

ZONING

206 Attachment 1

TOWNSHIP OF SADDLE BROOK

SCHEDULE OF DISTRICT USE REGULATIONS

[Amended 10-6-1994 by Ord. No. 1086; 8-28-2000 by Ord. No. 1213; 4-29-2003 by Ord. No. 1272; 5-8-2003 by Ord. No. 1273; 1-8-2004 by Ord. No. 1302; 1-8-2004 by Ord. No. 1303; 1-8-2004 by Ord. No. 1304; 8-5-2021 by Ord. No. 1708-21]

SCHEDULE I (Part 1)

District	Permitted Principal Uses	Permitted Accessory Uses	Permitted Conditional Uses	Prohibited Uses
R-A Single-Family Residential	<p>Single-family detached dwelling</p> <p>Municipal buildings, municipal and other facilities as deemed necessary and appropriate by the governing body of the municipality or the Board of Freeholders of the County of Bergen</p> <p>Parks, as deemed necessary and appropriate by the governing body of the municipality or the Board of Freeholders of the County of Bergen</p>	<p>Accessory buildings and structures and uses normally incident and subordinate to the principal use, including private garages, property maintenance storage buildings, private swimming pools and cabanas and similar utility or recreational buildings and structures, and home gardening, excluding towers of every nature</p> <p>Greenhouses not operated for profit, provided that there is no display of product other than in growth and further provided that there is no power plant and that any heating plant is at least 200 feet from any lot line</p>	<p>Essential services</p> <p>School and school facilities</p> <p>Churches, synagogues and other religious buildings and uses</p> <p>Recreation ballfields or open public parks by any nonprofit organization</p> <p>Community residences for the developmentally disabled and community shelters for victims of domestic violence housing no fewer than 6 persons per N.J.S.A. 40:55D-66.1 shall be subject to N.J.S.A. 40:55D-67 and shall also be subject to review by the Planning Board and such uses shall be subject to the Subdivision and Site Plan Review and Approval section of the Municipal Land Use Law¹ and further shall be subject to, regardless of the number of persons occupying the unit, the health, safety and other ordinances and regulations affecting all residential districts. In addition, residences housing more than 6 persons are also subject to the requirements that they not be located within 1,500 feet of an existing community residence for developmentally disabled or community shelters for victims of domestic violence, and the use of said premises for either purpose may be denied if the number of persons resident at existing community residences or community shelters within the Township exceeds 50 persons or 0.5% of the population of the Township, whichever is greater.</p>	
R-B Two-Family Residential	<p>Any principal use permitted in the R-A District</p> <p>Two-family detached dwellings</p>	Any accessory use permitted in the R-A District	Any conditional use permitted in the R-A District	
R-T Townhouse	<p>Any principal use permitted in the R-B District</p> <p>Townhouses</p>	Any accessory use permitted in the R-A District, excepting greenhouses which are limited to single- and 2-family detached dwellings	<p>Any conditional use permitted in the R-A District</p> <p>Senior citizen housing</p>	
R-M Multifamily	<p>Any principal use permitted in the R-T District</p> <p>Multifamily apartments</p>	Any accessory use permitted in Residence A District, except greenhouses which are limited to single- and 2-family detached dwellings	<p>Any conditional use permitted in Residence A District</p> <p>Senior citizen housing</p>	
B-1 Primary Business	<p>Stores and shops for the conduct of any retail trade or service use oriented to service the entire Township, such as but not limited to department stores, general merchandise stores, furniture, home furnishings and equipment stores, household appliance, radio and television and music stores, apparel and accessory stores, drugstores, jewelry stores, barbershops, shoe repair shops, bakeries, laundromats, florist shops, beauty shops, tailor shops and similar service uses</p> <p>Banks and financial institutions</p> <p>Professional offices</p> <p>Public restaurants and taverns, but not including drive-in or fast-food restaurants. This provision shall not be deemed to exclude seasonal outdoor or sidewalk cafes as part of a restaurant intended primarily for indoor service of customers</p>	<p>Off-street parking</p> <p>Signs</p> <p>Accessory buildings and structures normally incident and subordinate to the principal use</p> <p>As subordinate to the principal use, the process of manufacture, assembly, treatment or conversion of a product or service intended to be sold or provided directly to the ultimate consumer, provided that not more than 5 mechanics or production workers are involved in any such process</p> <p>Parks, plazas and open space and open or enclosed walkways or malls</p>	<p>Essential services</p> <p>Planned commercial developments</p>	

