

LAND USE
17 Attachment 1

SCHEDULE A – CITY OF PLAINFIELD USE RESTRICTIONS (Section 17:9)

[MC 2006-37, November 22, 2006; MC 2010-27, November 22, 2010; MC 2010-37, December 20, 2010; MC 2012-20, November 26, 2012; MC 2013-13, December 9, 2013; MC 2013-15, December 9, 2013; amended 8-16-2021 by Ord. No. MC 2021-24]

ZONES	PERMITTED USES	ACCESSORY USES
R-1 Very Low Density Residential	<ul style="list-style-type: none"> • Single-family dwellings • Community residences as per N.J.S.A. 40:55D-66.1 	<ul style="list-style-type: none"> • Home occupations • Family day care homes per N.J.S.A. 40:55D-66.5b
R-2 Low Density Residential	<ul style="list-style-type: none"> • Single-family dwellings • Community residences as per N.J.S.A. 40:55D-66.1 	<ul style="list-style-type: none"> • Home occupations • Family day care homes per N.J.S.A. 40:55D-66.5b
R-3 Low/Moderate Density Residential	<ul style="list-style-type: none"> • Single-family dwellings • Community residences as per N.J.S.A. 40:55D-66.1 	<ul style="list-style-type: none"> • Home occupations • Family day care homes per N.J.S.A. 40:55D-66.5b
R-4 Moderate Density Residential	<ul style="list-style-type: none"> • Single-family dwellings • Two-family dwellings • Community residences as per N.J.S.A. 40:55D-66.1 	<ul style="list-style-type: none"> • Home occupations • Family day care homes per N.J.S.A. 40:55D-66.5b
R-5 Medium Density Residential	<ul style="list-style-type: none"> • Single-family dwellings • Two-family dwellings • Community residences as per N.J.S.A. 40:55D-66.1 	<ul style="list-style-type: none"> • Home occupations • Family day care homes per N.J.S.A. 40:55D-66.5b
R-6 Medium/High Density Residential	<ul style="list-style-type: none"> • Single-family dwellings • Two-family dwellings • Apartments • Townhouses • Community residences as per N.J.S.A. 40:55D-66.1 • Nursing homes • Assisted living facility • Houses of worship • Senior citizen housing 	<ul style="list-style-type: none"> • Home occupations • Family day care homes per N.J.S.A. 40:55D-66.5b

PLAINFIELD CODE

ZONES	PERMITTED USES	ACCESSORY USES
<p>R-7 High Density Residential</p>	<ul style="list-style-type: none"> • Single-family dwellings • Two-family dwellings • Apartments • Townhouses • Community residences as per N.J.S.A. 40:55D-66.1 • Nursing homes • Assisted living facility • Houses of worship • Senior citizen housing 	<ul style="list-style-type: none"> • Home occupations • Family day care homes per N.J.S.A. 40:55D-66.5b
<p>R-B Broadway Historic District</p>	<ul style="list-style-type: none"> • Single-family dwellings • Community residences as per N.J.S.A. 40:55D-66.1 • Bed-and-breakfasts, home stays, guest houses 	<ul style="list-style-type: none"> • Home occupations • Family day care homes per N.J.S.A. 40:55D-66.5b
<p>R-CA Crescent Area Historic District</p>	<ul style="list-style-type: none"> • Single-family dwellings • Two-family dwellings • Community residences as per N.J.S.A. 40:55D-66.1 • Bed-and-breakfasts, home stays, guest houses • Houses of worship 	<ul style="list-style-type: none"> • Home occupations • Family day care homes per N.J.S.A. 40:55D-66.5b
<p>R-HA Hillside Avenue Historic District</p>	<ul style="list-style-type: none"> • Single-family dwellings • Community residences as per N.J.S.A. 40:55D-66.1 • Bed-and-breakfasts, home stays, guest houses 	<ul style="list-style-type: none"> • Home occupations • Family day care homes per N.J.S.A. 40:55D-66.5b
<p>R-NH Netherwood Heights Historic District</p>	<ul style="list-style-type: none"> • Single-family dwellings • Community residences as per N.J.S.A. 40:55D-66.1 • Bed-and-breakfasts, home stays, guest houses 	<ul style="list-style-type: none"> • Home occupations • Family day care homes per N.J.S.A. 40:55D-66.5b
<p>R-PW Putnam-Watchung Historic District (This HD is divided into two sub-zones: PW-1 and PW-2.)</p>	<p>PW-1 Zone:</p> <ul style="list-style-type: none"> • Single-family dwellings • Community residences as per N.J.S.A. 40:55D-66.1 • Bed-and-breakfasts, home stays, guest houses <p>PW-2 Zone:</p> <ul style="list-style-type: none"> • Single-family dwellings, two-family dwellings • Community residences as per N.J.S.A. 40:55D-66.1 • Bed-and-breakfasts, home stays, guest houses 	<ul style="list-style-type: none"> • Home occupations • Family day care homes per N.J.S.A. 40:55D-66.5b

