

DEVELOPMENT REGULATIONS

33 Attachment 1

Table of Zoning Map Amendments

The following is an enumeration and brief description of amendments to the Zoning Map adopted 5-15-1979 by Ord. No. 1811. The complete text of each amendment is available for examination in the office of the Township Clerk.

Ord. No.	Adoption Date	Change
1859	5-27-1980	Rezone a certain parcel of land bordering on Amsterdam Avenue from B-1 District to B-2 District
		Rezone a certain parcel of land bordering on East Cedar Lane and Golf Court from R-S District to B-2 District
		Rezone a certain parcel of land bordering on Cedar Lane from R-S District to B-2 District
		Rezone a certain parcel of land bordering on Fort Lee Road from R-M District to R-S District
		Rezone a certain parcel of land bordering on Cranford Place, Werner Place and Teaneck Road from R-S District to B-2 District
		Rezone a certain parcel of land bordering on Church Street from B-2 District to R-S District
		Rezone a certain parcel of land bordering on DeGraw Avenue from R-S District to B-1 District
		Rezone a certain parcel of land bordering on Fort Lee Road from B-2 District to R-M District
		Rezone a certain parcel of land bordering on Linden Avenue, Terhune Street, Chestnut Place and the Penn Central Railroad line from R-S District to R-M District
		Rezone certain parcels of land bordering on Grant Terrace and on Marion Street from R-M District to R-S District
		Rezone a certain parcel of land bordering on Cedar Lane and Catalpa Avenue from B-2 District to B-1 District
1868	8-5-1980	I-80/95 Redevelopment Project Area
1955	7-6-1982	Rezone certain parcels of land fronting on the west side of Teaneck Road from State Street to West Englewood Avenue, to change that portion presently designated B-2 District to B-1 District
1968	10-19-1982	Rezone certain parcels of land on the easterly side of Teaneck Road between Genesee Avenue and Tryon Avenue from B-2 District, in part, and B-1 District, in part, to B-3 District; and rezone certain parcels of land on the westerly side of Teaneck Road between Bogert Street and West Englewood Avenue from B-2 District to B-1 District
1984	4-19-1983	Rezone Lot 1, Block 5011, from an R-5 Residential Single-Family Detached District to a B-3 Mixed-Use Commercial District

TEANECK TOWNSHIP CODE

Ord. No.	Adoption Date	Change
2042	7-9-1984	Rezone certain parcels of land on the easterly and westerly sides of Teaneck Road between Tryon Avenue and State Highway No. 4, from B-1 District to B-R District, from B-2 District to B-R District and from B-3 District to B-R District; and rezone Lot 1, Block 5011, from B-3 District to B-1 District
2046	8-14-1984	Rezone Lots 1 and 2, Block 4301, and Lots 11, 12 and 13, Block 4302, from an R-S Residential Single-Family Detached District to an R-M Residential Multifamily District
3048	9-2-1986	Rezone Lot 11, Block 2840, from a B-2 District to a B-1 District
3172	9-27-1988	Rezone Block 707, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 from B-1 District to R-M District
3247	12-12-1989	Rezone Block 5003, Lot 18, from R-M District to B-R District
3338	9-30-1992	Rezone Block 302, Lots 4 and 5, from the U University District to R-M Residential Multifamily District
3346	3-9-1993	Rezone Block 201, Lot 1; Block 608, Lot 1; Block 610, Lot 29; Block 703, Lot 7; Block 705, Lot 4; Block 817, Lot 8; Block 818, Lot 6; Block 819, Lots 14 and 17; Block 901, Lot 1; Block 1002, Lot 2; Block 1813, Lot 11; Block 2105, Lot 7; Block 2505, Lot 1; Block 2602, Lots 2 and 3; Block 2801, Lot 1; Block 2904, Lots 10 and 12; Block 3203, Lot 1; Block 3210, Lot 2; Block 3205, Lot 6; Block 3820, Lot 1; Block 4208, Lot 12; Block 4402, Lot 12; Block 4703, Lot 4; Block 4811, Lot 11; Block 4812, Lot 14; Block 4901, Lot 1; Block 4903, Lot 4; Block 4905, Lot 14; Block 4906, Lot 17; Block 4913, Lot 16; Block 5002, Lots 20 and 25; Block 5301, Lot 1; Block 5512, Lot 15; Block 5703, Lot 11; Block 5710, Lot 35; Block 5805, Lot 1, to a P Public Land District
3358	5-25-1993	Rezone Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 in Block 707 to R-M Residential Multifamily District
3384	1-25-1994	Rezone Lot 7, Block 703 (Emerson School No. 3) from P Public Land District to R-S Residential Single-Family Detached District
3401	9-13-1994	Rezone Block 3609, Lots 3, 4, 5, 6, 7 and 8 from R-M Residential Multifamily District to B-2 Business-Office District
3418	2-28-1995	Rededicate Lot 11, Block 2904, for park, playground and recreational purposes.
		Annex a certain portion of Lot 11, Block 2904, to Lot 12, Block 2904
3544	3-24-1998	Rezone Block 707, Lots 1, 2, 3, 4 and 5 from R-M Residential Multifamily District to B-1 Business - Retail District
3578	12-15-1998	Rezone Block 4913, Lot 16 from P Public Land District to B-R Special Business - Residential District

