

LAND DEVELOPMENT

186 Attachment 1

**Borough of Bergenfield  
Schedule A  
Zone Uses and Limitations**

[Amended 7-17-1979 by Ord. No. 1134; 10-2-2018 by Ord. No. 18-2532; 10-3-2019 by Ord. No. 2556; 3-1-2022 by Ord. No. 22-2591; 6-20-2023 by Ord. No. 23-2617]

Zone/Intent	Principal Permitted Uses	Accessory Uses	Conditional Uses
R-40 To provide a single-family residential zone with lots of 40,000 square feet	One-family houses Parks and playgrounds Golf course	Off-street parking for permitted uses Storage shed Swimming pool	Club house, subject to § 186-75 Public and private schools, subject to § 186-74 Hospital and nursing homes, subject to § 186-73 Swim club, subject to § 186-77 Essential services subject to §§ 186-66 and 186-67
R-15 To provide a single-family residential zone with lots of 15,000 square feet	One-family houses Parks and playgrounds	Off-street parking for permitted uses Storage shed Swimming pool	Public utility uses
R-6 To provide a zone for one-family dwellings on lots of 6,000 square feet and two-family dwellings on lots of 10,000 square feet	One-family houses Two-family houses Parks and playgrounds Horticultural establishment Houses of worship on 15,000 square feet	Off-street parking for permitted uses Home occupations Home professional offices Storage shed Swimming pool	Nursery schools Public utility uses
R-5 To provide a zone for one-family dwellings on lots of 5,000 square feet and two-family dwellings on lots of 10,000 square feet	Same as R-6	Same as R-6	Same as R-6
R-M To provide a residential zone for garden apartments and one- and two-family dwellings	Garden apartments on lots of 20,000 square feet One-family houses Two-family houses	Off-street parking Swimming pool	
R-S To provide a residential zone for senior citizens	Senior citizen housing units	Off-street parking	
B-1	Air conditioning and heating sales and services Antique store Appliance store Art goods and artist supply store Automobile supplies and accessories  Bakery, retail sales on premises  Banks and financial institutions Barber shop Beauty parlor and supplies Bicycle sales and service Billiard parlor	Off-street parking and loading zones in accordance with § 186-49 Signs in accordance with § 186-48 Accessory storage within a wholly enclosed permanent structure of materials, goods and supplies intended for sale or consumption on the premises Landscaping and buffer strips	Outdoor storage subject to § 186-65 Essential services subject to §§ 186-66 and 186-67 Gasoline stations subject to § 186-68 Restaurants and luncheonettes subject to § 186-69 Dry cleaning, coin-operated, subject to § 186-80 Laundry, coin-operated, subject to § 186-80 Taxi stands subject to § 186-81

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	<p>Bookstores, except pornographic bookstores                      Bowling alley                      Butcher shop</p> <p>Camera and photography store                      Candy and confectionery store                      Carpet and floor covering sales                      Churches and other places of worship including parish house and Sunday school building                      Clothing store</p> <p>Dairy product sales                      Data processing sales and service                      Delicatessen                      Department store                      Drug and pharmacy store                      Dry-cleaning establishment                      Dry goods and notions sales                      Decorator sales and service</p> <p>Electrical fixtures                      Electrical sales and service</p> <p>Fabric and yard store                      Fitness centers                      Florist                      Food and grocery store                      Funeral home                      Fur sales and service</p> <p>Garden supplies                      Gift shop                      Glass sales and service</p> <p>Hardware store                      Household furnishings</p> <p>Jewelry sales and service</p> <p>Liquor package store                      Luggage and leather goods                      Locksmith                      Luncheonettes and restaurants with no drive-through facilities</p> <p>Movie theater, indoors                      Municipal buildings                      Music store</p>		

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	<p>Offices, business, professional and medical Office and store equipment sales and service Optical, orthopedic and medical supplies</p> <p>Paint store Pet sales and supplies except clinics or kennels Photographic studios Planned commercial development groups and shopping centers Plumbing supplies Post office Precision and professional instruments sales and service Public parks, public and private schools (see conditional uses) and other public buildings Photocopy store</p> <p>Record sales Residential units above ground floor commercial retail uses</p> <p>Shoe store Shoe repair store Sporting goods and equipment Stationery and card store Studios for teaching of drama, dance, arts, language, music and photography Supermarket</p> <p>Tailor and dressmaking store Television and radio sales and service Tobacco and cigar store Toys and games store</p> <p>Upholstery store</p>		
B-2	<p>Any B-1 principal permitted use under the same conditions as prescribed therein</p> <p>Aluminum siding establishment Ambulance service and storage</p> <p>Bus storage facilities Class 1 cannabis cultivator license Class 2 cannabis manufacturer license Carpet maintenance establishments Carpentry shops manufacturing and assembling cabinets and furniture</p>	Any B-1 permitted accessory use under the same conditions as prescribed therein	<p>Any B-1 conditional use subject to the same conditions as prescribed therein</p> <p>Animal clinic and kennels subject to § 186-70 Automobile, truck, trailer and recreational vehicles sales and service leasing, subject to § 186-71 Automobile service and repairs subject to § 186-72 Automobile body repairs, transmission sales and service subject to § 186-72 Hospitals and nursing homes subject to § 186-73 Private schools subject to § 186-74 Club houses, subject to § 186-75</p>

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	Club and social recreation buildings Home maintenance and repair store Newspaper, printing and publishing establishment Nursery and plant sales New car sales and service Overhead door sales and storage Roofing supplies and sales Termite and insect control service Tire sales Vocational school		Hotels and motels subject to § 186-76 Veterinarians, subject to § 186-78
<p align="center">M</p> To provide an industrial zone restricted to light manufacturing offices, laboratories and warehouses and automotive sales and service	Office buildings for executive, engineering and administrative purposes Scientific or research laboratories devoted to research, design and/or experimentation, processing and fabricating incidental thereto Fabrication of paper products, such as bags, book bindings, boxes, packaging material, office supplies, toys, etc. Wood products such as boats, boxes, cabinets and woodworking, furniture, etc. Motor vehicle sales and service Wholesale business establishments Light industrial uses, such as fabrication and/or assembly of products of light metal, wood, or other similar materials (plastic, paper, glass) Warehouse and other types of enclosed and covered storage facilities Shop and customer sales area of those engaged in the trade or crafts Administration offices as adjunct to industrial uses Fabrication of textile products Fuel dealers Building contractors, including plumbing, heating, and air conditioning Building materials dealers, provided storage areas are enclosed and covered Class 1 cannabis cultivator license Class 2 cannabis manufacturer license	Public and private garage and storage buildings Off-street parking and loading facilities Signs in accordance with Chapter 186	
<p align="center">P</p> To designate areas devoted to public uses and which are publicly owned	Public parks and playgrounds, together with customarily incidental buildings and uses Public library Public schools Borough municipal buildings, garages and facilities Municipal swimming pool Community center building	Off-street parking facilities	

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Zone/Intent	Principal Permitted Uses	Accessory Uses	Conditional Uses
	Cell towers		
B-1 AHO B-1 Affordable Housing Overlay Zone	1. All principal permitted uses, accessory uses and conditional uses for the underlying zone are allowed. 2. Inclusionary developments on upper floors only as a principal use.		
B-2 AHO B-2 Affordable Housing Overlay Zone	1. All principal permitted uses, accessory uses and conditional uses for the underlying zone are allowed. 2. Inclusionary developments on upper floors only as a principal use.		