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District	Permitted Principal Uses	Permitted Accessory Uses	Permitted Conditional Uses	Prohibited Uses
	<p>Vocational schools or studios for the instruction of the arts, dancing, music, language or photography</p> <p>Public buildings and uses owned or operated by the Township or its agent</p> <p>[NOTE: For the above uses, no wholesale merchandise or distributing shall be permitted and no merchandise shall be carried or stored in or about the building, structure, enclosure or land, other than that intended to be sold at retail within such building, structure, enclosure or land. No business or use shall be carried on in connection with any merchandising establishments or permitted in any building, structure or upon any land which is or is likely to be injurious, obnoxious, offensive or dangerous, by reason of noise, smoke, odor, gas, dust or other objectionable or hazardous features or which for any reason would hinder, interfere with or detrimentally affect the health, safety, comfort or general welfare of the Township.]</p>			
<p>B-2 Secondary Business (meaning any permitted business located on a major highway, state highway, federal highway or other major thoroughfare consisting of 2 lanes in each direction)</p>	<p>Any use permitted in the B-1 Business District</p> <p>Shopping centers</p>	<p>Any accessory use permitted in the B-1 District</p>	<p>Any conditional use permitted in the B-1 District</p>	
<p>B-3 Highway Business</p>	<p>Any use permitted in the B-2 District</p> <p>Self-serve storage facilities</p>	<p>Off-street parking</p> <p>Signs</p> <p>Normal and customary accessory uses (such as trash dumpster and enclosure)</p> <p>Parks, plazas, open space or enclosed walkways or paths</p>		<p>Any uses other than those specifically permitted</p>

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SCHEDULE I (Part 2)

District	Permitted Principal Uses	Permitted Accessory Uses	Permitted Conditional Uses	Prohibited Uses
CH-1 Limited Commercial-1	Hotels Business and professional offices, including medical clinics Scientific, engineering and/or research and offices, provided that no production or manufacturing shall occur Banks and other financial institutions Public uses and buildings owned and operated by the Township of Saddle Brook	Off-street parking Signs Accessory buildings and structures normally incident and subordinate to the principal use Parks, plazas and open space and open or enclosed walkways or malls Retail stores, restaurants, swimming pools and ice-skating rinks or other similar activities when operated in conjunction with a hotel	Essential services	
CH-2 Limited Commercial-2	All uses permitted in CH-1, except hotels	Off-street parking Signs Accessory buildings and structures normally incident and subordinate to the principal use Parks, plazas and open space and open or enclosed walkways or malls	Essential services	
I-Industrial	Scientific, engineering and/or research laboratories devoted to research, design and/or experimentation and processing and fabricating incidental thereto, provided that no materials or finished products shall be manufactured, processed or fabricated on the premises for sale, except such as are incidental to said laboratories, research, design or experimentation conducted on the premises Office buildings for executive, professional, engineering and/or administrative purposes Printing and publishing Warehousing, wholesaling and distributing facilities Wholesale storage and display Any industry, which manufactures, processes, assembles or otherwise treats products the manufacture, assembly or treatment of which does not cause or result in toxic or objectionable or corrosive fumes, vapors, odors, effluent, gas, smoke, dust, glare, flashes or excessive noise or vibration is permitted except for prohibited uses	Accessory buildings and structures normally incident and subordinate to the principal use Signs Off-street parking facilities	Essential services Planned retail commercial groups Contractors' offices and equipment storage	Sale, manufacture or storage of explosives Manufacture of fertilizers from animal substances Slaughterhouses Rendering plants Refining of crude oil or petroleum Junkyards and junk shops Acetylene gas manufacture Ammonia, chlorine or bleaching powder manufacture Animal black, lampblack or bone black manufacture Asphalt manufacture or refining Manufacturing process using asphalt or tar Blast furnaces Boiler works Brick, pottery, tile or terra-cotta manufacture Chemicals manufacture Coke ovens Creosote treatment or manufacture Crematories Disinfectant, insecticide or poison manufacture Distillation of coal, petroleum, refuse, grain, wood or bones Dye manufacture Emery cloth and sandpaper manufacture Cork manufacture Forge plants Gas storage in excess of 50,000 cubic feet Grease, lard, fat or tallow rendering or refining Glue, size or gelatin manufacture Grain drying and feed manufacture from refuse, marsh or grain Lime, cement or plaster of paris manufacture Power forging, riveting, hammering, punching, whipping, drawing, rolling or tumbling of iron, steel or other metals Storage of petroleum in excess of 200,000 gallons Printing ink manufacture Curing, cleaning, storage or tanning of rawhides or skins Rubber, gutta-percha or latex manufacture or treatment Shoebblack or stove polish manufacture Smelting of iron, copper, tin, zinc or lead from ores

