

ZONING

22 Attachment 3

**SCHEDULE OF DISTRICT USE REGULATIONS  
BOROUGH OF MOONACHIE**

<i>Zone District</i>	<i>Permitted Principal Use</i>	<i>Permitted Accessory Use</i>	<i>Conditional Use</i>
R-1 One-Family Residential Zone	<p>1. One-family detached dwelling not to exceed 1 such dwelling on each lot.</p> <p>2. Municipal parks and playgrounds, including customary recreational, refreshment and service buildings, and any other proprietary or governmental use of the Borough.</p> <p>3. Places of worship including parish houses and religious school buildings, and public and private schools conducted for children, including uses customarily accessory thereto. Private schools permitted under this paragraph shall be a nonprofit organization within the meaning of the New Jersey Statutes Annotated.</p> <p>4. Building or structure used for agricultural purposes provided no greenhouse or heating plants shall be operated within 20 feet of any lot line, and no livestock, including horses, shall be kept on the property.</p>	<p>1. Garden house, tool house, playhouse or green house.</p> <p>2. Private garage for not more than 3 motor vehicles of which not more than 1 may be commercial vehicle and the others passenger automobiles. Such vehicles shall belong to residents on the premises, except that space for not more than 1 such automobile may be leased to a nonresident. When on the premises, the commercial vehicle shall be garaged and shall at no time be parked or left standing at any point outside thereof.</p> <p>3. The keeping of a reasonable number of customary household pets but excluding the commercial breeding or keeping of same. Horses, chickens and other farm animals are not considered household pets herein.</p> <p>4. Signs, in accordance with all applicable local or other ordinances or statutes.</p> <p>5. Swimming or wading pool incidental to the residential use of the premises, and not operated for gain, and subject to provisions of subsection 22- 5.17.</p>	<p>1. Professional office as part of a residential structure subject to the following conditions and limitations:</p> <p>(a) The office or studio is incidental to the residential use of the premises and is carried on by a resident thereof with not more than 1 assistant who does not reside on the premises.</p> <p>(b) The office or studio does not occupy more than 50% of the area of 1 floor of the building.</p> <p>(c) Off-street parking is supplied on the premises which is sufficient to accommodate the expected parking needs of the residents and the office.</p> <p>(d) The off-street parking area is screened by a buffer strip of at least 5 feet in width.</p> <p>(e) The proposed office or studio would have no adverse effect on adjacent properties or roads.</p>
R-2 Two-Family Residential Zone	<p>Any R-1 permitted principal use subject to the same restrictions as prescribed therein.</p> <p>Two-family detached dwelling not exceeding 1 such building on each lot.</p>	<p>Any R-1 permitted accessory use subject to the same restrictions as prescribed therein.</p>	<p>Any R-1 permitted conditional use subject to the same restrictions as prescribed therein</p>
MHP Mobile Home Park	<p>Mobile home park`</p>	<p>Any R-1 permitted accessory use subject to the same restrictions as prescribed therein.</p> <p>Off-street parking.</p> <p>Recreational uses.</p>	<p>None</p>

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B-1 General Business Zone	<ol style="list-style-type: none"> <li>1. Retail stores and banks.</li> <li>2. Personal service stores such as, but not limited to barber shops, beauty parlors and tailors, provided that where steam pressure is used in clothes pressing, the generating apparatus shall not exceed 5 rated boiler horsepower.</li> <li>3. Business, professional or governmental office.</li> <li>4. Funeral parlors.</li> <li>5. Service establishments furnishing services other than of a personal nature, but excluding gasoline filling stations and motor vehicle storage, repair or service.</li> <li>6. Theatres and restaurants, excluding amusements parks, galleries or circuses, whether open or enclosed.</li> <li>7. Outlets and pickup stations for laundries and cleaning establishments. Except in self-service, automatic laundry establishments, containing not more than 30 washing machines, washing of wearing apparel on the premises is prohibited. Except for incidental removal of spots with flammable solvent, cleaning of wearing apparel or household effects on the premises is permitted only if non-flammable solvent is used.</li> <li>8. Newspaper printing, including incidental job printing.</li> </ol>	<ol style="list-style-type: none"> <li>1. Off-street parking and loading facilities.</li> <li>2. Signs.</li> <li>3. Accessory storage within a wholly enclosed permanent structure of materials, goods and supplies intended for sale or consumption on the premises.</li> </ol>	None
B-2 Limited Business Zone	Business and Professional Offices Banks	<ol style="list-style-type: none"> <li>1. Off-street parking and loading facilities.</li> <li>2. Signs.</li> <li>3. Accessory storage within a wholly enclosed permanent structure of materials, goods and supplies intended for sale or consumption on the premises.</li> </ol>	<ol style="list-style-type: none"> <li>1. Restaurants; restaurant, fast food and eateries for district establishments subject to the following conditions and limitations:               <ol style="list-style-type: none"> <li>(a) The minimum lot size shall be 30,000 square feet.</li> <li>(b) The principal structure shall be no closer than 150 feet to any R-1 or R-2 zone. No parking or loading area shall be located closer than 25 feet to any R-1 or R-2 zone.</li> <li>(c) There shall be no audible noises beyond the confines of the structure.</li> <li>(d) Facilities shall prohibit the sale or consumption of food or beverages within a parking area or open space outside the confines of an enclosed structure on the property.</li> <li>(e) No part of any premises used for a fast food restaurant (including any premises used as a parking lot therefor) shall be located within a radius of 750 feet of any part of any other premises on which a fast food restaurant (or a parking lot therefor) is located.</li> <li>(f) May be subject to the execution of a maintenance agreement to include operator of the premises, to maintain the premises and the surrounding area free of litter and to minimize loitering on or about the premises.</li> </ol> </li> </ol>
M Manufacturing Zone	Manufacturing, warehousing, research and office uses subject to the performance standards of subsection 22-5.11 excluding all the uses listed in Attachment S-1 to the Schedule of District Use Regulations.	<ol style="list-style-type: none"> <li>1. Off-street parking and loading facilities.</li> <li>2. Signs.</li> <li>3. Accessory storage within a wholly enclosed permanent structure of materials, goods and supplies intended for sale or consumption on the premises.</li> </ol>	None

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