

ZONING

38 Attachment 1

SCHEDULE I
Schedule of District Use Regulations
Town of Kearny
[Amended 6-23-2020 by Ord. No. 2020-12]

Zone	Permitted Principal Use	Permitted Accessory Use	Conditional Use
R-1 and R-1M Single-Family Residential	<ol style="list-style-type: none"> 1. Single-family detached dwelling. 2. Municipal recreation buildings, parks, playgrounds. 3. Public buildings, libraries, public museums, memorial buildings, public fire stations. 	<ol style="list-style-type: none"> 1. Private garage subject to subsection 38-7.6. 2. Signs subject to subsection 38-6.8. 3. Home occupations subject to subsection 38-6.2e. 4. Accessory uses customarily incidental to a permitted principal use. 5. Permanent swimming pools subject to subsection 38-6.2c. 6. Satellite dish antennas subject to this chapter. 	<ol style="list-style-type: none"> 1. Essential services subject to subsection 38-6.6f. 2. Churches and other places of worship, including parish. 3. Public and private day schools not operated for profit, subject to subsection 38-6.6k.
R-2 Single and Two-Family Residential	<ol style="list-style-type: none"> 1. Any R-1 zone permitted principal use under the same conditions as prescribed therein. 2. Two-family dwelling unit. 3. Any multifamily dwellings devoted exclusively for the housing of persons ages 62 and over and handicapped persons, and which meets the eligibility guidelines set forth by the Department of Housing and Urban Development in regulations pertaining to the 202 Section 8 program as amended and supplemented. 	<ol style="list-style-type: none"> 1. Any R-1 permitted accessory use under the same conditions as prescribed therein. 	<ol style="list-style-type: none"> 1. Any R-1 conditional use under the same conditions as prescribed therein.

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R-2B	<ol style="list-style-type: none"> 1. Any R-2 Zone permitted principal use under the same conditions as prescribed therein. 2. Community hospitals including training schools for professional personnel, ambulatory care facilities, parking lots, including multi-level parking structures, nursing home facilities, and housing facilities for professional trainees and personnel. It shall not include facilities for the care, treatment or housing of mental or drug abuse patients. 	<ol style="list-style-type: none"> 1. Any R-2 permitted accessory use under the same conditions as prescribed therein. 2. Community hospital related facilities. 	
R-3 Multi-Family Residential	<ol style="list-style-type: none"> 1. Any R-2 Zone permitted principal use under the same conditions as prescribed therein. 2. Garden apartment subject to Schedule III. 3. Multi-family dwellings subject to Schedule II. 4. Townhouses subject to subsection 38-6.1k. 	<ol style="list-style-type: none"> 1. Any R-2 permitted accessory use under the same conditions as prescribed therein. 	<ol style="list-style-type: none"> 1. Any R-2 conditional use under the same conditions as prescribed therein. 2. Clubs, lodges, social and community center buildings subject to subsection 38-6.6e. 3. Antenna, subject to subsection 38-6.6m.

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C-1 Office Zone	<ol style="list-style-type: none"> 1. Any R-2 permitted principal use under the same conditions as prescribed therein. 2. Banks and other financial institutions. 3. Churches, other places of worship including parish houses, Sunday school buildings, subject to subsection 38-6.1d. 4. Offices, business and professional. 5. Post office. 6. Public buildings. 7. Real estate offices. 8. Restaurants, subject to subsection 38-6.6j. 	<ol style="list-style-type: none"> 1. Any R-2 permitted accessory use under the same conditions as prescribed therein. 2. Off-street parking and loading facilities. 3. Signs subject to subsection 38-6.8. 4. Other accessory uses subject to subsection 38-6.3. 	<ol style="list-style-type: none"> 1. Any R-2 conditional use under the same conditions as prescribed therein. 2. Antenna, subject to subsection 38-6.6m.

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C-2 Neighborhood Business	<p>Any C-1 permitted principal use under the same conditions as prescribed therein.</p> <p>Art galleries and studios, antique shops. Baker shops. Barber shops. Beauty parlors. Book and stationery stores. Butchers. Candy and confectionery. Clubs, lodges, social and community center buildings. Dance and exercise studios. Delicatessen stores. Drugstores. Dry-cleaning and laundry establishments subject to subsection 38-6.1b. Florist shops. Food and grocery stores. Hardware stores. Martial arts studios. Package liquor stores Painting, plumbing and wall paper stores. Photographic equipment and supply stores. Radio and television repair stores. Shoe repair stores. Tailors and dressmakers. Taxi stand and services. Travel agencies and offices. Undertakers and funeral parlors. Video rental stores.</p>	<ol style="list-style-type: none"> 1. Any C-1 permitted accessory use under the same conditions as prescribed therein. 2. Accessory storage within a wholly enclosed permanent structure of material goods and supplies intended for sale or consumption on the premises. 	<ol style="list-style-type: none"> 1. Any C-1 conditional uses under the same conditions as prescribed therein. 2. Outdoor storage subject to subsection 38-6.6h. 3. Service stations subject to subsection 38-6.6i. 4. Mixed residential uses subject to subsection 38-6.6g. 5. Billboards subject to subsection 38-6.6d. 6. Antenna, subject to subsection 38-6.6m.