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SCHEDULE I (Part 2)
 SCHEDULE OF DISTRICT USE REGULATIONS
 TOWNSHIP OF SADDLE BROOK
 (Cont'd)

District	Permitted Principal Uses	Permitted Accessory Uses	Permitted Conditional Uses	Prohibited Uses
				Starch, glucose or dextrin manufacture Steel furnaces, blooming or rolling mills Sugar refining Sulfurous, sulfuric, nitric, acetic, picric, carbolic or hydrochloric acid manufacture Tar distillation or manufacture Tar roofing or waterproofing manufacture Yeast plants Carpet, rag or bag cleaning establishments Coal, cement, lime plaster, coke, lumber, wood or brick storage Pyroxylin plastic storage Secondhand building material Any ferrous or nonferrous metals foundries Oilcloth or linoleum manufacture Paint, oil, varnish, turpentine, shellac or enamel manufacture Slaughtering of poultry or animals Explosives Reclaiming of silver from film by use of volatile solvents Fertilizer manufacture

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Schedule I (Part 3)

District	Permitted Principal Uses	Permitted Accessory Uses	Permitted Conditional Uses	Prohibited Uses
All				Any business, trade or industry involving the storage, trucking or dealing in waste meat by-products, bones or butcher waste materials, or any business connected with rendering or slaughtering plants Prohibited businesses and uses. All businesses and all uses not specifically permitted by this chapter, whether excluded by any other ordinance or not, are hereby prohibited in the Township of Saddle Brook.
C Cemetery	Cemetery purposes, as defined in Article III of this chapter	Off-street parking facilities Accessory buildings and structures normally incident and subordinate to the principal use, including caretakers' residences	None	
M Municipal	Buildings and facilities for municipal purposes			
P Park	Parks and playgrounds operated by the Township of Saddle Brook and the County of Bergen			
EP Planned Limited Light Industrial District ²	Those uses permitted or allowed in the I Industrial District	Accessory building and structures normally incident and subordinate to the principal use Signs Off-street parking facilities	None	
TH-3 Townhouse Zone District	Single-family attached or semi-attached residential structures, including a variety of housing types such as duplexes, townhouses and senior citizens' housing Customary accessory uses	Garages to house residents' vehicles Indoor and outdoor tennis courts subject to planted buffers and site plan approval Accessory residential uses customarily incidental to the permitted uses, such as a shuffleboard area, bocci courts and swimming pools	Garden apartment dwellings Coin-operated laundries for the exclusive use of residents Buildings to serve as meeting halls or club rooms for nonprofit veterans or fraternal associations fully and legally chartered or organized under the laws of the State of New Jersey or the United States of America, but excluding collegiate fraternal organizations	Any uses other than those uses permitted in §§ 206-9.2 through 206-9.4 Structures exceeding 3 stories in height or 38 feet in height, except as noted in § 206-9.6 Professional offices or home occupations Mid-rise and high-rise apartments Parking of trucks, trailers, campers and other recreational vehicles and commercial vehicles Parking of boats Commercial, wholesaling, warehousing and industrial uses
O-LR Office Low-Rise Zone District	Professional, business and governmental offices Medical and dental offices and clinics Banks, savings and loan institutions, mortgage company offices, brokerage houses and other investment-related offices Multistory garage structures	Accessory uses and structures customarily incidental to the principal permitted use Signs utilized in conjunction with the principal use, subject to the provisions of §§ 206-59 through 206-73 Parking decks and garages to house motor vehicles and delivery trucks or other commercial vehicles when accessory to a permitted nonresidential use	Private vocational/technical schools or studies for the instruction of nursing, secretarial skills, arts, dancing, music, languages or photography Hotels, including restaurants, auditoriums, conference centers, meeting halls or club rooms when operated in conjunction with a hotel	All uses listed in Chapter 147, Peace and Good Order, Article I All uses listed in Article VI, §§ 206-10 through 206-24 Structures exceeding 3 stories or 35 feet in height Residential uses Fabrication, assembly or manufacturing operations Retail, wholesaling, warehousing and/or other industrial uses Garbage transfer stations All uses prohibited in the I and B-2 Zones Public utilities and public services, including but not limited to railway stations or bus terminals, telecommunication centers and delivery/cargo transfer stations

