

ZONING

96 Attachment 1

Village of Ridgefield Park

Schedule 1 – Permitted, Accessory and Conditional Uses

Zone	Permitted Principal Uses	Permitted Accessory Uses	Conditional Uses
R-1 Single-Family Residential	Single-family detached dwellings Public and nonprofit day schools of elementary or high school grades accredited by the State Department of Education Public parks, playgrounds and recreation areas, including swimming pools as part of a park or recreation area, libraries, firehouses, not-for-profit volunteer ambulance or volunteer first aid facilities Federal, state, county and municipal buildings Community residences for developmentally disabled persons in accordance with N.J.S.A. 40:55D-66.1 and N.J.S.A. 40:55D-66.2 Community buildings, social clubs, lodges, fraternal organizations	Private garages Swimming pools, subject to § 96-11.3 Signs, subject to § 96-12 Off-street parking Accessory uses customarily incidental to a permitted principal use Fences and walls, subject to § 96-5.14 Home occupations, subject to § 96-5.15 Family day-care homes in residential districts in accordance with N.J.S.A. 40:55D-66.5(a) and (b) Recreation courts as per § 96-5.16	Churches, other places of worship including parish houses, Sunday school buildings, other similar uses, subject to § 96-7.1. Essential and public services, subject to § 96-7.2 Public utilities subject to § 96-7.3
R-2 Single- and Two-Family Residential	Any R-1 Zone permitted principal use under the same conditions as prescribed therein Two-family dwellings, subject to § 96-5.1D	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 Multifamily Residential	Any R-2 Zone permitted principal use under the same conditions as prescribed therein, Apartments and townhouses, subject to § 96-6.2 and § 96-6.3	Private garages Swimming pools, subject to § 96-11.3 Signs, subject to § 96-12 Off-street parking Accessory uses customarily incidental to a permitted principal use Fences and walls, subject to § 96-5.14 Recreation courts as per § 96-5.16	Any R-2 Zone conditional use, subject to the same conditions as prescribed therein
R-4 Mid-Rise Residential Apartments	Any R-3 Zone permitted principal use under the same conditions as prescribed therein Mid-rise	Any R-3 Zone permitted accessory use under the same conditions as	Any R-3 Zone conditional use, subject to the same conditions as

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<p>C-1(H) Central Business Historic District</p>	<p>residential apartments subject to § 96-6.3</p> <p>Auto supply stores                      Apparel shops                      Appliance stores                      Art galleries                      Antique shops                      Bakery shops                      Banks, other financial institutions                      Bars and taverns                      Barbershops, beauty parlors                      Book and stationery stores                      Butcher shops                      Candy and confectionery stores                      Computer sales and services                      Community buildings, social clubs, lodges, fraternal organizations                      Cafes and lounges                      Delicatessen stores                      Department stores, Drugstores, Dry goods and variety and dollar stores                      Dry cleaning and laundry establishments                      Day care facilities                      Electrical and electronic repair and sales stores                      Elder care centers                      Florist and/or garden supply shops                      Food and grocery stores                      Furniture stores,                      Funeral homes and mortuaries                      Hardware and/or building supply stores                      Hobby and craft stores                      Health and fitness centers                      Jewelry shops                      Movie theaters, bowling alleys, dance studios, martial arts, game stores and other indoor amusement facilities                      Medical offices                      Municipal and governmental buildings                      Nursing homes, long-term care facilities                      Offices, business and professional</p>	<p>prescribed therein</p> <p>Off-street parking and loading facilities, subject to § 96-8                      Signs, subject to § 96-12                      Accessory storage within a wholly enclosed permanent structure of materials, goods and supplies                      Walls and fences, subject to § 96-10.1                      Buffer areas and zones, subject to § 96-6.4                      Residential apartments above permitted retail uses, subject to § 96-6.4                      Outdoor storage areas subject to § 96-10.2                      Outdoor seating areas                      Solar energy systems only as an accessory to a permitted principal use only on the roof of a building</p>	<p>prescribed therein</p> <p>Churches, other places of worship including parish houses, Sunday school buildings, subject to § 96-7.1                      Essential and public services, subject to § 96-7.2                      Public utilities, subject to § 96-7.3</p>

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	Office equipment and supply establishments Package liquor stores Painting, plumbing and wallpaper stores Personal service establishments Pet shops Photographic equipment and supply stores Post offices, public schools, parks, playgrounds, firehouses, a libraries Real estate offices Restaurants and luncheonettes, excluding drive-through and drive-in facilities Shoe repair shops Sporting goods stores Supermarkets Tailors, dressmakers Travel agencies or offices Mixed use buildings consisting of more than one principal retail use listed above		
C-2 Neighborhood Commercial District	Existing single-family detached residences, subject to the area, yard and bulk regulations of the R-1 Zone Existing two-family residences, subject to the area, yard and bulk requirements of the R-2 Zone Banks including drive-in and through facilities in accordance with § 96-6.6 Business services Community buildings, social clubs, lodges, fraternal organizations Day care facilities Funeral homes and mortuaries Health centers and medical Offices Health and fitness centers Hotels and motels Offices, business and professional Personal services Restaurants including drive-through facilities in accordance with § 96.6.6 Retail sales and services	Off-street parking and loading facilities, subject to § 96-8 Signs, subject to § 96-12 Accessory storage within a wholly enclosed permanent structure Walls and fences, subject to § 96-10.1 Buffer zones, subject to § 96-9 Private residential swimming pools, subject to § 96-7.9 Outdoor storage areas, subject to § 96-10.2	Churches, other places of worship including parish houses, Sunday school buildings, subject to § 96-7.1 Essential and public services, subject to § 96-7.2 Public utilities, subject to § 96-7.3 Automobile service stations, subject to § 96-7.4 Auto body and repair shops, subject to § 96-7.5

