

ZONING

310 Attachment 1

Borough of New Providence

**Schedule I
Permitted Uses**

P = Permitted principal use.
A = Permitted accessory use.
C = Conditional use.

Residential Districts											
	R1	R2	R2A	R3	R3A	R4	A1	A2	A3	A4	RS
Single-family detached dwellings	P	P	P	P	P	P	P	—	—	—	—
Two-family dwellings	—	—	—	P	P	P	P	P	—	—	—
Townhouses	—	—	—	—	—	P	P	P	P	P	—
Multifamily dwellings	—	—	—	—	—	P	P	P	P	P	P*
Community residences consistent with N.J.S.A. 40:55D-66.1	P	P	P	P	P	P	P	P	P	P	—
Existing wireless telecommunication tower	—	—	—	—	—	—	—	—	—	P	—
Essential services	P	P	P	P	P	P	P	P	P	P	—
Home offices/occupations	A	A	A	A	A	A	A	A	A	A	A
Solar installations	A	A	A	A	A	A	A	A	A	A	A
Electric vehicle charging infrastructure	A	A	A	A	A	A	A	A	A	A	A
Family day care homes	A	A	A	A	A	A	A	A	A	A	A
Uses customary and incidental to the principal use, including private garages	A	A	A	A	A	A	A	A	A	A	A
Roof/building-mounted wireless communication facility antennas	—	—	—	—	—	—	—	—	—	A	—
Private recreation buildings and facilities	—	—	—	—	—	A	A	A	A	A	A
Institutional and public uses	C	C	C	C	C	C	—	—	—	—	—
Long-term care facility	—	—	—	—	—	C	—	—	—	—	—
Places of worship	C	C	C	C	C	C	—	—	—	—	—
Membership/fraternal organizations	—	—	—	—	—	C	—	—	—	—	—
Small wind energy systems	C	C	C	C	C	C	C	C	C	—	C

* Age-restricted 100% affordable

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Commercial Districts							
	OR	C1	C2	CCD	CCD-TH	TBI-1	TBI-2
Single-family detached dwellings	P*	—	—	—	—	—	—
Two-family dwellings	P*	—	—	—	—	—	—
Townhouses	P	P	—	—	P	—	—
Multifamily dwellings	P	P	—	—	—	—	—
Multifamily dwellings above first floor only	P	P	P	P	—	—	—
Mixed-use buildings	P	P	P	P	—	P	P
Ambulatory health care facility	—	—	—	—	—	P	P
Arts center	—	P	—	—	—	P	P
Brewery	—	—	P	P	—	P	P
Brewpub	—	—	—	P	—	P	P
Child care center	P	P	P	P	—	P	P
Community residences consistent with N.J.S.A. 40:55D-66.1	P	—	—	—	—	—	—
Data center	—	—	—	—	—	P	P
Distillery, micro	—	—	—	P	—	P	P
Eating and drinking establishments	P	P	P	P	—	—	—
Educational use: specialized or vocational school	P	P	P	P	—	P	P
Essential services	P	P	P	P	P	P	P
Financial institutions (no drive-through)	P	P	P	P	—	—	—
Financial institutions (with drive-through)	P	P	P	—	—	—	—
Funeral home	P	P	P	—	—	—	—
Health care testing service facility	—	—	—	—	—	P	P
High-technology incubator business	—	—	—	—	—	P	P
Hotel	—	—	—	—	—	P	P
Hotel/conference facilities	—	—	—	—	—	P	—
Institutional and public use	—	P	—	P	—	P	P
Laboratory	—	—	—	—	—	P	P
Light industrial use	—	—	—	—	—	—	P
Office, co-working space	P	P	P	P	—	P	P
Office corporate	—	—	—	—	—	P	P
Office flex	P	P	P	P	—	P	P
Office professional	P	P	P	P	—	P	P
Personal service	P	P	P	P	—	—	—
Recreation/sports facility	—	—	—	—	—	P	P
Restaurant	P	P	P	P	—	—	—
Restaurant, drive-through	—	—	P	—	—	—	—
Restaurant, fast service	—	P	P	P	—	—	—
Retail convenience	P	P	P	P	—	—	—
Retail sales	P	P	P	P	—	—	A
Retail sales, food	P	P	P	P	—	—	—
Retail services	P	P	P	P	—	—	—

ZONING

Commercial Districts							
	OR	C1	C2	CCD	CCD-TH	TBI-1	TBI-2
Telecom hotel	—	—	—	—	—	P	P
Veterinary clinic	—	—	—	—	—	P	P
Veterinary hospital	—	—	—	—	—	P	—
Wellness and lifestyle centers	—	—	—	—	—	P	—
Wholesale business	—	—	—	—	—	—	P
Home offices/occupations	A	A	A	A	A	—	—
Solar installations	A	A	A	A	A	A	A
Electric vehicle charging infrastructure	A	A	A	A	A	A	A
Family day care homes	A	—	—	—	—	—	—
Private recreation buildings and facilities associated with multifamily development only	A	A	—	—	—	—	—
Uses customary and incidental to the principal use	A	A	A	A	A	A	A
Automobile repair establishment	—	—	C	—	—	—	—
Automobile service station	—	—	C	—	—	—	—
Small wind energy systems	C	C	C	C	C	P	P
Membership/fraternal organization	—	C	C	—	—	—	—
Places of worship	—	—	—	C	—	—	—
Wireless communication facilities (tower)	—	—	—	—	—	C	C
Roof/building-mounted wireless communication facility antennas	—	—	C	C	—	C	C

* Existing at time of ordinance adoption

NEW PROVIDENCE CODE

Overlay Districts				
	AH-ARO	AHO	PACO	CCRCO
Townhouse	P*	P	P*	—
Multifamily	P*	P	P*	—
Essential services	P	—	P	P
Continuing care retirement community	—	—	—	P
Health care unit (HCU)	—	—	—	P
Independent living unit (ILU)	—	—	—	P
Continuing care retirement community accessory uses	—	—	—	A
Garages and off-street parking facilities	A	A	A	A
Home offices/occupations	A	A	A	—
Private parks and playgrounds	A	A	A	—
Solar installations	A	A	A	A
Structured parking beneath multifamily housing	—	—	A	—
Electric vehicle charging infrastructure	A	A	A	A
Private recreation buildings and facilities	A	A	A	A
Uses customary and incidental to the principal use	A	A	A	A

* Age-restricted development required