

ZONING

Zoning Schedule IV-1 Use Regulations Borough of Fort Lee, Bergen County, New Jersey

Zone District	Permitted Principal Use	Permitted Accessory Use	Conditional Use
R-1 One-Family Residential	<ol style="list-style-type: none"> 1. One-family detached dwelling. 2. Public and private day schools subject to § 410-35G. 3. Public library, fire station, park or playground and other public buildings of a governmental or cultural nature. 4. Churches and other places of worship, including parish houses, Sunday school buildings and similar related uses subject to § 410-35C. 	<ol style="list-style-type: none"> 1. Private garages and off-street parking subject to Article X. 2. Private swimming pools subject to § 410-35A(2). 3. Signs. 4. Professional offices as provided in § 410-35A(3). 5. Greenhouses subject to § 410-35A. 6. Other accessory uses customarily incidental to a permitted use. 	<ol style="list-style-type: none"> 1. Essential services subject to § 410-36D. 2. Outdoor recreational facilities subject to § 410-36F.
R-1A One-Family Residential	Any R-1 permitted principal use under the same conditions as prescribed therein.	Any R-1 permitted accessory use under the same conditions as prescribed therein.	Any R-1 permitted conditional use under the same conditions as prescribed therein.
R-2 One-Family Residential	Any R-1A permitted principal use under the same conditions as prescribed therein.	Any R-1A permitted accessory use under the same conditions as prescribed therein.	<ol style="list-style-type: none"> 1. Any R-1A conditional use under the same conditions as prescribed therein. 2. Cemeteries, subject to § 410-36B.
R-2A One-Family Residential	Any R-2 permitted principal use under the same conditions as prescribed therein.	Any R-2 permitted accessory use under the same conditions as prescribed therein.	Any R-2 conditional use under the same conditions as prescribed therein.
R-3 One- and Two-Family Residential	<ol style="list-style-type: none"> 1. Any R-2A permitted principal use under the same conditions as prescribed therein. 2. Two-family detached dwelling. 	Any R-2A permitted accessory use under the same conditions as prescribed therein.	Any R-2A conditional use under the same conditions as prescribed therein.
R-3A One- and Two-Family Residential	Any R-3 permitted principal use under the same conditions as prescribed therein.	Any R-3 permitted accessory use under the same conditions as prescribed therein.	Any R-3 conditional use under the same conditions as prescribed therein.

FORT LEE CODE

Zoning Schedule IV-1 Use Regulations Borough of Fort Lee, Bergen County, New Jersey

Zone District	Permitted Principal Use	Permitted Accessory Use	Conditional Use
R-4 One- and Two-Family Residential	Any R-3 permitted principal use under the same conditions as prescribed therein.	Any R-3 permitted accessory use under the same conditions as prescribed therein.	Any R-3 conditional use under the same conditions as prescribed therein.
R-5 Garden Apartment	<ol style="list-style-type: none"> 1. Any R-4 permitted principal use under the same conditions as prescribed therein. 2. Townhouses. 3. Garden apartments. 4. Planned multiple-family development groups subject to § 410-34C. 	<ol style="list-style-type: none"> 1. Any R-4 permitted accessory use under the same conditions as prescribed therein. 2. Off-street parking and loading subject to Article X. 3. Professional office and commercial uses as provided in § 410-35A(3). 4. Landscaping for apartment uses and planned multiple-family development groups subject to § 410-32. 	Any R-4 conditional use under the same conditions as prescribed therein.
R-5A Low-Rise Residential [Added 7-21-2005 by Ord. No. 2005-24]	See § 410-83	See § 410-83	See § 410-83
R-6 Six-Story Apartment	<ol style="list-style-type: none"> 1. Any R-5 permitted principal use under the same conditions as prescribed therein. 2. Mid-rise apartments. 	Any R-5 permitted accessory use under the same conditions as prescribed therein.	<ol style="list-style-type: none"> 1. Any R-5 conditional use under the same conditions as prescribed therein. 2. Buildings used for clubs, fraternal organizations, athletic or social clubs, subject to § 410-36C. 3. Telephone exchange building.
R-6A Apartment [Added 11-14-2002 by Ord. No. 2002-42; amended 8-16-2007 by Ord. No. 2007-35]	See § 410-37.1	See § 410-37.1	See § 410-37.1
R-7 Eight-Story Apartment	Any R-6 permitted principal use under the same conditions as prescribed therein.	Any R-6 permitted accessory use under the same conditions as prescribed therein.	Any R-6 conditional use under the same conditions as prescribed therein.
R-7A Mid-Rise Residential [Added 7-21-2005 by Ord. No. 2005-24]	See § 410-84	See § 410-84	See § 410-84

