

LAND USE AND DEVELOPMENT

240 Attachment 1

Borough of Edgewater

Schedule X-1

Schedule of District Use Regulations

[Amended 12-17-2012 by Ord. No. 1485-2012; 9-15-2014 by Ord. No. 1512-2014; 12-20-2021 by Ord. No. 2021-014; 4-15-2024 by Ord. No. 2024-009]

No building or premises shall be erected, altered or used except for uses designated for each district as follows:

Zone	Principal Permitted Uses	Conditional Uses	Accessory Uses
R-1	<ol style="list-style-type: none"> 1. Single-family detached dwellings 2. Single-family detached cluster residential, subject to § 240-128 3. Community residences, subject to § 240-124 4. Municipal buildings and facilities 5. Places of worship, subject to § 240-127 6. Public schools 	<ol style="list-style-type: none"> 1. Essential services, subject to § 240-142 2. Private or parochial schools, subject to § 240-143 3. Community residences, subject to § 240-144 	<ol style="list-style-type: none"> 1. Private garages, subject to § 240-134 2. Swimming pools and tennis courts, subject to § 240-136 3. Trailers, boats and recreational vehicles, subject to § 240-135 4. Garden houses, sheds and playhouses 5. Fences and walls, subject to § 240-137 6. Telecommunications-based office use, subject to § 240-138 7. Home occupation, subject to § 240-139 8. Signs, subject to Article XVIII 9. Off-street parking 10. Family home day care
R-2	<ol style="list-style-type: none"> 1. Any R-1 Zone permitted principal use under the same conditions as prescribed herein, except cluster residential 2. Two-family dwellings 	Any R-1 conditional use under the same conditions as prescribed therein	Any R-1 Zone permitted accessory use under the same conditions as prescribed therein

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Zone	Principal Permitted Uses	Conditional Uses	Accessory Uses
R-3	<ol style="list-style-type: none"> 1. Any R-2 Zone permitted principal use under the same conditions as prescribed herein 2. Garden apartments and townhouses, subject to § 240-126 3. Marina facilities, subject to § 240-129 	Any R-1 conditional use under the same conditions as prescribed therein	<ol style="list-style-type: none"> 1. Any R-1 Zone permitted accessory use under the same conditions as prescribed therein 2. Off-street parking facilities, including parking decks
R-4	<ol style="list-style-type: none"> 1. Garden apartments, townhouses and mid-rise dwellings, subject to § 240-126 2. Community residences, subject to § 240-124 3. Municipal buildings and facilities 4. Places of worship, subject to § 240-127 5. Public schools 6. Cemeteries 7. Commercial recreation, including health clubs, racquet clubs, spas and similar-type uses, subject to the area and bulk requirements of an R-4 mid-rise building 8. Marina facilities, subject to § 240-129 	Any R-1 conditional use under the same conditions as prescribed therein	<ol style="list-style-type: none"> 1. Any R-3 Zone permitted accessory use under the same conditions as prescribed therein 2. Retail and service commercial uses, subject to § 240-132 3. Medical and dental offices, subject to § 240-132

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Zone	Principal Permitted Uses	Conditional Uses	Accessory Uses
R-5	<ol style="list-style-type: none"> 1. Any R-3 Zone permitted principal use under the same conditions as prescribed herein 2. High-rise multifamily developments, subject to § 240-126 	Any R-1 conditional use under the same conditions as prescribed therein	<ol style="list-style-type: none"> 1. Any R-4 Zone permitted accessory use under the same conditions as prescribed therein 2. As part of high-rise or senior development on the first floor or mezzanine only: <ol style="list-style-type: none"> a. Restaurants/cafes b. Salons (hair, nail, spa) c. Professional and medical offices
R-40	<ol style="list-style-type: none"> 1. Single-family detached dwellings 2. Community residences, subject to § 240-124 3. Municipal buildings and facilities 4. Places of worship subject to § 240-127 5. Public schools 	Any R-1 conditional use under the same conditions as prescribed therein	Any R-1 Zone permitted accessory use under the same conditions as prescribed therein
SRH	<ol style="list-style-type: none"> 1. Age-restricted multifamily dwellings 2. Community residences, subject to § 240-124 	Any R-1 Zone conditional use under the same conditions as prescribed therein	Any R-1 Zone permitted accessory use under the same conditions as prescribed therein
MCRD	See § 240-123	<ol style="list-style-type: none"> 1. Essential services, subject to § 240-142 2. Veterans, civic and community clubs, subject to § 240-146 	See § 240-123

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Zone	Principal Permitted Uses	Conditional Uses	Accessory Uses
CBD	<ol style="list-style-type: none"> 1. Retail trade and service establishments, excluding automobile sales 2. Eating and drinking establishments 3. Business and professional offices 4. Banks and financial institutions 5. Multifamily dwellings above the first story of any structure housing the first story devoted to the uses enumerated above and subject to § 240-126 6. Municipal buildings and facilities 7. Child-care centers, subject to § 240-125 8. Marina facilities, subject to § 240-129 	<ol style="list-style-type: none"> 1. Essential services, subject to § 240-142 2. Veterans, civic and community clubs, subject to § 240-146 	<ol style="list-style-type: none"> 1. Off-street parking and loading facilities, including parking decks 2. Signs 3. Fences 4. Child-care centers, subject to § 240-140 5. Outdoor dining, subject to § 240-141
B-1	<ol style="list-style-type: none"> 1. Retail trade and service establishments, excluding automobile sales 2. Eating and drinking establishments 3. Business and professional offices 4. Banks and financial institutions 5. Municipal buildings and facilities 6. Child-care centers, subject to § 240-125 	<ol style="list-style-type: none"> 1. Essential services, subject to § 240-142 2. Automobile service stations, subject to § 240-145 3. Veterans, civic and community clubs, subject to § 240-146 	Any CBD Zone permitted accessory use under the same conditions as prescribed therein
B-2	See § 240-130	<ol style="list-style-type: none"> 1. Essential services, subject to § 240-142 2. Veterans, civic and community clubs, subject to § 240-146 	See § 240-130

