

ZONING  
131 Attachment 2

**Borough of Rutherford**  
**Table of General Use Regulations, Part II**  
**Article IV, § 131-7A**  
**[Amended 2-16-1999 by Ord. No. 2884-99; 7-15-2019 by Ord. No. 3494-19]**

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	
C O M M E R C I A L	B-1	<ol style="list-style-type: none"> <li>Business offices, including employment agencies, medical or dental clinics and laboratories, photographers' or artists' studios and galleries, schools for music or dance, telephone offices, travel bureaus and ticket offices</li> <li>Banks and financial institutions, excluding drive-in facilities</li> <li>Professional offices limited to architects, dentists, doctors, engineers, insurance brokers, lawyers, real estate agents or similar professional uses</li> <li>Any other similar use which is in keeping with the described character of the district and in harmony with surrounding uses as determined by the Planning Board</li> <li>Public facilities</li> </ol>	<ol style="list-style-type: none"> <li>Drive-in banks</li> <li>Funeral homes</li> <li>Service stations</li> <li>Off-tract off-street parking</li> <li>Motor vehicle repair facilities</li> </ol>	<ol style="list-style-type: none"> <li>Fences and walls</li> <li>Garages for delivery trucks and other commercial vehicles</li> <li>Off-street parking</li> <li>Signs</li> <li>Temporary buildings for uses incidental to construction work, provided that such buildings are removed upon completion or abandonment of construction work</li> <li>Residential apartments: see § 131-7D(6)</li> </ol>	<ol style="list-style-type: none"> <li>Banks: 1 freestanding and 1 attached sign</li> <li>Business and professional offices: 1 freestanding or attached name display sign</li> <li>Funeral homes: 1 attached sign</li> <li>Service stations: see § 131-13</li> </ol>	<ol style="list-style-type: none"> <li>Banks: 1 space per 300 square feet of gross floor area</li> <li>Business and professional offices: 1 space per 300 square feet of gross floor area</li> <li>Funeral homes: 1 space per 100 square feet of gross floor area</li> <li>Service stations: 6 spaces for the first lift, wheel alignment pit or similar work area; 5 spaces for a second work area; and 3 spaces for each additional work area</li> <li>Retail stores: 1 space per 200 square feet of gross floor area</li> <li>Residential apartments: 1 space per 500 square feet of gross floor area</li> </ol>	<ol style="list-style-type: none"> <li>Banks, business and professional offices exceeding 10,000 square feet in gross floor area shall provide 1 properly dimensioned loading space.</li> <li>Funeral homes: <ol style="list-style-type: none"> <li>1 space for the first 5,000 square feet of gross floor area</li> <li>1 additional space for each additional 5,000 square feet of floor area</li> </ol> </li> </ol>	<ol style="list-style-type: none"> <li>A minimum buffer 25 feet in width shall be provided along any common property line with a residential district</li> <li>No merchandise, products, waste, equipment or similar material or objects shall be displayed or stored outside</li> </ol>
	B-2	<p>Permitted uses 1 through 5 in the B-2 District shall be the same as those permitted in the B-1 District, with the following additions:</p> <ol style="list-style-type: none"> <li>New car and truck dealerships</li> <li>Warehousing</li> <li>Retail sales</li> <li>Towing offices</li> </ol>	<p>Conditional uses in the B-2 District shall be the same as those permitted in the B-1 District, with the following additions:</p> <ol style="list-style-type: none"> <li>Restaurants seating 125 persons or more</li> <li>Hotels containing 100 guest sleeping rooms or more</li> </ol>	<p>Permitted accessory uses in the B-2 District shall be the same as those permitted in the B-1 District, with the following additions:</p> <ol style="list-style-type: none"> <li>Off-street parking and parking structures which meet the height limits of the zone district for accessory uses</li> </ol>	<p>Permitted signs in the B-2 District shall be the same as those permitted in the B-1 District</p>	<p>Minimum required off-street parking in the B-2 District shall be the same as that required in the B-1 District, with the following additions:</p> <ol style="list-style-type: none"> <li>New car and truck dealerships: 5 spaces per 1,000 square feet of gross floor area</li> <li>Restaurants: 1 space per 2 seats, plus 1 space per 2 employees</li> <li>Hotel: 1 space per guest sleeping room, plus 1 space per 2 employees, plus the parking requirements for restaurants open to the general public</li> <li>Warehousing: 3 spaces per 1,000 square feet of gross floor area</li> </ol>	<p>Minimum required off-street loading in the B-2 District shall be the same as that required in the B-1 District</p>	<p>Additional use regulations in the B-2 District shall be the same as those required in the B-1 District</p> <ol style="list-style-type: none"> <li>A minimum buffer 25 feet in width shall be provided along any common property line with a residential district</li> <li>No automobiles or trucks shall be permitted to be parked in the front yard of any towing business</li> </ol>
