

ZONING

101 Attachment 1

Borough of Park Ridge

Schedule IV-1

Schedule of District Use Regulations

Borough of Park Ridge, New Jersey

[Amended 12-26-1991 by Ord. No. 91-18; 4-26-2011 by Ord. No. 2011-015;
9-13-2011 by Ord. No. 2011-026; 8-10-2021 by Ord. No. 2021-018; 8-10-2021 by Ord. No. 2021-019;
8-10-2021 by Ord. No. 2021-020; 8-10-2021 by Ord. No. 2021-021; 2-24-2026 by Ord. No. 2026-005]

Zone	Permitted Principal Uses	Permitted Accessory Uses	Conditional Uses (See § 101-22)
R-40	1. Single-family detached dwellings, as per Schedule IV-2 2. Churches, temples or other places of worship, including parish houses, Sunday schools, rectories, parsonages or convents, subject to § 101-20A 3. Municipal buildings and facilities 4. Reservoir or water supply reservations 5. Community residences, subject to § 101-20B	1. Private garages, subject to § 101-21C 2. Swimming pools and tennis courts, subject to § 101-21D 3. Fences and walls, subject to § 101-21E 4. Signs, subject to § 101-21F 5. Off-street parking, subject to Chapter 87, Subdivision and Site Plan Review 6. Offices of resident professionals, subject to § 101-21G	1. Essential services, subject to § 101-22A 2. Public, private or parochial schools for general education licensed by the State of New Jersey, subject to § 101-22B 3. Community residences, subject to § 101-22C 4. Satellite dish antennas, subject to § 101-22G 5. Home occupations, subject to § 101-22H
R-20	1. Any R-40 Zone permitted principal use under the same conditions as prescribed therein	1. Any R-40 Zone permitted accessory use under the same conditions as prescribed therein	1. Any R-40 Zone conditional use under the same conditions as prescribed therein 2. Veterans, civic and community clubs, subject to § 101-22E
R-20A	1. Any R-40 Zone permitted principal use under the same conditions as prescribed therein 2. Public open space for conservation use	1. Any R-40 Zone permitted accessory use under the same conditions as prescribed therein	1. Any R-40 Zone conditional use under the same conditions as prescribed therein
R-15	1. Any R-40 Zone permitted principal use under the same conditions as prescribed therein	1. Any R-40 Zone permitted accessory use under the same conditions as prescribed therein	1. Essential services, subject to § 101-22A 2. Public, private or parochial schools for general education licensed by the State of New Jersey, subject to § 101-22B 3. Community residences, subject to § 101-22C 4. Home occupations, subject to § 101-22H
R-10	1. Any R-40 Zone permitted principal use under the same conditions as prescribed therein	1. Any R-40 Zone permitted accessory use under the same conditions as prescribed therein	1. Any R-15 Zone conditional use under the same conditions as prescribed therein
R-HH	1. Any R-40 Zone permitted principal use under the same conditions as prescribed therein 2. Multiple-family housing for the handicapped, subject to § 101-20C	1. Any R-40 Zone permitted accessory use under the same conditions as prescribed therein	1. Any R-40 Zone conditional use under the same conditions as prescribed therein 2. Cemeteries

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Zone	Permitted Principal Uses	Permitted Accessory Uses	Conditional Uses (See § 101-22)
R-T	1. Townhouses, subject to § 101-20D 2. Churches, temples or other places of worship, including parish houses, Sunday Schools, rectories, parsonages or convents subject to § 101-20A 3. Municipal buildings and facilities 4. Reservoir or water supply reservations 5. Community residences, subject to § 101-20B	1. Any R-40 Zone permitted accessory use under the same conditions as prescribed therein	1. Any R-40 Zone conditional use under the same conditions as prescribed therein
R-GAI	1. Multifamily dwellings, garden apartments and townhouses, subject to § 101-20E 2. Churches, temples or other places of worship, including parish houses, Sunday Schools, rectories, parsonages or convents subject to § 101-20A 3. Municipal buildings and facilities 4. Reservoir or water supply reservations 5. Community residences, subject to § 101-20B	1. Any R-40 Zone permitted accessory use under the same conditions as prescribed therein	1. Any R-40 Zone conditional use under the same conditions as prescribed therein
R-GAI	1. Any R-GAI Zone permitted principal use under the same conditions as prescribed therein	1. Any R-40 Zone permitted accessory use under the same conditions as prescribed therein	1. Any R-40 Zone conditional use under the same conditions as prescribed therein
AH-1	1. Townhouses, garden apartments and multifamily residential dwelling units, subject to Article XI	1. Off-street parking 2. Recreation facilities 3. Fences and walls 4. Signs 5. Other customary accessory uses and buildings which are clearly incidental to the principal use and building	None
AH-2	1. Townhouses, garden apartments and multifamily residential dwelling units, subject to Article XI 2. Supportive and special needs housing 3. Public open space for conservation use	1. Off-street parking 2. Recreation facilities 3. Fences and walls 4. Signs 5. Other customary accessory uses and buildings which are clearly incidental to the principal use and building	None

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Zone	Permitted Principal Uses	Permitted Accessory Uses	Conditional Uses (See § 101-22)
AH-3	1. Townhouses, garden apartments and multifamily residential dwelling units, subject to Article XI	1. Off-street parking 2. Recreation facilities 3. Fences and walls 4. Signs 5. Other customary accessory uses and buildings which are clearly incidental to the principal use and building	None