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C-3 Community Business	<p>Any R-3 permitted principal use under the same conditions as prescribed therein.</p> <p>Any C-2 permitted principal use under the same conditions as prescribed therein.</p> <p>Auto supply sales.</p> <p>Appliance stores.</p> <p>Automobile sales and service, new and used vehicles subject to subsection 38-6.1b.</p> <p>Banks, other financial institutions.</p> <p>Building supply stores.</p> <p>Carpet or rug cleaning subject to subsection 38-6.1a.</p> <p>Commercial, parking lot or public garage subject to subsection 38-6.1f.</p> <p>Dance studio.</p> <p>Department stores.</p> <p>Dry goods and variety stores.</p> <p>Electrical repairs and sales stores.</p> <p>Furniture repair, woodworking and custom upholstery.</p> <p>Furniture stores.</p> <p>Garden supply stores.</p> <p>Hobby and craft stores.</p> <p>Movie theaters, bowling alleys, skating rinks, billiard or pool parlors.</p> <p>Newspaper or job printing subject to subsection 38-6.1i.</p> <p>Pet shops.</p> <p>Planned commercial development. (See subsection 38-6.10.)</p> <p>Public utility buildings and telephone exchange buildings.</p> <p>Wearing apparel shops.</p>	<ol style="list-style-type: none"> 1. Any R-3 permitted accessory use under the same conditions as prescribed therein. 2. Any C-2 permitted accessory use under the same conditions as prescribed therein. 	<ol style="list-style-type: none"> 1. Any R-3 conditional use under the same conditions as prescribed therein. 2. Any C-2 conditional uses under the same conditions as prescribed therein. 3. Planned commercial development groups subject to subsection 38-6.10b. 4. Antenna, subject to subsection 38-6.6m.

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C-4 General Commercial	<ol style="list-style-type: none"> 1. Any C-3 permitted principal use under the same conditions as prescribed therein, except for residential uses which are not permitted. 2. Automobile service and repair. 3. Printing plants or publishing. 4. Contractors' equipment, sales and service. 5. Lumber storage yards. 6. Planned commercial development. (See subsection 38-6.10.) 	<ol style="list-style-type: none"> 1. Any C-3 permitted accessory use under the same conditions as prescribed therein. 	<ol style="list-style-type: none"> 1. Any C-3 conditional use under the same conditions as prescribed therein. 2. Automobile washing establishments, subject to subsection 38-6.6c. 3. Animal hospitals and kennels subject to subsection 38-6.6b. 4. Antenna, subject to subsection 38-6.6m.

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LI Limited Industrial Zone	<ol style="list-style-type: none"> 1. Research laboratories. 2. Assembly or packaging of products from previously prepared materials. 3. Manufacture, assembly and/or packaging of electronics and electric components, instruments, precision tools, time pieces. 4. Public utility buildings. 5. Painting plants or publishing houses. 6. Light manufacturing operations. 7. Businesses using structures wherein office space is combined with a warehouse and/or distribution of products, provided that the office use accounts for a minimum of 5% of the total floor area. 8. Planned industrial developments, subject to subsection 38-6.10. 9. Distribution terminals, parcel, delivery service industry. 10. Extraction or excavation operations subject to subsection 38-6.1g 11. Glass and textile manufacture. 12. Truck terminals. 13. Lumber and building materials. 14. Contractors' equipment, sales and service. 15. Tool, die and pattern making, other machine shop operations. 16. Wholesale business storage and warehousing. 17. Woodworking, furniture repair and custom upholstery. 18. Uses specifically prohibited are indicated in subsection 38-6.7. 	<ol style="list-style-type: none"> 1. Off-street parking and loading facilities. 2. Signs subject to subsection 38-6.8. 3. Accessory storage within a wholly enclosed permanent structure of materials, goods and supplies intended for sale or consumption on the premises. 4. Other accessory uses subject to subsection 38-6.3. 5. Satellite dish antennas subject to subsection 38-6.240. 6. Antenna, subject to subsection 38-6.6m. 7. Tower, subject to subsection 38-6.6m. 	<ol style="list-style-type: none"> 1. Essential services subject to subsection 38-6.6f. 2. Outdoor storage subject to subsection 38-6.6h. 3. Billboards subject to sign subsection 38-6.6d. 4. Service stations subject to subsection 38-6.6i. 5. Automobile washing establishments subject to subsection 38-6.6c. 6. Warehouses, commercial and industrial, subject to subsection 38-6.6j.

