

ZONING

275 Attachment 1

**Borough of Hasbrouck Heights**

**Schedule 1**

**Schedule of District Use Regulations**

[Amended 5-4-1991 by Ord. No. 1584; 8-13-1991 by Ord. No. 1601; 8-11-1992 by Ord. No. 1618; 3-18-1994 by Ord. No. 1668;  
7-9-1996 by Ord. No. 1761; 4-8-1997 by Ord. No. 1792; 4-14-1998 by Ord. No. 1811; 12-14-1999 by Ord. No. 1883;  
3-12-2002 by Ord. No. 1956; 5-11-2004 by Ord. No. 2041; 5-11-2004 by Ord. No. 2042; 2-22-2005 by Ord. No. 2073;  
4-12-2005 by Ord. No. 2076; 7-12-2005 by Ord. No. 2093; 8-9-2005 by Ord. No. 2101; 4-11-2006 by L.L. No. 2128; 11-29-2022 by Ord. No. 2521; 12-19-2023 by Ord. No. 2538]

<b>Zone</b>	<b>Permitted Principal Use<sup>1</sup></b>	<b>Permitted Accessory Uses<sup>2</sup></b>	<b>Conditional Uses<sup>3</sup></b>
R-1	Single-family detached dwelling, as per Schedule 2 Churches, temples or other places of worship, including parish houses, Sunday schools, rectories, parsonages or convents subject to § 275-20A Municipal buildings and facilities Community residences, subject to § 275-20B	Private garages, subject to § 275-21C Toolsheds and playhouses Fences and walls, subject to § 275-21D Signs, subject to § 275-21E Off-street parking, subject to Site Plan Ordinance <sup>4</sup> Swimming pools, subject to § 275-21G Cabanas, subject to § 275-21H	Essential services, subject to § 275-22A Public, private or parochial schools for general education licensed by the State of New Jersey, subject to § 275-22B Upon any premises between Division Avenue and Kipp Avenue and immediately adjacent to and merged with premises in the B-1 Central Business Zone, facilities for the parking of passenger motor vehicles used in connection with lawfully permitted uses conducted upon the adjacent premises in said B-1 Zone and subject to § 275-22G
R-2	Any R-1 Zone permitted principal use, under the same conditions as prescribed therein	Any R-1 Zone permitted accessory use, under the same conditions as prescribed therein	Any R-1 Zone conditional use, subject to the same conditions as prescribed therein
R-3	Any R-2 Zone permitted principal use, under the same conditions as prescribed therein	Any R-2 Zone permitted accessory use, under the same conditions as prescribed therein	Any R-2 Zone conditional use, subject to the same conditions as prescribed therein
R-4	Any R-1 Zone permitted principal use, under the same conditions as prescribed therein Townhouses, subject to § 275-20C	Any R-3 Zone permitted accessory use, under the same conditions as prescribed therein	Any R-3 Zone conditional use, subject to the same conditions as prescribed therein
R-5	Any R-3 Zone permitted principal use, under the same conditions as prescribed therein Multifamily, garden apartments, and townhouses, subject to § 275-20D	Any R-4 Zone permitted accessory use, under the same conditions as prescribed therein	Any R-4 Zone conditional use, subject to the same conditions as prescribed therein
R-6	Any R-1 Zone permitted principal use, under the same conditions prescribed therein Multifamily-dwelling structures designed for occupancy by low- and moderate-income senior citizens and operated in a manner to assure such occupancy, subject to § 275-20E	Any R-5 Zone permitted accessory use, under the same conditions as prescribed therein	Any R-5 Zone conditional use, subject to the same conditions as prescribed therein

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Zone	Permitted Principal Use <sup>1</sup>	Permitted Accessory Uses <sup>2</sup>	Conditional Uses <sup>3</sup>
B-1	<ol style="list-style-type: none"> <li>1) Community-oriented stores for the retail sale and/or rental of new, used or antique goods, wares and/or merchandise ordinarily used in connection with the use, maintenance, repair, decoration or enjoyment of a residence or a usual permitted accessory to such stores</li> <li>2) Community-oriented stores for the retail sale and/or rental of new, used or antique clothing and/or personal effects</li> <li>3) Residential apartments, subject to the provisions of § 275-20F</li> <li>4) Community-oriented shops for the repair of housewares, furniture, home furnishings, fixtures, fittings and/or appliances ordinarily used in connection with the use, maintenance, repair, decoration or enjoyment of a residence or usual permitted accessories to a residence, exclusive, nevertheless, of automobile repair shops</li> <li>5) Churches, temples and other places of worship including, as permitted accessories thereto, religious education facilities, parish houses, rectories, parsonages and/or convents, and all subject to § 275-20A</li> <li>6) Offices of the U.S. Postal Service or other businesses providing message and package delivery services intended to principally provide such services to individual residents of the community or other businesses permitted within this zone</li> <li>7) Community-oriented shops for the repair, maintenance, washing and/or cleaning of clothing and other personal effects or household furnishings</li> <li>8) Community-oriented financial institutions such as banks, savings and loan institutions, stock brokerage houses, finance companies, the business of any of which such financial institution is primarily intended to serve individual residents of the community, but nevertheless exclusive of businesses solely providing check cashing and/or money order and/or bill payment services</li> <li>9) Municipal facilities owned or leased by the Borough of Hasbrouck Heights and used for public purposes</li> <li>10) Restaurants, fast-food restaurants, and fast-casual restaurants</li> <li>11) Community-oriented stores for the retail sale of food, beverages, candy, confections, pastries, baked goods, and/or other groceries or edibles intended to be taken by the customer to or delivered to the customer at the residence of that customer</li> </ol>	<p>Off-street parking and loading facilities</p> <p>Signs</p> <p>Accessory storage within a wholly enclosed permanent structure for materials, goods and supplies intended for sale or consumption on the premises</p> <p>Fences</p> <p>New Jersey lottery ticket sales</p> <p>Massage therapy as an accessory to permitted principal uses Nos. 12 and 22 but nevertheless only in accordance with the conditions and limitations set forth in § 275-21L hereof</p> <p>Sidewalk cafes in connection with permitted principal use No. 10 and in accordance with § 275-21K</p>	<p>Essential services, subject to § 275-22A</p> <p>Veterans, civic and community clubs, subject to § 275-22D</p>

