

PART 2: ZONING

ARTICLE VII

Title, Districts and Applicability

§ 255-24. Districts Enumerated.

The Township of Riverside is hereby divided into nine (9) classes of districts, which shall be known as:

- R-1 Single Family Residential
- R-2 Single Family Residential
- R-3 Single Family and Two Family Residential
- C-1 Neighborhood Commercial
- C-2 Downtown Commercial
- I-1 General Industrial
- I-2 Industrial/Commercial
- S-D Special Development
- FH-C Flood Hazard-Conservation

§ 255-25. District Boundaries.

The location and boundaries of districts are and shall be as shown on a map entitled "Zone Map, Township of Riverside, New Jersey," on file in the office of the Township Clerk of said municipality. Where the designation on the Zone Map indicates a district boundary located approximately along a street or alley line or along a lot line, the centerline of such street or alley or such lot line shall be construed to be the boundary.

§ 255-26. Compliance Required.

Hereafter, no land shall be used or occupied and no building or structure shall be erected, altered, used or occupied except in conformity with the regulations herein established for the district in which such land, building or structure is located. In cases of mixed use or occupancy, the regulations for each use shall apply to the portion of the building or land so used or occupied.

ARTICLE VIII

General Regulations

§ 255-27. Principal Uses and Buildings per Lot.

Except where specifically permitted by this Chapter, no more than one principal use, dwelling or building shall be permitted on one lot.

§ 255-28. Prohibited Uses.

- A. No building or structure may be erected, altered or used, and no lot or premises may be used, for any use which is likely to create conditions of hazards, smoke, fumes, noise, odor or dust or other noxious or offensive conditions detrimental to the health, safety or general welfare of the surrounding area. All uses shall be subject to such fire-safety

conditions as are approved by the Construction Official. In determining whether a proposed use is noxious, hazardous or offensive, the following standards shall apply. The proposed use, facility or operations shall not:

1. Constitute a public nuisance beyond the boundary of the site on which the use is located, by reason of dissemination of noxious, toxic or corrosive fumes, smoke, odor or dust.
 2. Result in noise or vibration exceeding the average intensity of noise or vibration occurring from other causes at the boundary line of the site on which the use is located.
 3. Endanger surrounding areas by reason of fire or explosion.
 4. Product objectionable heat or glare.
 5. Result in electrical disturbances in nearby residences.
 6. Contribute to the pollution of waters.
 7. Create an objectionable traffic condition on the street on in an adjacent area.
 8. Create any other objectionable condition in an adjoining area which will endanger public health and safety or be detrimental to the proper use of the surrounding area.
- B. All uses not expressly permitted in this chapter are prohibited.
- C. The following uses are expressly prohibited:
1. Junkyards and junk business.
 2. Sanitary landfills, garbage dumps, refuse dumps, disposal sites for solid and liquid materials and dumps for hazardous wastes.
 3. Acetylene manufacture or warehouse storage.
 4. Asphalt or coal tar manufacture.
 5. Creosote manufacture or treatment.
 6. Fat rendering, soap, tallow, grease or lard manufacture.
 7. Gas manufacture or storage in excess of ten thousand (10,000) cubic feet.
 8. Match manufacture.
 9. Tanning, curling or storage of raw hides.
 10. Tar distillation or manufacture.

11. Fertilizer manufacture.
12. Explosive manufacture or storage.
13. Manufacture or warehouse storage of combustible inflammable or volatile materials; those uses which may be noxious or offensive by reason of the emission of odor, gas, smoke, dust, vibration or noise; and those uses which constitute an unusual fire or explosive hazard.
14. The keeping or maintaining of poultry, pigeons and livestock, except dogs and cats, is prohibited, with the limitation of not more than two (2) adult cats and/or dogs.

§ 255-29. Nonconforming Uses, Buildings and Structures.

