

ZONING
131 Attachment 3

Borough of Rutherford
Table of General Use Regulations, Part III
Article IV, § 131-7A
[Amended 12-28-2010 by Ord. No. 3218-10]

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												
Highway Commercial	HC 1. Automobile-serving or transient-oriented retail goods and service uses: see § 131-7D(2) for detailed list of such permitted uses 2. Drive-in banks and financial institutions 3. New car and truck dealerships 4. Public facilities	1. Off-tract off-street parking 2. Service stations	1. Permitted accessory uses in the HC District shall be the same as those permitted in the B-3 District	1. Banks, retail sale of goods and services: 1 freestanding sign and 1 attached sign 2. Service stations: see § 131-13	1. New car and truck dealerships: 2 spaces per 1,000 square feet of gross floor area 2. Banks and business offices, retail sale of goods and services: 5 spaces per 1,000 square feet of gross floor area 3. Sit-down restaurants: 15 spaces per 1,000 square feet of gross floor area 4. Drive-in restaurants: 35 spaces per 1,000 square feet of gross floor area 5. Fast-food restaurants (no drive-up facility): 20 spaces per 1,000 square feet of gross floor area 6. Theaters: 1 space per every 4 seats 7. Service stations: see B-1 District parking requirements	1. Banks and offices exceeding 10,000 square feet in gross floor area shall provide 1 properly dimensioned loading space 2. Retail sale of goods and services: <table style="margin-left: auto; margin-right: auto;"> <tr> <td style="text-align: center;">Square Feet of Gross Floor Area</td> <td style="text-align: center;">Required Number of Loading Spaces</td> </tr> <tr> <td style="text-align: center;">First 25,000</td> <td style="text-align: center;">1</td> </tr> <tr> <td style="text-align: center;">26,000 – 40,000</td> <td style="text-align: center;">2</td> </tr> <tr> <td style="text-align: center;">41,000 – 60,000</td> <td style="text-align: center;">3</td> </tr> <tr> <td style="text-align: center;">61,000 – 100,000</td> <td style="text-align: center;">4</td> </tr> <tr> <td style="text-align: center;">Each additional 50,000</td> <td style="text-align: center;">1 additional</td> </tr> </table>	Square Feet of Gross Floor Area	Required Number of Loading Spaces	First 25,000	1	26,000 – 40,000	2	41,000 – 60,000	3	61,000 – 100,000	4	Each additional 50,000	1 additional	1. A minimum buffer 50 feet in width shall be provided along any common property line with a residential district
Square Feet of Gross Floor Area	Required Number of Loading Spaces																		
First 25,000	1																		
26,000 – 40,000	2																		
41,000 – 60,000	3																		
61,000 – 100,000	4																		
Each additional 50,000	1 additional																		
Office, Research and Distribution	ORD 1. Administrative or executive offices 2. Scientific or research laboratories 3. Wholesale distribution centers and warehouses 4. Public facilities 5. Drive-in banks and financial institutions	1. Office research, or distribution uses, other than those allowed under Principal Permitted Uses, shall be allowed subject to the provisions of Article VI, § 131-35, and the strict review to determine the compatibility of the proposed use with the stated purpose of the ORD District 2. Off-tract off-street parking 3. Manufacturing plants (limited): see § 131-7D(3) for detailed description of such permitted uses 4. Hotels subject to provisions of Article VI, § 131-32 5. Restaurants seating 125 persons or more	1. Fences and walls 2. Garages, storage buildings and other customary accessory uses incidental to the principal use 3. Off-street parking and parking structures which meet the height limits of the zone district for accessory uses 4. Temporary buildings for uses incidental to construction work, provided that such buildings are removed upon completion or abandonment of construction work 5. Employee restaurants as part of the principal use, provided that the restaurant is limited to the employees of the principal use as designated on the site plan as approved by the Planning Board	1. Offices: 1 name display sign, freestanding or attached 2. Laboratories, manufacturing plants, wholesale distribution centers and warehouses: 1 name display sign, freestanding or attached 3. Hotels/motor hotels: 1 name display sign, freestanding or attached 4. Banks: A freestanding sign and 1 attached sign	1. Offices and laboratories: 5 spaces per 1,000 square feet of gross floor area 2. Manufacturing plants: a. 1 space for every 1,000 square feet or fraction thereof of floor area used for 1 space for every 700 square feet or fraction thereof of floor area used for manufacturing and research or storage, plus 1 space for every 200 square feet or fraction thereof of floor area used for offices b. In addition, 1 space shall be provided for every vehicle owned and/or operated by the use operating from the site 3. Wholesale distribution centers and warehouses: 3 spaces per 1,000 feet of gross floor area 4. Restaurants: 1 space per 2 seats, plus 1 space per 2 employees 5. Hotels: 1 space per guest sleeping room, plus 1 space per 2 employees, plus the parking requirements for restaurants open to the general public 6. Banks: 5 spaces per 1,000 square feet of gross floor area	1. Laboratories, manufacturing plants, wholesale distribution centers and warehouses: <table style="margin-left: auto; margin-right: auto;"> <tr> <td style="text-align: center;">Square Feet of Gross Floor Area</td> <td style="text-align: center;">Required Number of Loading Spaces</td> </tr> <tr> <td style="text-align: center;">First 25,000</td> <td style="text-align: center;">1</td> </tr> <tr> <td style="text-align: center;">26,000 – 40,000</td> <td style="text-align: center;">2</td> </tr> <tr> <td style="text-align: center;">41,000 – 60,000</td> <td style="text-align: center;">3</td> </tr> <tr> <td style="text-align: center;">61,000 – 100,000</td> <td style="text-align: center;">4</td> </tr> <tr> <td style="text-align: center;">Each additional 50,000</td> <td style="text-align: center;">1 additional</td> </tr> </table> 2. Offices exceeding 10,000 square feet in gross floor area shall provide 1 properly dimensioned loading space 3. Banks exceeding 10,000 square feet in gross floor area shall provide 1 properly dimensional loading space	Square Feet of Gross Floor Area	Required Number of Loading Spaces	First 25,000	1	26,000 – 40,000	2	41,000 – 60,000	3	61,000 – 100,000	4	Each additional 50,000	1 additional	
Square Feet of Gross Floor Area	Required Number of Loading Spaces																		
First 25,000	1																		
26,000 – 40,000	2																		
41,000 – 60,000	3																		
61,000 – 100,000	4																		
Each additional 50,000	1 additional																		
University/Residential	U-RIA 1. Any permitted use in the R-1A District shall be a permitted use in the U-RIA District 2. Colleges, universities or other institutions of higher learning	1. Conditional uses in the U-RIA District shall be the same as those permitted in the R-1A District	1. Any use customarily incidental and accessory to the operation of a college or university, such as dormitories, auditoriums or theaters, cafeterias, museums or art galleries, libraries, recreational and athletic facilities and faculty and administrative facilities. 2. Off-street parking 3. Permitted accessory uses for residential uses shall be the same as those permitted in the R-1A District	Permitted signs in the U-RIA District shall be the same as those permitted in the R-1A District, with the following addition: 1. University: 1 name display sign along each collector or arterial which the tract abuts. Other signs as determined necessary and reasonable upon Planning Board site plan review.	Minimum parking requirements 1 through 3 shall be the same as those required in the R-1A District, with the following addition: 1. University: The adequacy of off-street loading areas shall be determined by strict Planning Board review in accordance with established standard	Minimum loading requirements shall be the same as those required in the R-1A District, with the following additions: 1. University: The adequacy of off-street loading areas shall be determined by strict Planning Board review in accordance with established standards	1. A minimum buffer 15 feet in width shall be provided for a university use along any common property line with a residential district or use												
Planned Commercial	PCD 1. Any permitted use in the B-3 Zone 2. Planned commercial development	None	1. Fences, walls, signs and off-street parking, provided that any such uses ancillary to the planned commercial development shall also be subject to the regulations for planned commercial developments																