ZONING

Zoning Schedule IV-1 Use Regulations Borough of Fort Lee, Bergen County, New Jersey

Zone District	Permitted Principal Use	Permitted Accessory Use	Conditional Use
R-7B Multifamily High-Rise Affordable [Added 3-11-2010 by Ord. No. 2010-8]	See § 410-84.1	See § 410-84.1	See § 410-84.1
R-8 Moderate-Density Apartment	<ol style="list-style-type: none"> 1. One-family detached dwelling. 2. Public and private day schools subject to § 410-35G. 3. Public library, fire station, park or playground and other public buildings of a governmental or cultural nature. 4. Churches and other places of worship, including parish houses, Sunday school buildings and similar related uses subject to § 410-35C. 5. Planned multiple-family development groups subject to § 410-34C. 6. Mid-rise apartments. 7. High-rise apartments. 	<ol style="list-style-type: none"> 1. Garages, off-street parking and loading subject to Article X. 2. Public and private swimming pools subject to § 410-35A(2). 3. Signs. 4. Professional offices and commercial uses as provided in § 410-35A(5). 5. Commercial uses in apartment buildings subject to § 410-35A(5). 6. Landscaping for apartment uses and planned multiple-family development groups subject to § 410-32. 7. Other accessory uses customarily incidental to a permitted use. 	<ol style="list-style-type: none"> 1. Any R-7 conditional use under the same conditions as prescribed therein. 2. Outdoor recreational facilities subject to § 410-36F.
R-8A Moderate Density Residential Zone	Any R-8 permitted principal use under the same conditions as prescribed therein.	Any R-8 permitted accessory use under the same conditions as prescribed therein.	Any R-8 conditional use under the same conditions as prescribed therein.
R-9 High-Rise Apartment	Any R-8 permitted principal use under the same conditions as prescribed therein.	Any R-8 permitted accessory use under the same conditions as prescribed therein.	Any R-8 conditional use under the same conditions as prescribed therein.
R-10 High-Rise Apartment	Any R-9 permitted principal use under the same conditions as prescribed therein.	Any R-9 permitted accessory use under the same conditions as prescribed therein.	Any R-9 conditional use under the same conditions as prescribed therein.
R-10A High-Rise Apartment Residential	See §§ 410-17 through 410-20	See §§ 410-17 through 410-20	See §§ 410-17 through 410-20

FORT LEE CODE

Zoning Schedule IV-1 Use Regulations Borough of Fort Lee, Bergen County, New Jersey

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R-11 High-Rise Apartment	Any R-10 permitted principal use under the same conditions as prescribed therein.	Any R-10 permitted accessory use under the same conditions as prescribed therein.	Any R-10 conditional use under the same conditions as prescribed therein.
R-12 High-Rise Apartment Residential	See §§ 410-21 through 410-24	See §§ 410-21 through 410-24	See §§ 410-21 through 410-24
C-1 Central Business District	<p>Automobile sales and showrooms. Appliance store. Art gallery and antique shops. Bakery shop. Banks and other financial institutions. Barbershop. Beauty parlor. Book and stationery store. Butcher. Candy and confectionery store. Delicatessen store. Department store. Drugstore. Dry goods and variety store. Dry-cleaning and laundry establishments. Eating and/or drinking establishments. Electronic repairs and sales stores. Florist and/or garden supply shops. Food and grocery store. Furniture store. Hardware and/or building supply stores. Hobby stores. Hospitals, public or private. Movie theater, bowling alley and other indoor amusement facilities. Municipal buildings.</p>	<p>1. Off-street parking and loading facilities subject to Article X. 2. Business signs. 3. Landscaping, subject to § 410-32. 4. Accessory storage within a wholly enclosed permanent structure of materials, goods and supplies intended for use on the premises.</p>	<p>Planned commercial development group as provided in § 410-34B. Hotels, subject to §§ 410-35E and 410-35A(7). Churches and other places of worship, including parish houses and Sunday school buildings as provided in § 410-35C. Restaurants, subject to § 410-35H. Clubs and social recreational buildings as provided in § 410-36C. Essential services subject to § 410-36D. Gasoline stations subject to § 410-36E. Outdoor storage, subject to § 410-36G. Taxi stands and service, bus stations.</p>