DEVELOPMENT REGULATIONS

Ord. No.	Adoption Date	Change	
3747	2-25-2003	Rezone Block 4201, Lot 19, from R-S Residential Single-Family Detached District to R-SCH Residential Senior Citizen Housing District	
3963	9-5-2006	Rezone Block 1001, Lots 6, 7, 8, 9 and 10, from R-S to R-TH	
4015	8-21-2007	Place a portion of Glenwood Avenue and the air rights above said portion in the RC-3 District	
4037A	11-20-2007	A. The following block and lot numbers from B-1 to MX-1:	
		Block	Lots
		203	1, 4, 5, 6,
		204	1, 2, 3,
		609	1
		610	That portion of Lot 8 previously designated within the B-1 Zoning District, 27, 28, 30
		701	1
		702	1, 2, 3, 4, 5, 6, 7
		705.01	1, 2.01, 3
		706	1, 2, 3, 4, 5, 6, 7, 8, 9
		817	9, 10, 11, 12
		Block	Lots
		818	1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 12.01, 13, 14
		819	2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 15, 16, 18, 19, 20
		2601	4
		B. The following block and lot numbers from B-2 to MX-1:	
		Block	Lots
		203	2, 3
		609	3, 4, 5, 6, 7, 8
		2501	1, 2
		2603.01	1, 2, 3, 4
		C. The following blocks and lot numbers from B-1 to MX-2:	

TEANECK TOWNSHIP CODE

Ord. No.	Adoption Date	Change	
		Block	Lots
		2305	17.01, 19, 20
		2306	13, 14, 15, 16, 17, 18, 19, 20, 21, 22
		2309	1.01-1.06, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17
		3209	6, 7, 8, 9, 10
		3210	1, 15, 16, 17, 18, 20, 21, 22, 23, 24
4130	6-23-2009	A. The following block and lot numbers in the L-I Zone to also be included in the MH Medical and Health Facilities Overlay Zoning District:	
		Block	Lot
		5201	2
		B. The following block and lot numbers in the R-S Zone to also be included in the MH Medical and Health Facilities Overlay Zoning District:	
		Block	Lot
		5201	1
		C. The following block and lot numbers in the R-S Zone to be rezoned and redesignated to the L-I Zone:	
		Block	Lot
		5201	1
4132	6-23-2009	Rezone Block 3604, Lots 11, 12 (together with the vacated portion of East Oakdene Avenue adjacent to Lots 11 and 12 in Block 3604 as described on Schedule A annexed hereto), from R-S to RC-2	
4-2013, as amended by Ord. 29-2013	4-23-2013, as amended 10-22- 2013	A. The following block and lot numbers to be included within the Medical Office Residential Overlay District (MOR)	
		Block	Lot
		3505	1 through 6
		3504	1, 2, 3, 11 through 15
		3502.01	1, 2, 3, 15 through 18
		3216	12, 13, 14
		3602	2.01, 4.01 and 10
		3601	1 through 5
		3705	1 through 9
		B. The following block and lot numbers to be included within the Medical Office Business Overlay District (MOB)	

DEVELOPMENT REGULATIONS

Ord. No.	Adoption Date	Change	
		Block	Lot
		3502.01	4
		3303	6
		3216	15
		3816	1.01, 3, 4
		3801	1 through 6
		3914	1
		3902	1, 2.01
		3901	1, 2, 3
		4021	1, 2, 3
		4020	24
		4012	8, 9, 10
		4011	15, 16
		4001	1
		2903	12, 14, 15
		2804	10, 11
		2803	15, 16
		2802	13, 14
		4808	1, 2
		4807	4 through 14
		4913	Portion of Lot 15.01 between Teaneck Road and the northern extension of the easterly side line of Katherine Street
		4906	16, 18 through 23
		4904	45,46
		4905	15,17,11,12,13
		5003	8, 7, portion of 6 from Teaneck Road to the southerly extension of the rear lot line of Lot 17, 4, 5, 18
		5002	19,18,17
		5107	1 through 6
		5601	1
		5606	1 through 3
		5610	1, 31
		5611	1 through 3
		5701	1 through 5
		5703	10
		5710	32 through 34
		5712	1 through 5
		5713	35 through 38, 1
		5801	10
		5807	1
		5815	1 through 4
		5901	1, 2
		5919	1

