

LAND USE AND DEVELOPMENT

195 Attachment 15

Borough of Westwood

Schedule B

Schedule of Principal, Accessory and Conditional Uses

[Amended 9-4-2001 by Ord. No. 01-19; 12-17-2002 by Ord. No. 02-19; 2-18-2003 by Ord. No. 03-02; 9-19-2006 by Ord. No. 06-10; 9-19-2006 by Ord. No. 06-11; 7-10-2007 by Ord. No. 07-15; 4-22-2008 by Ord. No. 08-10; 12-21-2010 by Ord. No. 10-28; 9-18-2012 by Ord. No. 12-16; 4-19-2016 by Ord. No. 16-8; 12-18-2018 by Ord. No. 18-40; 12-18-2018 by Ord. No. 18-41; 2-6-2024 by Ord. No. 24-1]

Zone	Principal Use	Accessory Use	Conditional Use
R-1 Detached Single-Family Residential District	Single-family dwellings Municipal buildings and uses Community residences per N.J.S.A. 40:55D-66.1 Family day-care homes per N.J.S.A. 40:55D-66.5b	Private garages per § 195-130C Hothouses and greenhouses per § 195-130E Swimming pools and tennis courts per § 195-130F Fences and walls per § 195-130G Tool sheds and garden sheds per § 195-130A Signs per Article XIX Off-street parking per Article XX Home-based businesses per § 195-130I	Places of worship per § 195-131A Public and private elementary schools per § 195-131B Quasi-public swim clubs per § 195-131G
R-2 Residential/Office District	Detached two-family dwellings Municipal building and uses Offices Community residences per N.J.S.A. 40:55D-66.1 Family day-care homes per N.J.S.A. 40:55D-66.5b	Private garages per § 195-130C Hothouses and greenhouses per § 195-130E Swimming pools and tennis courts per § 195-130F Fences and walls per § 195-130G Tool sheds and garden sheds per § 195-130A	Places of worship per § 195-131A Public and private elementary schools per § 195-131B

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		Signs per Article XIX Off-street parking per Article XX Home-based businesses per § 195-130I	
R-3 Medium Density Residential District	Townhouse residential dwelling units per § 195-129C Multifamily dwelling units, subject to § 195-129E Municipal buildings and uses	Off-street parking per Article XX Fences and walls per § 195-130G Signs per Article XIX Accessory uses and structures customarily incidental to permitted uses per § 195-130A	Places of worship per § 195-131A Public and private schools per § 195-131B
CO Central Office District	Offices Residential uses as per R-2 district Municipal buildings and uses Child-care centers per § 195-129B	Fences and walls per § 195-130G Signs per Article XIX Off-street parking per Article XX Accessory uses and structures customarily incidental to permitted uses per § 195-130A	None
CBD/SPE District	Antique shops, art galleries, arts and crafts shops, bakery shops, banks, book and record and CD stores, eyewear and optical stores, hair salons, bookstores, butcher shops, camera stores, card shops, chinaware/flatware/glassware shops, cigar stores, dry-cleaning stores, dry goods and variety stores, clothing stores, dress shops, candy stores and confectioneries, coin stores, delicatessens, drapers, drugstores, flower shops, furniture stores, home furnishing stores, gift shops, gourmet and specialty foods stores (food stores having 1,500 square feet or more may install 8	Fences and walls per § 195-130G Signs per Article XIX Off-street parking per Article XX Child-care facilities per § 195-130H	None

