.307 (N.J.S.A. 24:6I-1 et seq.) and P.L. 2015, c. 158 (N.J.S.A. 18A:40-12.22 et seq.).	1. Signs. (See supplementary regulations, §§ 414-22 through 414-24.) 2. On-site parking and loading facilities. (See § 414-25 under Article V.)	2,500	25	100										2, 6 if office	40 75		60							

¹ [Amended 3-21-2001 by Ord. No. 7/01.