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	Municipal and government buildings Parks, playgrounds, firehouses, libraries Shoe repair establishments Taverns and liquor sales		
I-1 Light Industrial District	Indoor agriculture and horticulture (not cannabis) “Ghost kitchens” and catering facilities Light industrial uses Clinics Manufacturing use in which no noise, emissions, odors, smoke, dust, vibration or glare is discernable at the property line Offices and administrative buildings Research and development facilities Restaurants Self-storage facilities Veterinary hospitals Warehouse and distribution centers; this shall not be deemed to include truck terminals, truck repair, parking facilities or any retail facilities Wholesale establishments	Off-street parking and loading facilities, subject to § 96-8 Signs, subject to § 96-12 Accessory storage within a wholly enclosed permanent structure Walls and fences, subject to § 96-10.1 Buffer zones, subject to § 96-9 Outdoor storage areas, subject to § 96-10.2 Parks and recreation areas Solar energy systems on the roof of a permitted principal or accessory building	Churches, other places of worship including parish houses, Sunday school buildings, subject to § 96-7.1 Essential and public services, subject to § 96-7.2 Public utilities, subject to § 96-7.3 Auto body and repair shops, subject to § 96-7.5 Telecommunication facilities, subject to § 96-7.6
I-2 Heavy Industrial District	Building material facilities and yards Construction equipment sales, rental and repair Fabrication, assembly and packaging of finished products; and manufacturing, processing, compounding and treating of materials Generators, transformers, radio equipment and other utilities Offices and administrative buildings Restaurants Health and fitness centers Self-storage facilities Veterinary hospitals and clinics Warehousing, shipping, offices and distribution centers Light industrial uses	Any I-1 permitted accessory use under the same conditions as prescribed therein	Any I-1 conditional use under the same conditions as prescribed therein
I-3 Neighborhood Industrial District	Equipment sales and rental businesses Fabrication that does not require the use of heavy machinery, chemicals or manufacturing	Any I-1 permitted accessory use under the same conditions as prescribed therein	Essential and public services, subject to § 96-7.2 Public utilities, subject to § 96-7.3

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	processes that would negatively affect surrounding residential areas Garden centers, greenhouses Light industrial and assembly uses Professional and business offices Transportation and delivery service businesses Veterinary hospitals and clinics		Auto body and repair shops, subject to § 96-7.5
OP-1 Office Park District (1)	Banks and other financial institutions including drive-in and drive-through facilities Convention centers and theaters Convenience shopping services for the sale of goods and services which serve the office and residential uses in the office park District hotels and motels Office buildings, business and professional Research and development facilities Office parks Restaurants, sit down excluding drive-in and drive-through facilities Nursing homes and long-term care facilities	Off-street parking and loading facilities, subject to § 96-8 Signs, subject to § 96-7.8 Accessory storage within a wholly enclosed permanent structure Walls and fences, subject to § 96-7.2 Retail service for sales of goods and convenience shopping; all retail space shall not exceed 15% of the gross floor area, provided that no single retail business shall exceed 4,000 square feet Parks and recreational facilities	Essential and public services, subject to § 96-7.2 Public utilities, subject to § 96-7.3 Telecommunication facilities, subject to § 96-7.6
Warehouse/Distribution-1	Office buildings, business and professional Warehousing, shipping, and distribution centers E-commerce distribution depots Agriculture and horticulture operations within buildings Public and private bus garages and facilities	Off-street parking and loading, subject to § 96-8 Signs, subject to § 96-12 Walls and fences, subject to § 96-7.2 Buffer areas subject to § 96-9	Essential and public services, subject to § 96-7.2 Public utilities, subject to § 96-7.3 Telecommunication facilities, subject to § 96-7.6
Open Space Zone	Natural areas preserved as open space Threatened or endangered habitat areas Public educational facilities Public parks and recreation facilities Radio communication facilities Art and cultural activities sponsored by the Village	Off-street parking areas to support permitted uses	Telecommunication facilities, subject to § 96-7.6
Arts Overlay Zone	See § 96-6.17		

- (1) The following parcels in the Challenger Road area are governed by the Challenger Road Redevelopment Plan and are not subject to the OP-1 zone requirements: Block 24.02 Lot 1, Block 24.03 Lot 4, Block 24.04 Lot 1, Block 24.05 Lot 1.