

**CITY OF GARFIELD  
BERGEN COUNTY, NEW JERSEY  
ORDINANCE NO.: 3095**

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**AN ORDINANCE TO AMEND CHAPTER 341 (ZONING) OF THE CITY CODE OF THE CITY OF GARFIELD, SPECIFICALLY SECTION 341-19 (PERMITTED USES IN THE B-1 DISTRICT) AND SECTION 341-20 (PERMITTED USES IN THE B-2 DISTRICT)**

**WHEREAS**, the Mayor and Council of the City of Garfield believes it is the best interest of the City of Garfield to Amend Chapter 341, Section 341-19, of the City code; and

**WHEREAS**, certain uses that were prohibited or not referenced in the City code are now desirable and therefore should no longer be prohibited or excluded; and

**WHEREAS**, Certain Residential Uses and Other Uses that are currently permitted in the B-1 Zone, which appear to be either misplaced or dated in their application in the current zone for the City should therefore be removed; and

**WHEREAS**, a limited medical use should be encouraged and identified in the B-1 Zone and should therefore be included in that zone; and

**WHEREAS**, the City encourages the addition of and lifting the prohibition on Theaters and Arts to encourage a vibrant downtown with similar uses; and

**WHEREAS**, the proposed amendments contained herein are supported by a partial re-examination of the City's Master Plan.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the City of Garfield, Bergen County, New Jersey, as follows:

§341-13 (Uses Prohibited in any District) is hereby amended to Delete the following section:  
Section 341-13(C) is hereby DELETED, to wit:

C. In each of the several districts in the City, no building or premises shall be used, nor shall any building or other structure be built, altered or erected to be uses as a theater, movie or any place designed to carry on a business of entertainment where an admission is charged either directly or indirectly [**Added 6-25-1970 by Ord. No. 1434**]

§341-19 (Permitted uses in the B-1 District) amended to DELETE the following sections:  
Section 341-19(F) is hereby DELETED to wit;

F. Dwellings, subject to the regulation as set forth for dwellings in a R-3 District, provided that the lot upon which such dwelling is to located is situated within an area shown as residential on the Master Plan of the City of Garfield or that a special permit shall have been issued by the Board of Adjustment pursuant to hearings and written findings which certify that

limitation to a permitted use would, in effect, deprive the owner of a reasonable use of his property, and that in no case shall the establishment of a dwelling be part of a structure which contains a business or industrial use.

§341-20 (Permitted uses in the B-2 District) is hereby amended to DELETE the following sections:

Section 341-20(E) is hereby DELETED, to wit:

E. Automotive gasoline service stations not situated within a radius of 500 feet of a lot line of a public or private school or place of public assembly seating 80 persons or more, provided that such premises shall not be used for the purposes of auto body repair, welding, painting or major automotive engine overhaul and repair, nor car washing, except where it is incidental to the general servicing of a vehicle.

Section 341-20(F) is hereby DELETED, to wit:

F. Automotive sales agencies for the sale of motor vehicles and parts within a building, and servicing of automobiles incidental to automotive sales agency.

§341-19 (Permitted uses in the B-1 District) is hereby amended to ADD the following section:  
Section 341-19(F) is hereby amended to ADD the following, to wit:

F. operation of facilities and provision of services related to healthcare on an outpatient basis, including physician and dental offices, incidental office use, urgent care centers and surgery centers

; and

**BE IT FURTHER ORDAINED** that the City Manager, City Attorney, City Engineer and City Planner and all other City employees and/or professionals take all step necessary and incident to give effect to this Ordinance; and

**BE IT FURTHER ORDAINED** that this Ordinance shall take effect upon final adoption and publication in accordance with Law.

ATTEST: \_\_\_\_\_

Erin Delaney, MPA, RMC, CMC

City Manager/City Clerk

Introduced: August 29, 2025

Adopted: September 9, 2025

APPROVED: \_\_\_\_\_

Everett E. Garnto Jr., Mayor