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	<p>seats and tables for consumption of food prepared by the establishment, provided that table service shall be prohibited), hardware stores, paint and wallpaper stores, hobby shops, interior decorators, jewelers, leather goods shops, hair accessory shops, knitting supplies stores, linen stores, picture-framing shops, package liquor stores intended primarily for retail distribution for off-premises consumption, music shops, musical instruments stores, shoe repair shops, pet shops, photographic equipment and studios, post office, telecommunications stores, parking areas or lots or buildings operated in conjunction with a permitted use, coffee shops, ice cream parlors, shoe sales stores, sporting goods stores, stationers, toy stores, wearing apparel, provided however that none of the foregoing permitted uses shall carry merchandise other than that to be sold at retail on the premises.</p> <p>Uses reserved for upper floors only, including brokerage houses, business and professional offices, custom packaging and retail mail services, provided that the service is incidental to the main use, finance companies, nail salons, radio and television repair shops, stockbroker, tailor shops, travel and ticket agencies.</p> <p>Child-care facilities per § 195-129B</p> <p>Municipal buildings and uses</p>		
<p>CBD Central Business District</p>	<p>All principal uses allowed in the CBD/SPE district, except that uses reserved for upper floors only in the CBD/SPE shall be permitted on both ground and upper floors in the CBD. Retail appliance stores, banks, dance studios, retail sale of prepared foods and related products to be consumed off premises, dry-cleaning establishments servicing walk-in customers (not laundromats), financial services,</p>	<p>Fences and walls per § 195-130G</p> <p>Signs per Article XIX</p> <p>Off-street parking per Article XX</p> <p>Child-care facilities per § 195-130H</p>	<p>None</p>

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	<p>fish store, business, professional and medical offices, optical products, including retail sale of eyeglasses, eyeglass frames and related products, real estate offices, residential dwelling units (per R-1 zone regulations), sit-down restaurants, restaurant with bar (no portion of same shall be located within 100 feet of the R-1 residential zone), stockbroker, bond salespersons and sale of financial products, tailors, travel agencies, video stores, wearing apparel</p> <p>Child-care centers per § 195-129B</p>		
<p>SC District</p>	<p>All principal permitted uses allowed in the CBD district</p> <p>Bicycle shops, department stores, drive-through banks, exercise and tanning facilities, grocery and food stores, garden supply stores, household appliance repair shops, glass, window and mirror stores, office equipment stores, radio and television repair shops, custom packaging and retail mail services, merchandise other than that to be sold at retail on the premises, and provided that all services are conducted within enclosed buildings, and shopping centers or multiple-unit shops or stores developed and managed as a single unit engaged in retail merchandising only, provided that they include only the forgoing permitted uses.</p> <p>Child-care facilities per § 195-129B</p> <p>Municipal buildings and uses</p> <p>Commercial indoor recreation including instructional sports training businesses for a fee, courts for tennis, squash, handball and racquetball, skating rinks, including roller and/or ice skating, bowling alleys, golf driving range, gymnastics facility and similar recreational uses, provided that</p>	<p>Fences and walls per § 195-130G</p> <p>Signs per Article XIX</p> <p>Off-street parking per Article XX</p> <p>Child-care facilities per § 195-130H</p>	<p>None</p>

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	their activities are carried on entirely within the enclosed building		
RW Retail Wholesale District	Computer, telephone and related electronic equipment sales and rentals Electronic sales and service Municipal buildings and uses Home furnishings Retail sale of linens Leather goods, including luggage Jewelry, crystal, flatware, sale of gold and silver and related products (not to be construed as a pawn shop) Business and professional offices Optical products, including the retail sale of eyeglasses, eyeglass frames and related products Shoes and footwear Sporting goods and related products (not to be construed to include the sale of guns, rifles, ammunitions or weapons) Wearing apparel Paint, wallpaper and related decorating item stores Child-care centers per § 195-129B	Fences and walls per § 195-130G Signs per Article XIX Off-street parking per Article XX Child-care facilities per § 195-130H	None
RW-RM Retail/Wholesale – Residential Multifamily Affordable Housing Overlay Zone	See § 195-121.1		
LB-1 Limited Business District 1	Retail sales of durable products, such as furniture manufactured, stored or assembled for sale on site, with a minimum retail area of 25% of the total building area Retail sales of appliances, furniture, office equipment or similar bulky, durable items Retail stores not exceeding 2,500	Off-street parking, subject to Article XX Fences and walls, subject to § 195-130G Signs, subject to Article XIX Seasonal farmers’	Fast-food restaurants with drive-through, subject to § 195-122D(1)