TEANECK TOWNSHIP CODE

Ord. No.	Adoption Date	Change	
7-2014	4-29-2014	A. The following block and lot is hereby included within the LI-2 District and removed from the L-1 Zoning District:	
		Block	Lot
		5201	2
		B. The following block and lot is hereby included within the LI-2 District and removed from the R-S District:	
		Block	Lot
		5201	1
8-2014	4-29-2014	The following block and lot is hereby included within the R-AH District and removed from the R-S District:	
		Block	Lot
		3502.01	4
4-2015	4-21-2015	A. The following block and lots are hereby included within the L-I District and removed from the R-S Zoning District:	
		Block	Lot(s)
		6002	10, 11
46-2015	12-15-2015	The following block and lot is hereby included within the R-M2 District	
		Block	Lots
		5201	1, 2
48-2015	2-9-2016	The following block and lots are hereby included within the R-MO3 Residential – Multifamily 3 Overlay District	
		Block	Lots
		6002	1-9
1-2016	2-9-2016	The following block and lot is hereby included within the R-M3 District	
		Block	Lot
		5002	18.01
14-2017	7-6-2017	The following blocks and lots in the R-S District are hereby deleted from the R-S District and rezoned to be in the RC-2 District	
		Block	Lots
		4402	1, 2, 13, 14, 15 and 16
		The following blocks and lots now in the RC-2 District are hereby also included within the R-RO Overlay District	
		Block	Lots
		4402	1, 2, 13, 14, 15 and 16
		3604	9 and 10
		The following block and lots in the RC-2 District are hereby also included within the R-RO Overlay District	
		Block	Lots
		3604	11 and 12
15-2017	7-6-2017	The following blocks and lots are hereby deleted from the BR District and included within the R-SCII District	
		Block	Lots
		5703	10

DEVELOPMENT REGULATIONS

Ord. No.	Adoption Date	Change	
		The following blocks and lots are hereby deleted from the B-2 District and included within the R-SCII District	
		Block	Lots
		5703	11
6-2019	3-26-2019	The following blocks and lots now in the LI District are hereby also included within the R-AHO Residential Affordable Housing Overlay District	
		Block	Lots
		2402	1
2-2022	1-18-2022	The following blocks and lots now in the P Public Land District are hereby also included within the CCO Community Center Overlay District	
		Block	Lots
		3203	1
		4703	4
22-2022 ¹	6-28-2022	The following blocks and lots are rezoned from R-1 Residential District to H-1 Hospital Subdistrict 1	
		Block	Lots
		3003	4 (portion), 8, 9, 10 (portion), 11, 12 (portion) and 13 (portion)
		The following blocks and lots are rezoned from R-1 Residential District to H-2 Hospital Subdistrict 2	
		Block	Lots
		3002	7 (portion) and 8
		3003	2, 3, 4 (portion), 10 (portion), 12 (portion), 13 (portion) and 14
		The following blocks and lots are rezoned from H-Hospital District to H-2 Hospital Subdistrict 2	
		Block	Lots
		3003	4 (portion)
		The following blocks and lots are rezoned from B-2 Business District to H-3 Hospital Subdistrict 3	
		Block	Lots
		3002	2 and 3
		The following blocks and lots are rezoned from R-1 Residential District to H-3 Hospital Subdistrict 3	
		Block	Lots
		3002	4, 5, 6 and 7 (portion)
		The following blocks and lots are rezoned from H-Hospital District to H-3 Hospital Subdistrict 3	
		Block	Lots
		3003	4 (portion)
		The following blocks and lots are rezoned from H-Hospital District to H-4 Hospital Subdistrict 4	

¹ Editor's Note: This ordinance repealed Ord. No. 9-2022, 3-15-2022, which amended the Zoning Map to provide for the expansion of the Hospital H Zoning District.

TEANECK TOWNSHIP CODE

Ord. No.	Adoption Date	Change	
		Block	Lots
		3003	4 (portion)
48-2022	11-22-2022	The following blocks and lots, currently within the RC-2 District and also included in the R-RO District, are hereby also included within the SHO District	
		Block	Lots
		4402	1, 2, 13, 14, 15 and 16
		The following blocks and lots, currently within the R-S District, are hereby also included within the SHO District	
		Block	Lots
		4305	1-7, 7.01, 8-10, 10.01, 11-16
		4401	1-6, 7.01, 7.02, 8-13
		4402	3-12