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B-1 (cont'd)	<p>12) Community-oriented haircutting and hairdressing establishments which may have as an accessory thereto no more than 2 manicurists and/or tanning facilities for no more than 2 patrons at one time</p> <p>13) Farmers market or portions thereof on any premises in addition to the permitted use or uses thereon, notwithstanding § 275-14 (the limitation on the number of uses), but nevertheless subject to the terms and conditions contained in § 275-20L</p> <p>14) Drugstores and pharmacies, but nevertheless exclusive of drive-in facilities</p> <p>15) Licensed packaged liquor stores</p> <p>16) Community-oriented stores for the sale of books, magazines, newspapers and other periodicals, subject to § 275-20K of this Code and not in violation of N.J.S.A. 2C:34-7</p> <p>17) Real estate brokerage, insurance sales and travel agency offices primarily intended to serve individual members of the community</p> <p>18) Offices for the rendering of services by a licensed professional person, the practice of whom is primarily intended to serve individual residents of the community</p> <p>19) Stores for the retail sale of office supplies, equipment and services primarily intended to serve either the individual residents of the community or other businesses permitted within this zone</p> <p>20) Community-oriented educational or child-care facilities</p> <p>21) Community-oriented facilities providing adult-supervised recreation or training in athletic or recreational activities primarily intended for persons under the age of 10 years, but exclusive, nevertheless, of arcades containing mechanical or electronic games operated by such minor persons without adult supervision</p> <p>22) Community-oriented personal health or fitness facilities which have been licensed as otherwise provided in the Health Code of this Borough, if so required</p> <p>23) Community-oriented training facilities which have been licensed as otherwise provided in the Health Code of this Borough, if so required therein</p> <p>24) Any combination of any two of the aforesaid categories or any combination of any parts of any two of the aforesaid categories, except Nos. 3, 5, 8, 9, 13, 20 and 21</p> <p>25) All references in any of the aforesaid permitted uses to “residents of this community” shall be construed to include individual persons regularly present within this Borough by virtue of their employment, business, profession or the like</p>		

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B-2	<p>Any B-1 permitted principal use, under the same conditions as prescribed therein</p> <p>Appliance stores</p> <p>Business and professional offices</p> <p>Communication towers or antenna facilities, as the same are defined in § 275-6 and in accordance with § 275-22G.</p> <p>Furniture stores</p> <p>Hobby and craft stores</p> <p>Hotels and motels, subject to § 275-20H</p> <p>Office equipment establishments</p> <p>Painting, plumbing and wallpaper stores</p> <p>Public purposes, public athletic fields and swim clubs, subject to § 275-20I</p> <p>Restaurants, fast-food restaurants, and fast-casual restaurants</p>	<p>Any B-1 Zone permitted accessory use, under the same conditions as prescribed therein</p>	<p>Any B-1 Zone conditional use, subject to the same conditions as prescribed therein</p> <p>As a conditional use to a permitted hotel or motel, dining, drinking, conference, meeting and sales facilities within such permitted hotels and motels for use by persons other than the patrons of the sleeping facilities of such hotels and motels in accordance with §§ 275-20H and 275-22E</p> <p>Billboards, subject to § 275-22H</p> <p>Fast-food restaurants and fast-casual restaurants with drive-through facilities</p>
I	<p>Assembly and/or packaging of products from previously prepared materials, including but not limited to electronic and electric components, instruments, precision tools and timepieces</p> <p>Communication towers or antenna facilities, as the same are defined in § 275-6 and in accordance with § 275-22G</p> <p>Tool, die and pattern making and other machine shop operations</p> <p>Wholesale business storage and warehousing</p> <p>Business, executive and professional offices</p> <p>Municipal buildings and facilities</p> <p>Wholesale and/or retail sale by electronic means of motor vehicles, as the same is defined § 275-5 hereof, by businesses licensed under Chapter 181 of this Code and licensed by the State of New Jersey</p>	<p>Any B-2 Zone permitted accessory use, under the same conditions as prescribed therein</p>	<p>Essential services, subject to § 275-22A</p>

**NOTES:**

<sup>1</sup> See § 275-20.

<sup>2</sup> See § 275-21.

<sup>3</sup> See § 275-22.

<sup>4</sup> See Ch. 238, Subdivision and Site Plan Review.