ZONING

Zoning Schedule IV-1 Use Regulations Borough of Fort Lee, Bergen County, New Jersey

Zone District	Permitted Principal Use	Permitted Accessory Use	Conditional Use
C-1 Central Business District (Cont'd)	Offices, business and professional. Office equipment establishment. Package liquor stores. Painting, plumbing and wallpaper stores. Pet shops. Photographic equipment and supply stores. Post offices. Public or private parking garage. Public school, park, playground, firehouse, library. Radio and television repair shops. Real estate office. Restaurant, take-out [Added 9-28-2000 by Ord. No. 2000-35] Shoe repair shops. Supermarkets. Tailors and dressmakers. Travel agency or office. Undertakers and funeral parlors. Wearing apparel shops.		
C-1A Central Business District [Added 10-25-2001 by Ord. No. 2001-56]	See § 410-37	See § 410-37	See § 410-37
C-1B Mixed-use [Added 7-21-2005 by Ord. No. 2005-24]	See § 410-85	See § 410-85	See § 410-85

FORT LEE CODE

Zoning Schedule IV-1 Use Regulations Borough of Fort Lee, Bergen County, New Jersey

Zone District	Permitted Principal Use	Permitted Accessory Use	Conditional Use
C-2 Neighborhood Business	Appliances store. Art gallery and antique shops. Bakery shop. Banks and other financial institutions. Barbershop. Beauty parlor. Book and stationery store. Butcher. Candy and confectionery store. Delicatessen store. Drugstore. Dry goods and variety store. Dry-cleaning and laundry establishments. Eating and drinking establishments. Electronic repairs and sales stores. Florist and/or garden supply shops. Food and grocery store. Furniture store. Hardware and/or building supply stores. Hobby stores. Movie theater, bowling alley and other indoor amusement facilities. Municipal buildings. Offices, business and professional. Office equipment establishment. Package liquor stores. Painting, plumbing and wallpaper stores. Pet shops. Photographic equipment and supply stores. Post offices. Public school, park, playground, firehouse, library.	<ol style="list-style-type: none"> 1. Off-street parking and loading facilities subject to Article X. 2. Business signs. 3. Landscaping, subject to § 410-32. 4. Accessory storage within a wholly enclosed permanent structure of materials, goods and supplies intended for use on the premises. 	Planned commercial development group as provided in § 410-34B. Churches and other places of worship, including parish houses and Sunday school buildings as provided in § 410-35C. Restaurants, subject to § 410-35H. Clubs and social recreational buildings as provided in § 410-36C. Essential services, subject to § 410-36D. Outdoor storage, subject to § 410-36G. Taxi stands and service.

ZONING

Zoning Schedule IV-1 Use Regulations Borough of Fort Lee, Bergen County, New Jersey

Zone District	Permitted Principal Use	Permitted Accessory Use	Conditional Use
C-2 Neighborhood Business (Cont'd)	Radio and television repair shops. Real estate office. Restaurant, take-out [Added 9-28-2000 by Ord. No. 2000-35] Shoe repair shops. Supermarkets. Tailors and dressmakers. Travel agency or office. Undertakers and funeral parlors. Wearing apparel shops.		
C-3 Limited Business	<ol style="list-style-type: none"> 1. Banks and other financial institutions. 2. Business and professional office buildings. 3. Municipal buildings. 4. Public school, park, playground, fire station, library. 	<ol style="list-style-type: none"> 1. Off-street parking and loading facilities subject to Article X. 2. Business signs. 3. Landscaping, subject to § 410-32. 4. Accessory storage within a wholly enclosed permanent structure of materials, goods and supplies intended for use on the premises. 	<p>Planned commercial development group as provided in § 410-34B. Planned development groups, subject to § 410-34B. Hotels, subject to §§ 410-35E and 410-35A(7) Churches and other places of worship, including parish houses and Sunday school buildings as provided in § 410-35C. Restaurants, eating and drinking establishments subject to § 410-35H. Clubs and social recreational buildings as provided in § 410-36C. Essential services, subject to § 410-36D. Gasoline stations subject to § 410-36E. [Amended 4-14-2022 by Ord. No. 2022-6] Outdoor storage, subject to § 410-36G. Taxi stands and service, bus stations. Mid-rise apartment planned development group subject to § 410-34E.</p>