RUTHERFORD CODE
Borough of Rutherford
Table of General Use Regulations, Part III
(cont'd)

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
Highway Commercial Light Industrial	HC-LI	1. Any permitted use in the HC Zone 2. Scientific or research laboratories 3. Wholesale distribution centers 4. Warehouses 5. Banks, drive-in banks and financial institutions	Conditional use in the HC Zone	Permitted accessory uses in the HC-LI District shall be the same as those permitted in the HC District	Permitted signs in the HC-LI District shall be the same as those permitted in the HC District	Minimum off-street parking in the HC-LI District shall be the same as established for the uses listed in the HC District and the ORD District	Minimum off-street loading in the HC-LI District shall be the same as established for the uses listed in the HC District and the ORD District	
Townhouse Overlay	TO	Residential townhouses	Churches	Permitted accessory uses in the TO District shall be the same as those permitted in the R-3 District	Permitted signs in the TO District shall be the same as those in the R-3 District	Minimum parking requirements 1 through 3 shall be the same as those required in the R-2 District, provided that the New Jersey Residential Site Improvement Standards shall govern where applicable	Minimum loading requirements shall be the same as those required in the R-1 District	
Planned Mixed Use Overlay	PMU	Any permitted use in the PCD Zone	None	Any permitted accessory use in the PCD Zone	Permitted signs in the TO District shall be the same as those in the R-3 District	Minimum parking requirements 1 through 3 shall be the same as those required in the R-2 District, provided that the New Jersey Residential Site Improvement Standards shall govern where applicable	Minimum loading requirements shall be the same as those required in the R-1 District	
Neighborhood Commercial	NC	Permitted uses 1 through 3 in the NC District shall be the same as those permitted in the B-1 District with the following additions: 1. Public facilities 2. Residential apartments, subject to § 131-7D(6)	1. Drive-in banks 2. Funeral homes 3. Off-track off-street parking	1. Fences and walls 2. Garages for delivery trucks and other commercial vehicles 3. Off-street parking 4. Signs 5. Temporary buildings for uses incidental to construction work, provided that such buildings are removed upon completion or abandonment of construction work	1. Banks: 1 freestanding and attached sign 2. Business and professional offices: 1 freestanding or attached named display sign 3. Funeral homes: 1 attached sign	1. Banks: 1 space for 300 square feet of gross floor area 2. Business and professional offices: 1 space for 300 square feet of gross floor area 3. Funeral homes: 1 space for 100 square feet of gross floor area 4. Residential apartments: 2 spaces per apartment, provided that if applicable, the New Jersey Residential Site Improvement Standards shall govern	Minimum required off-street loading in the NC District shall be the same as that required in the B-1 District.	Residential use shall be designed so that the line of sight from the residential apartments to the rear yards of adjoining property shall be screened.