LAND USE

ZONES	PERMITTED USES	ACCESSORY USES
<p>R-VWB Van Wyck Brooks Historic District (This HD is divided into two sub-zones: VWB-1 and VWB-2.)</p>	<p>VWB-1 Zone:</p> <ul style="list-style-type: none"> • Single-family dwellings • Community residences as per N.J.S.A. 40:55D-66.1 • Bed-and-breakfasts, home stays, guest houses <p>VWB-2 Zone:</p> <ul style="list-style-type: none"> • Single-family dwellings, two-family dwellings • Community residences as per N.J.S.A. 40:55D-66.1 • Bed-and-breakfasts, home stays, guest houses 	<ul style="list-style-type: none"> • Home occupations • Family day care homes per N.J.S.A. 40:55D-66.5b
<p>NAHD North Avenue Historic District</p>	<ul style="list-style-type: none"> • Mixed-use residential dwellings • Child care centers per N.J.S.A. 40:55D-66.6 • Retail (excluding drive-in establishments) • Personal and commercial service establishments (excluding drive-in establishments) • Offices, including medical offices • Banks • Health and fitness clubs • Art studios and art galleries • Theaters • Hotels • Restaurants (excluding drive-in establishments) • Taverns • Recording studios • Repair shops 	<ul style="list-style-type: none"> • Outdoor dining
<p>Historic Park GB Green Brook Park</p>	<ul style="list-style-type: none"> • Parks • Open space and trails • Community gardens • Recreational areas • Stormwater retention • Accessory buildings and structures 	

PLAINFIELD CODE

ZONES	PERMITTED USES	ACCESSORY USES
<p>Historic Park CB Cedar Brook Park</p>	<ul style="list-style-type: none"> • Parks • Open space and trails • Community gardens • Recreation area • Stormwater retention • Accessory buildings and structures 	
<p>NC Neighborhood Commercial</p>	<ul style="list-style-type: none"> • Mixed-use residential dwellings • Child care centers per N.J.S.A. 40:55D-66.6 • Retail • Personal service establishments • Laundromats • Offices • Banks • Funeral homes/mortuary • Restaurants • Community centers, public and nonprofit • Nursing homes • Houses of worship • Assisted living facilities, senior citizen housing • Adult day care facility • Recording studios • Repair shops 	<ul style="list-style-type: none"> • Outdoor dining

LAND USE

ZONES	PERMITTED USES	ACCESSORY USES
<p>CBD Central Business District</p>	<ul style="list-style-type: none"> • Mixed-use residential dwellings • Child care centers per N.J.S.A. 40:55D-66.6 • Retail (excluding drive-in establishments) • Personal service establishments (excluding drive-in establishments) • Offices, including medical offices • Banks • Health and fitness club • Art studios and art galleries • Theaters • Hotels • Restaurants (excluding drive-in establishments) • Taverns, nightclubs, banquet halls • Parking lots and parking garages • Recording studios • Repair shops • Cannabis Class 5 (See § 17:9-24A) 	<ul style="list-style-type: none"> • Outdoor dining
<p>PO Professional Office/Medical</p>	<ul style="list-style-type: none"> • Single-family dwellings, two-family dwellings • Apartments • Mixed-use residential dwellings • Child care centers per N.J.S.A. 40:55D-66.6 • Offices, including medical offices • Hospital • Telecommunication facilities on existing buildings and structures 	

PLAINFIELD CODE

ZONES	PERMITTED USES	ACCESSORY USES
<p>GC General Commercial</p>	<ul style="list-style-type: none"> • Child care centers per N.J.S.A. 40:55D-66.6 • Laundromats • Banks • Funeral homes/mortuary • Veterinary hospital • Restaurant, nightclubs • Drive-through facilities of any type • Health and fitness clubs • Commercial recreation facilities • Automobile dealership • Automobile service station • Automotive body shop • Car wash, repair shops • Nursery and landscaping facility • Recording studios • Repair shops 	<ul style="list-style-type: none"> • Outdoor dining

LAND USE

ZONES	PERMITTED USES	ACCESSORY USES
<p>MU Mixed Use</p>	<ul style="list-style-type: none"> • Mixed-use residential dwellings • Apartments, townhouses • Retail • Personal service establishments • Laundromats • Offices, including medical offices • Nursing homes • Senior citizen housing • Restaurants, banquet halls • Banks • Funeral homes • Health and fitness clubs • Car wash • Assisted living facility • Theater • Adaptive reuse of existing residential dwellings • Telecommunication facilities on existing buildings and structures • Taverns, nightclubs • Automobile service station • Houses of worship • Recording studio • Repair shops 	<ul style="list-style-type: none"> • Outdoor dining