FORT LEE CODE

Zoning Schedule IV-1 Use Regulations Borough of Fort Lee, Bergen County, New Jersey

Zone District	Permitted Principal Use	Permitted Accessory Use	Conditional Use
C-4 Special Business	<ol style="list-style-type: none"> 1. Banks and other financial institutions. 2. Business and professional office buildings. 3. Municipal buildings. 4. Public school, park, playground, fire stations, library. 	<ol style="list-style-type: none"> 1. Off-street parking and loading facilities subject to Article X. 2. Business signs. 3. Landscaping, subject to § 410-32. 4. Accessory storage within a wholly enclosed permanent structure of materials, goods and supplies intended for use on the premises. 	<p>Planned commercial development group as provided in § 410-34B. Churches and other places of worship, including parish houses and Sunday school buildings as provided in § 410-35C. Restaurants, eating and drinking establishments subject to § 410-35H. Clubs and social recreational buildings as provided in § 410-36C. Essential services, subject to § 410-36D. Outdoor storage, subject to § 410-36G. Taxi stands and service.</p>
C-5 Highway Development	<p>Automobile sales and showrooms. Automobile service and repair. Animal hospitals and kennels. Automobile service stations. Appliance store. Art gallery and antique shops. Bakery shop. Banks and other financial institutions. Barbershop. Beauty parlor. Book and stationery store. Butcher. Candy and confectionery store. Delicatessen store. Drugstore. Dry goods and variety store. Dry-cleaning and laundry establishments. Eating and drinking establishments. Electronic repairs and sales stores. Florist and/or garden supply shops. Food and grocery store. Furniture store.</p>	<ol style="list-style-type: none"> 1. Off-street parking and loading facilities subject to Article X. 2. Business signs. 3. Landscaping, subject to § 410-32. 4. Accessory storage within a wholly enclosed permanent structure of materials, goods and supplies intended for use on the premises. 	<p>Planned commercial development groups as provided in § 410-34B. Planned commercial development groups, including shopping centers, subject to § 410-35B. Churches and other places of worship, including parish houses and Sunday school buildings as provided in § 410-35C. Mechanical automobile washing establishments, subject to § 410-35F. Restaurants, subject to § 410-35H. Clubs and social recreational buildings as provided in § 410-36C. [Amended 4-14-2022 by Ord. No. 2022-6] Essential services, subject to § 410-36D. Outdoor storage, subject to § 410-36G. Taxi stands and service. Advertising signs. Cannabis establishments, subject to § 410-96. [Added 8-11-2022 by Ord. No. 2022-16]</p>

ZONING

**Zoning Schedule IV-1
Use Regulations
Borough of Fort Lee, Bergen County, New Jersey**

Zone District	Permitted Principal Use	Permitted Accessory Use	Conditional Use
C-5 Highway Development (Cont'd)	Hardware and/or building supply stores. Hobby stores. Medical cannabis dispensary. [Added 8-12-2021 by Ord. No. 2021-14] Movie theater, bowling alley and other indoor amusement facilities. Municipal buildings. Offices, business and professional. Office equipment establishment. Package liquor stores. Painting, plumbing and wallpaper stores. Pet shops. Photographic equipment and supply stores. Post offices. Public school, park, playground, firehouse, library. Radio and television repair shops. Real estate office. Restaurant, take-out [Added 9-28-2000 by Ord. No. 2000-35] Shoe repair shops. Supermarkets. Tailors and dressmakers. Travel agency or office. Undertakers and funeral parlors. Wearing apparel shops.		