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Zone	Principal Permitted Uses	Conditional Uses	Accessory Uses
B-3	<ol style="list-style-type: none"> 1. Retail and service establishments, excluding automobile sales 2. Business, executive and administrative offices 3. Child-care centers, subject to § 240-125 4. Marina facilities, subject to § 240-129 5. Commercial recreation 6. Health clubs 7. Movie theaters 8. Eating and drinking establishments 	<ol style="list-style-type: none"> 1. Essential services, subject to § 240-142 2. Veterans, civic and community clubs, subject to § 240-146 3. Hookah bar, lounge, shop or establishment, subject to § 240-217 	<ol style="list-style-type: none"> 1. Off-street parking and loading facilities, including parking decks 2. Signs 3. Fences 4. Child-care centers, subject to § 240-140 5. Outdoor dining, subject to § 240-141
B-4	<ol style="list-style-type: none"> 1. Workshops for craftsman, including but not limited to artists, potters, welders, carpenters, furniture builders and sign makers 2. Child-care centers, subject to § 240-125 	<ol style="list-style-type: none"> 1. Essential services, subject to § 240-142 2. Automobile service stations, subject to § 240-145 3. Veterans, civic and community clubs, subject to § 240-146 	<ol style="list-style-type: none"> 1. Any CBD Zone permitted accessory use under the same conditions as prescribed herein 2. Interior storage for occupant only, provided that no more than 30% of the gross floor area is used for such purposes 3. Offices ancillary to the principal use 4. Retail sales of goods assembled on site, provided that no more than 30% of the gross floor area is used for such purposes

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Zone	Principal Permitted Uses	Conditional Uses	Accessory Uses
MXD-1	<ol style="list-style-type: none"> 1. Hotels (above first floor) 2. Office (above first floor) 3. Multifamily residential (above first floor) 4. Retail and service establishments, excluding automobile sales 5. Restaurants 6. Financial Institutions (no drive-throughs) 7. Workshops for craftsmen (artists, carpenters, etc.) with a retail component 8. Child-care centers 9. Real estate offices 	<ol style="list-style-type: none"> 1. Essential services, subject to § 240-142 2. Veterans, civic, and community clubs, subject to § 240-146 	<ol style="list-style-type: none"> 1. Off-street parking and loading facilities, including parking decks 2. Signs 3. Fences 4. Child-care centers, subject to § 240-140
MXD-2	<ol style="list-style-type: none"> 1. Hotels 2. Office 3. Multifamily residential (above first floor) 4. Retail and service establishments, excluding automobile sales 5. Restaurants 6. Financial institutions (no drive-throughs) 7. Workshops for craftsmen (artists, carpenters, etc.) with a retail component 8. Child-care centers 	<ol style="list-style-type: none"> 1. Essential services, subject to § 240-142 2. Veterans, civic, and community clubs, subject to § 240-146 	<ol style="list-style-type: none"> 1. Off-street parking and loading facilities, including parking decks 2. Signs 3. Fences 4. Child-care centers, subject to § 240-140

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Zone	Principal Permitted Uses	Conditional Uses	Accessory Uses
MXD-3	<ol style="list-style-type: none"> 1. Hotels (above first floor) 2. Office (above first floor) 3. Multifamily residential (above first floor) 4. Retail and service establishments, excluding automobile sales 5. Restaurants 6. Financial institutions (no drive-throughs) 7. Workshops for craftsmen (artists, carpenters, etc.) with a retail component 8. Child-care centers 9. Real estate offices 	<ol style="list-style-type: none"> 1. Essential services, subject to § 240-142 2. Veterans, civic, and community clubs, subject to § 240-146 	<ol style="list-style-type: none"> 1. Off-street parking and loading facilities, including parking decks 2. Signs 3. Fences 4. Child-care centers, subject to § 240-140
OR-1	<ol style="list-style-type: none"> 1. Laboratories and related offices devoted to research, design, experimentation and/or product testing. Product processing and fabrication may be conducted in conjunction with the research or product testing only and shall not include the preparation of goods for sale on the premises 2. Buildings for business, professional, executive and administrative office purposes 3. Child-care centers, subject to § 240-125 4. Public use/purpose, quasi-public, and charitable uses 	<ol style="list-style-type: none"> 1. Essential services, subject to § 240-142 2. Veterans, civic and community clubs, subject to § 240-146 3. Off-street parking facilities subject to provisions in § 240-146.1 	<ol style="list-style-type: none"> 1. Off-street parking and loading facilities, including parking decks 2. Signs 3. Fences 4. Child-care centers, subject to § 240-140

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Zone	Principal Permitted Uses	Conditional Uses	Accessory Uses
P	<ol style="list-style-type: none">1. Municipal parks, playgrounds and public buildings2. Public libraries3. Fire stations4. Public nursery, elementary and middle schools	<ol style="list-style-type: none">1. Essential services, subject to § 240-142	<ol style="list-style-type: none">1. Off-street parking and loading facilities2. Signs3. Fences