PLAINFIELD CODE

ZONES	PERMITTED USES	ACCESSORY USES
<p>LI Light Industrial</p>	<ul style="list-style-type: none"> • Child care centers per N.J.S.A. 40:55D-66.6 • Manufacturing • Assembly • Automobile repair shop • Warehouse and/or distribution facility • Offices • Print shops • Health and fitness clubs • Banquet halls • Research facilities • Automotive body shop • Telecommunication facilities on existing buildings and structures • Taverns • Cannabis Classes 1 through 4 (See § 17:9-24A) <p>The following are MRC uses:</p> <ul style="list-style-type: none"> • Large-scale retail and entertainment as follows: <ul style="list-style-type: none"> • Supermarket • Community Shopping Center • Full-service restaurant, other than drive-in, drive-thru and/or fast-food establishments • Indoor amusement facilities • Bars and cocktail lounges without live entertainment or dancing as part of indoor amusement facilities, including theaters, bowling alleys, and skating rinks 	

LAND USE
SCHEDULE A – TODD USE RESTRICTIONS (Section 17:9)

TRANSIT ORIENTED DEVELOPMENT DOWNTOWN (TODD) DISTRICTS - SCHEDULE A
[MC 2012-20, November 26, 2012; MC 2015-34; amended 8-16-2021 by Ord. No. MC 2021-24; 12-13-2021 by Ord. No. MC 2021-39]

USES	TODD Central Business District (TODD/CBD)	TODD North Avenue Historic District (TODD/NAHD)	TODD Cleveland Arts District (TODD/CLAD)	TODD Parking District (TODD/PD)	TODD College District (TODD/CD)	TODD Civic Historic District (TODD/CHD)	TODD Transition District (TODD/TD)
Mixed-use structure	X	X	X	X	X	X	X
Apartments						X	X
Townhouses							X
Child-care center	X	X	X		X	X per N.J.S.A. 40:55D-66.6	X
Retail sales	X	X	X	X	X		X
Personal service establishment	X	X	X	X	X		X
Office	X	X	X	X	X	X	X
Art studio		X	X		X		X
Art gallery		X	X		X		X
Museum		X	X		X	X	X
Restaurants	X	X	X	X	X		X
Tavern	X	X	X		X		X
Nightclub	X	X	X		X		
Bank, with drive-through facility				X			X
Bank, excluding drive-through facility	X		X	X	X		X
Health and fitness club	X	X	X	X	X	X	X
Theater	X						
Hotel	X	X					
Banquet hall	X						X
Parking lot	X				X		X

PLAINFIELD CODE

USES	TODD Central Business District (TODD/CBD)	TODD North Avenue Historic District (TODD/NAHD)	TODD Cleveland Arts District (TODD/CLAD)	TODD Parking District (TODD/PD)	TODD College District (TODD/CD)	TODD Civic Historic District (TODD/CHD)	TODD Transition District (TODD/TD)
Parking structure				X			
Laundromat							X
Nursing home							X
Adult day care facility	X						X
Assisted living facility							X
Funeral home							X
Wireless communication facility	X			X			
House of worship							X
Fraternal organization	X						X
College					X		
Open space	X	X	X	X	X	X	X
Cannabis Class 5 (See § 17:9-24A)	X	X	X	X	X		X

LAND USE
SCHEDULE A – TODN USE RESTRICTIONS (Section 17:9)

TRANSIT ORIENTED DEVELOPMENT NETHERWOOD (TODN) DISTRICTS -SCHEDULE A
[MC 2013-01, May 13, 2013]

USES	TODN Train Station Area Zone (TODN/TSA)	TODN Trainside Commercial Zone (TODN/TSC)	TODN Trainside Residential Zone (TODN/TSR)	TODN Professional Office Zone (TODD/PO)	TODN Parkside Residential Zone (TODN/PSR 1)	TODN Parkside Residential Zone (TODN/PSR 2)	High Density Residential R-8 Zone
Single-family dwellings				X	X	X	
Two-family dwellings				X	X	X	
Mixed-use structure		X	X	X			X
Apartments		X	X			X	X
Townhouses			X		X	X	X
Child-care center		X	X	X		X	X
Retail sales	X	X	X				
Personal service establishment	X	X	X				
Office	X	X	X	X			
Art studio		X					
Art gallery		X					
Museum	X	X					
Restaurants	X	X					
Tavern		X					
Nightclub		X					
Bank, with drive-through facility		X					
Bank, excluding drive-through facility		X	X				
Health and fitness club		X					
Theater		X					
Hotel		X					

PLAINFIELD CODE

USES	TODN Train Station Area Zone (TODN/TSA)	TODN Trainside Commercial Zone (TODN/TSC)	TODN Trainside Residential Zone (TODN/TSR)	TODN Professional Office Zone (TODD/PO)	TODN Parkside Residential Zone (TODN/PSR 1)	TODN Parkside Residential Zone (TODN/PSR 2)	High Density Residential R-8 Zone
Banquet hall		X					
Parking lot	X	X					
Parking structure	X	X					
Laundromat		X					
Nursing home						X	X
Adult day care facility						X	X
Assisted living facility						X	X
Funeral home		X	X	X			
Wireless communication facility		X					
House of worship			X				
Fraternal organization		X					
Open space	X	X	X	X	X	X	X
Electric vehicle charging station (EVCS) – as principal use	X	X					