

## ZONING

### Schedule of Zoning District Use Regulations Borough of River Edge, New Jersey

<b>Zone</b>	<b>Permitted Principal Uses</b>	<b>Permitted Accessory Uses</b>	<b>Conditional Uses</b>
R-1: Single-family Residential	<ol style="list-style-type: none"> <li>1. Single-family detached dwellings</li> <li>2. Public and private schools not operated for profit</li> <li>3. Churches and other places of worship, including parish homes, Sunday school buildings and other similar uses subject to § 416-19</li> <li>4. Public buildings, playgrounds, libraries, firehouses, police stations and volunteer ambulance or first aid and health facilities</li> </ol>	<ol style="list-style-type: none"> <li>1. Home and professional occupations subject to § 416-31</li> <li>2. Swimming pools subject to § 416-28</li> <li>3. Signs subject to Article X</li> <li>4. Off-street parking and loading subject to Article IX and Chapter 350, Site Plan Review</li> <li>5. Amateur radio/citizen radio antennas subject to § 416-32</li> <li>6. Accessory uses customarily incidental to a permitted principal use subject to § Article VII</li> </ol>	<ol style="list-style-type: none"> <li>1. Essential services subject to § 416-35</li> <li>2. Veteran and service organizations subject to § 416-20</li> <li>3. Satellite antennas, subject to the provisions and restrictions of §416-33<sup>1</sup></li> <li>4. Communications towers and antennas in accordance with § 416-34.1<sup>2</sup></li> </ol>
R-2: Two-family Residential	<ol style="list-style-type: none"> <li>1. Any R-1 Zoning District permitted principal use under the same conditions as prescribed therein</li> <li>2. Two-family detached dwellings</li> </ol>	<ol style="list-style-type: none"> <li>1. Any R-1 Zoning District permitted accessory use under the same conditions as prescribed therein</li> </ol>	<ol style="list-style-type: none"> <li>1. Any R-1 Zoning District permitted conditional use under the same conditions as prescribed therein</li> </ol>
R-3: Garden Apartment Residential	<ol style="list-style-type: none"> <li>1. Any R-1 and R-2 Zoning Districts permitted principal use under the same conditions as prescribed therein</li> <li>2. Garden apartments subject to § 416-23</li> </ol>	<ol style="list-style-type: none"> <li>1. Any R-1 and/or R-2 Zoning Districts permitted accessory use under the same conditions as prescribed therein</li> </ol>	<ol style="list-style-type: none"> <li>1. Any R-1 and/or R-2 Zoning Districts permitted conditional use under the same conditions as prescribed therein</li> </ol>
PRD-1: Planned Residential Development	<ol style="list-style-type: none"> <li>1. Any R-1 Zoning District permitted principal use under the same conditions as prescribed therein</li> <li>2. Planned residential developments subject to § 416-36 and Chapter 350, Site Plan Review</li> </ol>	<ol style="list-style-type: none"> <li>1. Any R-1 Zoning District permitted accessory use under the same conditions as prescribed therein</li> </ol>	<ol style="list-style-type: none"> <li>1. Any R-1 Zoning District permitted conditional use under the same conditions as prescribed therein</li> </ol>
C-1: Commercial Neighborhood Business	<ol style="list-style-type: none"> <li>1. Auto supply sale stores, apparel and clothing stores, appliance stores, art galleries and antique shops</li> <li>2. Bakery shops, banks and financial institutions, barber shops and beauty parlors, book and stationery stores</li> <li>3. Candy stores</li> <li>4. Churches and other places of worship, including parish homes, Sunday School buildings and other similar uses subject to § 416-19</li> <li>5. Delicatessens, department stores, dance and music studios, drug stores, dry goods stores; also</li> </ol>	<ol style="list-style-type: none"> <li>1. Off-street parking and loading areas subject to Article IX and Chapter 350, Site Plan Review</li> <li>2. Signs subject to Article X and subject to Chapter 350, Site Plan Review</li> <li>3. Accessory storage within a totally enclosed permanent structure of material, goods and supplies intended for sale or consumption on the premises subject to Article VII</li> </ol>	<ol style="list-style-type: none"> <li>1. Essential services subject to § 416-35</li> <li>2. Outdoor storage subject to §§ 416-10B and 416-30</li> <li>3. Satellite antennas, subject to the provisions and restrictions of § 416-331</li> </ol>

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	dry-cleaning and laundry establishments subject to § 416-22 6. Electronic equipment sales and service stores 7. Florist and garden shops, furniture stores, food and grocery stores and food catering stores 8. Gasoline service stations subject to § 416-21 9. Hardware stores 10. Interior decorating stores 11. Offices; business and professional 12. Paint and wall paper stores, plumbing and electrical supply stores, photographic studios, photo equipment and supply stores 13. Public schools, private schools and day-care centers 14. Public buildings, parks, playgrounds, libraries, firehouses, police stations and volunteer ambulance or first aid and health facilities 15. Real estate and insurance offices, restaurants 16. Shoe repair stores, supermarkets, sports apparel, sports equipment stores and stamp and coin shops 17. Travel agencies 18. Taxi stands 19. Undertakers and funeral parlors 20. Veteran, service and recreational facilities 21. Any personal service stores dealing directly with consumers and similar to the above listed uses		
C-2: Commercial Office	1. Any C-1 Zoning District permitted principal use under the same conditions as prescribed therein 2. Office buildings subject to § 416-18 3. Hotels subject to § 416-18 <sup>3</sup>	1. Any C-1 Zoning District permitted accessory use under the same conditions as prescribed therein	1. Essential services subject to § 416-35 2. Outdoor storage subject to §§ 416-10B and 416-30 3. Satellite antennas, subject to the provisions and restrictions of § 416-33 <sup>1</sup>
P-1: Conservation	1. Public open space, including unimproved land intended for hiking trails, wildlife and bird preserves, arboretums, botanical gardens, historical buildings	1. Accessory uses customarily incidental to a permitted principal use	1. Essential services subject to § 416-35

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	and structures, woodland areas, picnic areas, wetland areas and green belts		
M-1: Public	1. Public buildings and uses, including but not limited to municipal buildings, public works facilities, public schools, parks, playgrounds, libraries, firehouses, police stations, volunteer ambulance facilities, first aid and health facilities	1. Accessory uses customarily incidental to a permitted principal use	None

NOTES:

<sup>1</sup> Added 12-16-1996 by Ord. No. 1172.

<sup>2</sup> Added 7-6-1998 by Ord. No. 1224; amended 10-4-1999 by Ord. No. 1266.

<sup>3</sup> Added 12-17-2001 by Ord. No. 1367.