

ZONING

131 Attachment 1

**Borough of Rutherford
Table of General Use Regulations, Part I
Article IV, § 131-7A
[Amended 3-14-2016 by Ord. No. 3391-16]**

Zoning District	Principal Permitted Uses	Principal Conditional Uses	Permitted Accessory Uses	Permitted Signs (See § 131-18 for Detailed Requirements)	Minimum Required Off-Street Parking	Minimum Required Off-Street Loading	Additional Use Regulations	
RESIDENTIAL	R-1	1. Single-family detached dwellings 2. Parks, playgrounds 3. Public facilities 4. Schools	1. Churches	1. Detached garages 2. Greenhouses 3. Private storage sheds 4. Private swimming pools 5. Fences and walls	1. Churches: 1 freestanding sign and 1 attached sign 2. Residential uses: 1 customary nameplate per dwelling unit	1. 1-family residential: 2 spaces per dwelling unit; 1 per dwelling unit located in a fully enclosed structure or garage 2. Churches: 1 space per every 4 permanent seats 3. Schools: 1 space per employee for grades K-10; 2.5 spaces per employee for grades 11 and 12	1. Schools: in all cases shall supply sufficient space for school bus loading and unloading subject to Planning Board site plan review	
	R-1A	1. Single-family detached dwellings 2. Parks, playgrounds 3. Public facilities 4. Schools	1. Churches	1. Detached garages 2. Greenhouses 3. Private storage sheds 4. Private swimming pools 5. Fences and walls	1. Churches: 1 freestanding sign and 1 attached sign 2. Residential uses: 1 customary nameplate per dwelling unit	1. 1-family residential: 2 spaces per dwelling unit; 1 per dwelling unit located in a fully enclosed structure or garage 2. Churches: 1 space per every 4 permanent seats 3. Schools: 1 space per employee for grades K-10; 2.5 spaces per employee for grades 11 and 12	1. Schools: in all cases shall supply sufficient space for school bus loading and unloading subject to Planning Board site plan review	
	R-1B	1. Single-family detached dwellings 2. Parks, playgrounds 3. Public facilities 4. Schools	1. Churches	1. Detached garages 2. Greenhouses 3. Private storage sheds 4. Private swimming pools 5. Fences and walls	1. Churches: 1 freestanding sign and 1 attached sign 2. Residential uses: 1 customary nameplate per dwelling unit	1. 1-family residential: 2 spaces per dwelling unit; 1 per dwelling unit located in a fully enclosed structure or garage 2. Churches: 1 space per every 4 permanent seats 3. Schools: 1 space per employee for grades K-10; 2.5 spaces per employee for grades 11 and 12	1. Schools: in all cases shall supply sufficient space for school bus loading and unloading subject to Planning Board site plan review	
	R-2	1. Single-family detached dwellings 2. 2-family dwellings 3. Parks, playgrounds 4. Public facilities 5. Schools	1. Churches	1. Detached garages 2. Greenhouses 3. Private storage sheds 4. Private swimming pools 5. Fences and walls	1. Permitted signs for churches and residential uses shall be the same as those required in the R-1 District	1. 1- and 2-family residential: 2 spaces per dwelling unit; 1 per dwelling unit located in a fully enclosed structure or garage Minimum parking requirements 2 and 3 shall be the same as those required in the R-1 District	1. Minimum loading requirements shall be the same as those required in the R-1 District	
	R-3	1. Single-family detached dwellings 2. 2-family dwellings 3. Garden apartment multifamily dwellings 4. Multifamily dwellings 5. Parks, playgrounds 6. Public facilities 7. Schools	1. Churches	1. Detached garages 2. Greenhouses 3. Private storage sheds 4. Private swimming pools 5. Fences and walls	1. Permitted signs for churches and 1- and 2-family residential uses shall be the same as those in the R-1 District 2. Garden apartment residential uses: 1 sign along each collector or arterial road which the tract abuts	Minimum parking requirements 1 through 3 shall be the same as those required in the R-2 District with the following additions: 4. Garden apartment residential uses: 2 spaces per dwelling unit. A garage shall constitute 1 parking space, 50% of all parking shall be located in a fully enclosed structure or garage.	1. Minimum loading requirements shall be the same as those required in the R-1 District	1. Garden apartment multifamily dwellings shall provide a buffer a minimum of 25 feet in width along any property line adjacent to an R-1 or R-2 Residence District or similar use
	R-4	1. Single-family detached dwellings 2. 2-family dwellings 3. Garden apartment multifamily dwellings 4. Multifamily dwellings 5. Parks, playgrounds 6. Public facilities 7. Schools	1. Churches	1. Detached garages 2. Greenhouses 3. Private storage sheds 4. Private swimming pools 5. Fences and walls	1. Permitted signs for the R-4 District shall be the same as those permitted in the R-3 District, with the following addition: Multifamily dwellings: 1 attached name display sign	Minimum parking requirements 1 through 4 shall be the same as those required in the R-3 District with the following additions: 5. Multifamily dwellings: 2 spaces per dwelling unit. A garage shall constitute 1 parking space, 50% of all parking shall be located in a fully enclosed structure or garage.	1. Minimum loading requirements shall be the same as those required in the R-1 District	1. Garden apartment multifamily dwellings and multifamily dwellings shall provide a buffer a minimum of 25 feet in width along any property line adjacent to an R-1 or R-2 Residence District or similar use