FORT LEE CODE

Zoning Schedule IV-1 Use Regulations Borough of Fort Lee, Bergen County, New Jersey

Zone District	Permitted Principal Use	Permitted Accessory Use	Conditional Use
C-6 Planned Commercial Zone	Banks and other financial institutions. Business and professional office buildings. Municipal buildings. Public school, park, playground, fire station, library.	<ol style="list-style-type: none"> 1. Off-street parking and loading facilities subject to Article X. 2. Business signs. 3. Landscaping, subject to § 410-32. 4. Accessory storage within a wholly enclosed permanent structure of materials, goods and supplies intended for use on the premises. 	<p>Planned commercial development group as provided in § 410-34B. Planned development groups, subject to § 410-34B. Planned commercial developments subject to § 410-34D. Hotels, subject to §§ 410-35E and 410-35A(7). Churches and other places of worship, including parish houses and Sunday school buildings as provided in § 410-35C. Restaurants, eating and drinking establishments subject to § 410-35H. Clubs and social recreational buildings as provided in § 410-36C. Essential services, subject to § 410-36D.ga Gasoline stations subject to § 410-36E. Outdoor storage, subject to § 410-36G. Taxi stands and service, bus stations.</p>
C-7 Special Limited Business Zone	<ol style="list-style-type: none"> 1. Banks and other financial institutions. 2. Business and professional office buildings. 3. Municipal buildings. 4. Public school park, playground, fire stations, library. 5. Restaurants, eating and drinking establishments subject to § 410-35H. 	<ol style="list-style-type: none"> 1. Off-street parking and loading facilities subject to Article X. 2. Business signs. 3. Landscaping, subject to § 410-32. 4. Accessory storage within a wholly enclosed permanent structure of materials, goods and supplies intended for use on the premises. 	<ol style="list-style-type: none"> 1. Gasoline stations subject to § 410-36E. 2. Outdoor storage, subject to § 410-36G. 3. Essential services, subject to § 410-36D.

ZONING

Zoning Schedule IV-1 Use Regulations Borough of Fort Lee, Bergen County, New Jersey

Zone District	Permitted Principal Use	Permitted Accessory Use	Conditional Use
I-1 Light Industrial and Office	<ol style="list-style-type: none">1. The assembly or packaging of products from previously prepared or manufactured materials or parts.2. The manufacture, assembly or packaging of electronic and electric component instruments, precision tools or time pieces.3. Public utility building, telephone exchange.4. Printing plant or publishing house.5. Distribution terminals, parcel delivery and service industries.6. Lumber and building material sales.7. Warehousing or storage facilities.8. Mechanical automobile washing establishments subject to § 410-35F.9. Contractor equipment, sales and service.10. Business and professional office buildings.11. Planned industrial development groups subject to § 410-34B.	<p>Any C-4 permitted accessory use under the same conditions as prescribed therein.</p> <p>Outdoor storage subject to § 410-36G.</p>	<p>Any C-4 conditional use under the same conditions as prescribed therein.</p>

FORT LEE CODE

Zoning Schedule IV-1 Use Regulations Borough of Fort Lee, Bergen County, New Jersey

Zone District	Permitted Principal Use	Permitted Accessory Use	Conditional Use
PCR-1 Planned Commercial/Residential ¹	<ol style="list-style-type: none"> 1. Business and professional offices. 2. Financial institutions. 3. Hotels, subject to § 410-35A(7). 4. Planned commercial developments, including shopping centers and supermarkets. 5. Restaurants. 6. Townhouses. 7. Garden apartments. 8. Planned multiple-family development groups. 9. Mid-rise apartments. 10. Mixed-use developments incorporating combinations of the above permitted uses. 	<ol style="list-style-type: none"> 1. Off-street parking and loading facilities subject to Article X. 2. Landscaping for apartment uses and planned multiple-family development groups subject to § 410-32. 3. Private garages and off-street parking subject to Article X. 4. Private swimming pools subject to § 410-35A(2). 5. Greenhouses subject to § 410-35A. 6. Signs. 7. Other accessory uses customarily incidental to a permitted use. 	<ol style="list-style-type: none"> 1. Gasoline stations subject to § 410-36E. 2. Essential services subject to § 410-36D. 3. Outdoor recreational facilities subject to § 410-36F.
D-1 Redevelopment Overlay [Added 3-27-2003 by Ord. No. 2003-7]	See § 410-81	See § 410-81	See § 410-81
D-5 Redevelopment [Added 7-21-2005 by Ord. No. 2005-24]	See § 410-82	See § 410-82	See § 410-82

¹Editor's Note: The use regulations for the PUD District, which immediately followed this district, were repealed 10-25-2001 by Ord. No. 2001-56.