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AH-4	1. Non-age-restricted multifamily rental dwellings 2. Non-age-restricted townhouse rental dwellings 3. Irrespective of §101-12, more than one of the principal uses set forth in Subsections 1 and 2 above shall be permitted on a lot in the AH-4 Zone	1. Recreational facilities, fitness facilities, outdoor barbecues, fire pits, gazebos, leasing and management offices, club rooms, lounges, libraries, business centers, game rooms, pool rooms, community gardens, rec rooms, children's play rooms, private theater rooms, community kitchens for tenant use, bath house, locker rooms, mail rooms, package storage areas, valet spaces, and similar interior tenant amenities 2. Buildings for storage of mechanical equipment 3. Balconies (provided such balconies shall not be used for outdoor storage), decks and patios attached to a principal building 4. Outdoor recreation facilities, including but not limited to fields, courts, putting greens, swimming pools, and playgrounds 5. Dog park or dog run 6. Dog spa or grooming facility, not including boarding or veterinarian services 7. Storage spaces for tenants of a multifamily residential building. Such storage spaces may be unattached to individual units, but must be included within a principal building 8. Refuse and recycling receptacles 9. Off-street parking and loading facilities, including surface parking lots, parking that is provided on the ground level of a building with occupied floors built above, and one-car garage and driveway combinations. Structured parking (i.e., a structure in which vehicle parking is accommodated on multiple stories or floors) shall not be permitted in the AH -4 Zone 10. Electric vehicle charging stations 11. Bicycle racks and bicycle storage rooms 12. Signs 13. Fences and walls 14. Bus/shuttle depots 15. Any other use customarily incidental to a permitted principal use	

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Zone	Permitted Principal Uses	Permitted Accessory Uses	Conditional Uses (See § 101-22)
B-1	1. Retail trade and service establishments, excluding automobile sales and restaurants 2. Business and professional offices 3. Banks and financial institutions 4. Municipal buildings and facilities 5. Child-care centers, subject to § 101-20G	1. Off-street parking and loading facilities 2. Signs 3. Accessory storage within a wholly enclosed permanent structure for materials, goods and supplies intended for sale or consumption on the premises 4. Fences 5. Child-care centers, subject to § 101-21E	1. Essential services subject to § 101-22A 2. Service stations subject to § 101-22D 3. Veterans, civic and community clubs, subject to § 101-22E 4. Satellite dish antennas, subject to § 101-22G
B-2	1. Business and professional offices 2. Health clubs 3. Child-care centers, subject to § 101-20G	1. Any B-1 Zone permitted accessory use under the same conditions as prescribed therein 2. Child-care centers, subject to § 101-21E	1. Any B-1 Zone permitted accessory use under the same conditions as prescribed therein 2. Child-care centers, subject to § 101-21E
RP	1. Single-family detached dwellings 2. Municipal buildings and facilities 3. Community residences	1. Private garages, subject to § 101-21C 2. Swimming pools and tennis courts, subject to § 101-21D 3. Fences and walls, subject to § 101-21E 4. Signs, subject to § 101-21F 5. Off-street parking, subject to § 101-62 6. Offices of resident professionals, subject to § 101-21G	1. Professional office use subject to § 101-58.13A(2)(a) 2. Mixed professional office/residential uses, subject to § 101-58.13A(2)(b)
NB	1. Retail stores 2. Personal service establishments 3. Eating and drinking establishments 4. Instructional studio spaces, including dance, artist, martial art, music and related studios 5. Museums, art galleries and libraries 6. Child-care facilities, designed in accordance with § 101-20G 7. Veterinary hospitals, designed in accordance with § 101-20K 8. Professional, financial and medical offices, either at grade or above other principal permitted uses above 9. Multifamily residential dwellings above at-grade retail or other principal permitted uses above 10. Public, governmental and institutional uses	1. Off-street parking and loading facilities designed in accordance with § 101-58.24 and off-street loading shall be designed in accordance with § 87-44 2. Outdoor cafes associated with and on the same lot as indoor eating facilities such as coffee shops, restaurants, ice cream parlors, bakeries and cafes; outdoor cafes shall be designed in accordance with § 101-20J 3. Fences and walls designed in accordance with § 101-21E 4. Signs designed in accordance with § 101-58.21E	1. Parking structures, subject to § 101-58.17A

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Re-develop-ment Area Overlay Zone	1. All uses, accessory uses and conditional uses permitted in the NB District 2. Public recreation and assembly uses 3. Uses ancillary to multifamily development including lobbies, entrances, gymnasiums, laundry facilities and other similar ancillary uses if located on the first floor of a building		1. Parking structures subject to § 101-56A
ORL	1. Business, executive and professional offices 2. Laboratories and related offices engaged in research or product testing. Product fabrication or assembly may be conducted in conjunction with the research or product testing only and shall not include the preparation of goods for sale on the premises. 3. Research laboratories or office space which is combined with a warehouse and/or the distribution of products, provided that the office use or research laboratory accounts for a minimum of 75% of the total floor area 4. Child-care centers, subject to § 101-20G	1. Off-street parking and loading facilities 2. Signs 3. Executive dining rooms, cafeterias or other areas designed for lounging or feeding only those persons who are occupants to the particular structure involved, and said facilities shall not be available to the public at large 4. Fences 5. Child-care centers, subject to § 101-21E	1. Essential services, subject to § 101-22A 2. Hotels and motels, subject to § 101-22F 3. Satellite dish antennas, subject to § 101-22G