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M Manufacturing Zone	<ol style="list-style-type: none"> 1. Any LI permitted principal use under the same conditions as prescribed therein. 2. Any production, processing, manufacture, fabrication, cleaning, servicing, testing, repair or storage of goods, materials or products, and business offices accessory thereto, but not including the storage of flammable or explosive materials as a principal use. 3. Establishments for scientific research and development, and business offices accessory thereto, where the manufacturing fabrication, production, repair, storage, sale and resale of materials, goods and products is incidental and accessory to the principal use of scientific research and development. 4. Business or commercial establishments which provide supplies and/or services primarily to industrial and manufacturing customers, and business offices accessory thereto. 5. Automobile service stations. 6. Automobile and truck leasing and sales, exclusive of semi-trailers. 7. Boat sales, rental and repair. 8. Warehouses, wholesale establishments, and other storage facilities. 9. Uses specifically prohibited are indicated in subsection 38-6.7a. 	<ol style="list-style-type: none"> 1. Any LI permitted accessory use under the same conditions as prescribed therein. 2. Antenna, subject to subsection 38-6.6m. 3. Tower, subject to subsection 38-6.6m. 	Any LI conditional use under the same conditions as prescribed therein.
SKI-N South	1. Any M Zone permitted	1. Any M zone permitted	1. Any M zone

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Kearny Industrial North	<p>principal use under the same conditions as prescribed therein.</p> <ol style="list-style-type: none"> 2. Contractor and construction offices, shops and yards. 3. Motor freight facilities, freight, forwarding facilities, intermodal facilities, truck terminals and warehouse and distribution facilities. 4. Railroad terminals and yards. 5. Garages for the storage, repair and servicing of motor vehicles (including body repair, painting and engine rebuilding). 6. Resource recovery systems. 7. Ship building, repair and disassembly. 8. Uses specifically prohibited are indicated in subsections 38-6.6m. and 38-6.7a. 9. Antenna, subject to subsection 38-6.6m. 10. Tower, subject to subsection 38-6.6m. 11. Medical marijuana dispensary. 	<p>accessory use under the same conditions as prescribed therein.</p>	<p>conditional use under the same conditions as prescribed therein.</p> <ol style="list-style-type: none"> 2. Planned commercial development groups subject to subsection 38-6.10.
SKI-S South Kearny Industrial South	<ol style="list-style-type: none"> 1. Any SKI-N Zone permitted principal use under the same conditions as prescribed therein with the exception of truck terminals, motor freight facilities, freight forwarding facilities, intermodal facilities, trailers and railroad terminals and yards. 	<ol style="list-style-type: none"> 1. Any M Zone permitted accessory use under the same conditions as prescribed therein. 2. All operations, activities and storage shall be conducted within completely enclosed buildings. 	<ol style="list-style-type: none"> 1. Any M Zone conditional use under the same conditions as prescribed therein. 2. Planned commercial development groups subject to subsection 38-6.10. 3. Outdoor storage exclusive of shipping and storage containers. 4. All operations, activities and

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			storage shall be conducted within completely enclosed buildings.
CEM Cemetery Zone	Cemeteries including vaults, chapels, crypts, mausoleums, and other structures intended to hold or contain the dead, subject to subsection 38-6.10c.	1. Accessory uses customarily incidental to a permitted principal use.	1. Essential services subject to subsection 38-6.6f.
PRD Planned Residential Development	1. Planned Residential Development subject to subsection 38-6.1m.	1. Any R-1 permitted accessory use under the same conditions prescribed therein.	1. Any R-1 conditional use under the same conditions as prescribed therein.
CLH	1. Conventional and Limited Income Housing Development subject to the provisions of subsections 38-6.1n. and 38-6.10d.	1. Any R-1 permitted accessory use under the same conditions as prescribed therein.	1. Any R-1 conditional use under the same conditions as prescribed therein.
Redevelopment Area			1. Antenna, subject to subsection 38-6.6m.