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Zone	Principal Use	Accessory Use	Conditional Use
	<p>square foot of gross leasable area stocking a limited selection of merchandise, including dairy products, fresh fruits and vegetables, frozen foods, grocery items, newspapers and magazines, and lottery tickets</p> <p>Restaurants and fast-food restaurants</p> <p>Health clubs</p> <p>Recreation uses</p> <p>Banks, including drive-through banks</p> <p>Business, professional and medical (including veterinarian) offices</p> <p>Child-care centers per § 195-129B</p> <p>Dry-cleaning stores (retail distribution only)</p> <p>Furniture or home furnishing store</p> <p>Instructional dance or martial arts studios</p> <p>Music studios and music instruction studios</p> <p>Appliance or electronic supply shops</p> <p>Retail custom packaging and mail services</p> <p>Retail office supplies</p> <p>Antique shops</p> <p>Parking lots, subject to applicable standards of Article XX</p> <p>Passenger car rental uses</p>	<p>markets or plant sales subject to permitting regulations</p> <p>Child-care facilities per § 195-130H</p>	
<p>LB-RM Limited Business – Residential Multifamily Affordable Housing Overlay Zone</p>	<p>See § 195-122.1</p>		
<p>LB-2 Limited Business District 2</p>	<p>Retail custom packaging and mail services</p> <p>Banks, not including drive-through banks</p>	<p>Off-street parking, subject to Article XX</p> <p>Fences and walls, subject to § 195-</p>	<p>None</p>

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Zone	Principal Use	Accessory Use	Conditional Use
	Business, professional and medical offices Child-care centers subject to § 195-129B Antique shops Dry-cleaning stores (retail distribution only) Interior decorating or home accessories store Instructional dance or martial arts studios Recording studios Office supplies Indoor ice skating rinks	130G Signs, subject to Article XIX Child-care facilities, subject to § 195-130H	
LB-3 Limited Business District 3	Retail sale of appliances, furniture, office equipment or similar bulky, durable items Restaurants Banks, including drive-through banks Business, professional and medical offices Child-care centers subject to § 195-129B Antique shops	Off-street parking, subject to Article XX Fences and walls, subject to § 195-130G Signs, subject to Article XIX Child-care facilities, subject to § 195-130H	Parking lots for adjacent properties, subject to § 195-124D(1) Retail sales dealerships for new automobiles subject to all development regulations of the district and subject to § 195-124D(2)
LM Light Manufacturing District	Light manufacturing Warehouses Self storage facilities Laboratories Business, professional and medical offices Essential municipal purposes Child-care facilities per § 195-129B	Fences and walls per § 195-130G Signs per Article XIX Off-street parking per Article XX Child-care facilities, subject to § 195-130H	
HSO Health Services and Office District	Business, professional and medical offices Medical labs and service facilities Nursing homes	Fences and walls per § 195-130G Signs per Article XIX	Gasoline and service stations per § 195-131D

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	Congregate care and assisted living facilities Research and development uses Essential municipal purposes Child-care centers per § 195-129B	Off-street parking per Article XX Child-care facilities per § 195-130H	
O Office District	Business and professional office Residential, complying with R-1 requirements Child-care centers per § 195-129B	Fences and walls per § 195-130G Signs per Article XIX Off-street parking per Article XX Child-care facilities per § 195-130H	Mixed-use development permitting banks (including drive-through), health clubs, offices per § 195-131F
H Hospital District	Community hospitals Medical schools Essential municipal services. Child-care centers per § 195-130H	Off-street parking, per Article XX Fences and walls, per § 195-130G Signs per Article XIX Child-care centers per § 195-130H Multilevel parking garages per § 195-128L Pharmacies structurally incorporated into a principal use and structure Seasonal outdoor farmers' markets or plant sales, subject to permitting regulations	None
CEM Cemetery Zone District	Graves, multifamily and single mausoleums, municipal buildings and uses governmental or proprietary in nature	Cemetery house of worship or office space, tombstones and monuments, cemetery maintenance buildings	None