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Schedule I (Part 3)
(Cont'd)

District	Permitted Principal Uses	Permitted Accessory Uses	Permitted Conditional Uses	Prohibited Uses
O-MR Office Mid-Rise Zone District	Professional, business and governmental offices Medical and dental offices and clinics Banks, savings and loan institutions, mortgage company offices, brokerage houses and other investment-related offices Multistory garage structures	Accessory uses and structures customarily incidental to the principal permitted use Signs utilized in conjunction with the principal use, subject to the provisions of §§ 206-59 through 206-73 Parking decks and garages to house motor vehicles and delivery trucks or other commercial vehicles when accessory to a permitted nonresidential use	Private vocational/technical schools or studies for the instruction of nursing, secretarial skills, arts, dancing, music, languages or photography Hotels, including restaurants, auditoriums, conference centers, meeting halls or club rooms when operated in conjunction with a hotel	Structures exceeding 7 stories or 70 feet in height All uses listed in Chapter 147, Peace and Good Order, Article I All uses listed in Article VI, §§ 206-10 through 206-24 Structures exceeding 3 stories or 35 feet in height Residential uses Fabrication, assembly or manufacturing operations Retail, wholesaling, warehousing and/or other industrial uses Garbage transfer stations All uses prohibited in the I and B-2 Zones Public utilities and public services, including but not limited to railway stations or bus terminals, telecommunication centers and delivery/cargo transfer stations
AB Adult Business Overlay	All uses permitted in the base zone being overlaid	All accessory uses to principal uses permitted in the base zone	All conditional uses listed for the base zone plus the uses referenced in Article VD	All uses listed as prohibited uses in the base zone
AH-1 Affordable Housing Zone District	Multifamily residential dwellings	Multilevel parking garage Recreation facilities (swimming pools, tot lots, courtyards, interior recreation such as exercise room) Stormwater management facilities Storage and mechanical outbuildings Signs Other customary accessory uses and buildings clearly incidental to the principal use or building Management office		
AH-2 Affordable Housing Zone	Multifamily mid-rise residential dwelling units	Any accessory use permitted in AH-1 District		Any use not specifically permitted
AH-3 Affordable Housing Residential District	Multiple-family dwellings consisting of three stories (may include flats and townhouses)	Normal and customary accessory buildings One freestanding sign identifying the residential development		
AH-4 Affordable Housing Residential District	Multiple-family dwellings consisting of two stories (may include flats and townhouses)	Normal and customary accessory buildings, including garages (not parking structures) of up to one story in height One freestanding sign identifying the residential development		

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District	Permitted Principal Uses	Permitted Accessory Uses	Permitted Conditional Uses	Prohibited Uses
AH-6 Affordable Housing Residential District	Multifamily mid-rise residential dwelling units	Recreation facilities, as feasible, including, but not limited to: <ul style="list-style-type: none"> • Private recreation buildings and facilities, including ancillary indoor and outdoor private recreational amenities, including playgrounds and tot lots, primarily intended for use by residents of the development. • Club houses, community centers/rooms serving the residents of the development. • Courtyards. • Gazebos, pergolas, fences, walls and similar outdoor landscape structures Stormwater management facilities and green infrastructure. Storage, maintenance and mechanical outbuildings. Signs. Management office, employee-/superintendent-occupied dwelling unit (as needed, at the applicant's discretion). Other customary accessory uses and buildings which are clearly incidental to the principal use and buildings.		Any use not specifically permitted

NOTES:

¹ Editor's Note: See N.J.S.A. 40:55D-37 et seq.

² Ordinance No. 586, adopted by the governing body on May 10, 1966, is specifically incorporated into this chapter and shall constitute a part of this chapter with respect to all of the terms and conditions and provisions of Ordinance No. 586 which shall govern the use parking area, off-street parking and establishes a metes and bounds description for the property included in the EP Zone notwithstanding any other provisions in this chapter, and where the provisions of this chapter and Ordinance No. 586 either are or appear to be inconsistent or in conflict, the provisions of Ordinance No. 586 shall govern and shall prevail with reference to the EP Zone.