	B-3	<ol style="list-style-type: none"> <li>Local retail, office and service uses: see § 131-7D(1) for detailed list of such permitted uses</li> <li>Banks and financial institutions, excluding drive-in facilities</li> <li>Business offices, as permitted in the B-1 District</li> <li>Professional offices, as permitted in the B-1 District</li> <li>Private clubs and lodges</li> <li>Community centers and nonprofit organizations</li> <li>Public facilities</li> </ol>	<p>Conditional uses in the B-3 District shall be the same as those permitted in the B-1 District</p>	<p>Permitted accessory uses 1 through 6 in the B-3 District shall be the same as those permitted in the B-1 District, with the following addition:</p> <ol style="list-style-type: none"> <li>Inventory storage located in a fully enclosed structure or building</li> </ol>	<p>Permitted signs in the B-3 District shall be the same as those permitted in the B-1 District, with the following additions:</p> <ol style="list-style-type: none"> <li>Retail sale of goods and services: 1 nonflashing lighted or unlighted, attached name display sign</li> <li>Private clubs and lodges: 1 freestanding or attached name display sign</li> <li>Community centers and nonprofit organizations: 1 freestanding or attached name display sign</li> </ol>		<p>Minimum loading requirements 1 and 2 in the B-3 District shall be the same as those required in the B-1 District</p>	<ol style="list-style-type: none"> <li>A minimum buffer 25 feet in width shall be provided along any common property line with a residential district</li> <li>No merchandise, waste, equipment or similar material or objects shall be displayed or stored outside</li> </ol>
	B-3/SH	<ol style="list-style-type: none"> <li>Any permitted use in the B-3 District</li> <li>Housing for the elderly and handicapped, under nonprofit sponsorship and financed under Federal Section 202 Direct Loan Program for Housing</li> </ol>	<p>Conditional uses in the B-3/SH District shall be the same as those permitted in the B-3 District</p>	<p>Permitted accessory uses in the B-3/SH District shall be the same as those permitted in the B-3 District</p>	<p>Permitted signs in the B-3/SH District shall be the same as those permitted in the B-3 District</p>	<ol style="list-style-type: none"> <li>For uses permitted in the B-3/SH District, same as in the B-3 District</li> <li>For housing for the elderly and handicapped, a minimum of 1 off-street parking space for every 5 dwelling units, on the site or permanently reserved at no cost to the project on an adjoining site. If the number of dwelling units is not divisible by 5, a full space shall be provided for any fraction in excess of the number divided by 5</li> </ol>	<p>Minimum loading requirements shall be the same as those required in the B-3 District</p>	<p>Additional use regulations shall be the same as those provided for in the B-3 District</p>
	B-4	<p>Principal permitted uses as permitted in the B-3 District</p>	<p>Light industry</p>	<p>Permitted accessory uses in the B-4 District shall be the same as those permitted in the B-3 District</p>	<p>Permitted signs in the B-4 District shall be the same as those permitted in the B-3 District</p>	<p>3 spaces per 2,000 square feet of gross floor area</p>	<ol style="list-style-type: none"> <li>Properly dimensioned loading space for the first 5,000 square feet of gross floor area</li> <li>Additional space for each additional 5,000 square feet of floor area</li> </ol>	<ol style="list-style-type: none"> <li>A minimum lot area of 10,000 square feet</li> <li>A minimum buffer 80 feet in width shall be provided along any common property line with a residential district</li> <li>A minimum side yard of 20 feet each</li> <li>A minimum rear yard of 20 feet</li> <li>A minimum front yard of 20 feet</li> <li>All garbage receptacles or other outside appurtenances shall be screened by means of adequate landscaping or fencing</li> <li>The performance standards set forth in § 131-15 shall be complied with</li> </ol>