

# ZONING

## 340 Attachment 3

### **Borough of Clifton Heights Table of Permitted Uses**

Use Indicator	Use Description
P	Permitted use; a use that is permitted by right in the zoning district.
S	Special Exception use; a use that is permitted only by approval by the Zoning Hearing Board.
C	Conditional use; a use that is permitted only by approval by the Zoning Hearing Board.
A	Accessory use; a use that is permitted only as an accessory use to the principal use in the zoning district

Where no classification of use is shown (a blank cell), that use is prohibited in the zoning district.

This table is to be used for reference only; the applicable article shall identify the permitted uses.

\*I-1: Proposed Institutional District

Use	Zone							
	R-1	R-2	R-3	RCZ	RCD	C-1	C-2	I
Single-family detached dwelling	P	P	P	S				
Municipal building and municipal use	P	P	P	S				
Single-family semidetached		P	P	S				
Single-family attached, townhouse or row house		P	P	S				
Two-family detached or a duplex dwelling containing no more than two single-family dwellings		P	P	S				
Two-family semidetached dwelling		P	P	S				
Two-family attached dwelling		P	P	S				
Off-street parking garage or parking lot		P	P					
Multifamily dwellings			P					
Public school and school-related uses					C			
Public recreation and open space					P			
Passive recreation uses, such as parks, and trails					P			
Swimming pools					P			
Tennis courts					P			
Tot lots					P			
Nature conservation areas					P			
Retail stores						P	P	
Personal service shop, including tailor, barber, beauty salon, dressmaker, shoe repair or similar use						P	P	
Sit-down restaurant						P	P	
Professional or business office, agency or studio						P	P	
Confectionery or bakery shop, which includes retail sales on the premises						P	P	
Bank or other financial institution						P	P	
Mortuary						P	P	
Utility service building, including telephone exchange building, customer service center or similar use						P	P	

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Use	Zone							
	R-1	R-2	R-3	RCZ	RCD	C-1	C-2	I
Hotel, motel or inn, and related facilities when on a lot of two acres minimum							P	
Convenience store							P	
Fast-food or drive-in restaurant							P	
Gas or automobile service station							P	
Beverage distributor							P	
Car wash							P	
Motor vehicle sales and service agency							P	
Printing, publishing, photofinishing and similar establishments								P
Laundry, laundry service, cleaning and dyeing plants								P
Commercial greenhouse, nursery, wholesale florist and similar establishments								P
Mail-order business								P
Indoor storage building, warehouse or distribution center								P
Building materials storage and sales								P
General service or contractor's shop								P
Cold storage plants, frozen food plants and lockers								P
Catering business								P
Automobile repair shop, including auto body work and painting								P
Retail sales								P
Day-care center								P
Public or parochial educational institution	S	S	S					
Religious or philanthropic use, excluding hospital, sanitarium and correctional or penal institution	S	S	S					
Day-care center for five or more children	S	S	S					
Club or lodge (not business)	S	S	S					
Cluster development	S	S	S					
Low-density, single-family detached residential uses; seven dwelling units per acre maximum					S			
Laundry, dry-cleaning or dyeing establishment with pickup on the premises						S	S	
Theater, place of amusement, recreation or assembly						S	S	
Newspaper or printing establishment						S	S	
Community garage						S	S	
Mini mall, provided that the structure contains 10,000 square feet of interior floor space						S	S	

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\*I-1: Proposed Institutional District

Use	Zone							
	R-1	R-2	R-3	RCZ	RCD	C-1	C-2	I
Planned shopping center when located on a lot of five acres minimum							S	
Towers for any use, including but not limited to those required for the operation of CB radios, amateur or ham radios, portable and/or car phones, microwave dishes, satellite disks, etc							S	
Manufacturing, compounding, processing, packaging or treatment of products from previously prepared materials								S
Conversion of existing industrial buildings to residential units								S
Off-street parking spaces or private garages	A	A	A	A	A			
Utility sheds, toolsheds and similar accessory structures	A	A	A	A	A			
Private swimming pools and other recreational uses	A	A	A	A	A			
Signs	A	A	A	A	A			
Home occupations	A	A	A	A	A			
Decks	A	A	A	A	A			
Storage when contained within a completely enclosed building in conjunction with a permitted use						A		
Storage within a completely enclosed building in conjunction with a permitted use							A	