- A. The lawful use of land existing at the time of the adoption of this chapter or of an amendment thereto, although such use does not conform to the provisions hereof, may be continued.
- B. The lawful use of a building or structure existing at the time of the adoption of this chapter or of an amendment thereto, although such use does not conform to the provisions hereof, may be continued.
- C. Whenever a nonconforming use of a building has been changed to a more restricted use or to a conforming use, such use shall not thereafter be changed to a less restricted use or revert to its former nonconforming use.
- D. Whenever a nonconforming use of a building or structure or portion thereof has been abandoned, such nonconforming use shall not thereafter be reestablished, and the future use shall conform to the provisions of this chapter.
- E. Whenever a nonconforming building or structure has been totally destroyed shall not be rebuilt, and a building or structure conforming to this chapter shall be built.

§ 255-30. Conditional Uses.

The following uses shall be conditionally permitted when all specific requirements for each respective conditional use set forth herein have been met.

- A. Apartments over the first floor of commercial establishments, offices and facilities permitted as principal uses in the C-1 and C-2 zoning districts.
 1. As an incentive for developers and landlords to create and rehabilitate apartments over non-residential uses permitted as principal uses in the C-1 and C-2 zoning districts, the creation of additional apartments over such non-residential uses shall be permitted provided: that the newly created apartment units are affordable and have affordability controls established pursuant to N.J.A.C. 5:93-1 et seq.; the existing market rate apartment units are rehabilitated to satisfy BOCA National Existing Structures Code; and that all apartment units meet the following minimum floor area requirements:

- a. Studio units shall have a minimum livable floor area of five hundred (500) square feet.
 - b. One (1) bedroom units shall have a minimum livable floor area of six hundred (600) square feet.
 - c. Two (2) bedroom units shall have a minimum livable floor area of seven hundred (700) square feet.
 - d. Three (3) bedroom units shall have a minimum livable floor area of eight hundred (800) square feet.
- 2. New apartment units created in existing buildings over first floor non-residential principal uses permitted in the C-1 and C-2 zoning districts where apartments do not currently exist shall conform to the minimum floor area requirements set forth in § 255-30A(1)(a)-(d).
 - 3. New apartment units created in new buildings over first floor non-residential principal uses permitted in the C-1 and C-2 zoning districts shall conform to the minimum floor area requirements set forth in § 255-30A(1)(a)-(d).
 - 4. Apartment units shall have an entrance separate from the entrance to the first floor non-residential principal use.
 - 5. Minimum on-site parking shall comply with the provisions set forth in § 255-83A.
- B. Automobile and Truck Leasing Facilities.
- 1. All requirements provided in § 255-30L shall be required for automobile and truck leasing facilities.
 - 2. No major repairs of vehicles, including but not limited to rebuilding engines and transmissions, body work and painting, repairs to correct collision damage, and other similar repairs and work, shall be permitted on site; regular maintenance and minor repairs shall be permitted on site.
- C. Automobile Service Stations And Automotive Repair Services And Garages.
- 1. Minimum lot area shall be 20,000 square feet.
 - 2. Minimum lot width shall be two hundred (200) feet.
 - 3. Minimum lot depth shall be one hundred (100) feet.
 - 4. Minimum front yard setbacks.
 - a. To building and structures shall be fifty (50) feet.
 - b. To canopies over fuel dispensing islands shall be ten (10) feet.

- c. To fuel dispensing islands shall be twenty-five (25) feet.
5. Minimum side yard set backs.
 - a. To buildings and structures shall be ten (10) feet.
 - b. To canopies over fuel dispensing island shall be twenty-five (25) feet.
 - c. To fuel dispensing islands shall be thirty (30) feet.
 6. Minimum rear yard set backs.
 - a. To buildings and structures shall be ten (10) feet.
 - b. To canopies over fuel dispensing islands shall be twenty-five (25) feet.
 - c. To fuel dispensing islands shall be forty (40) feet.
 7. Maximum building and structure, including canopies over fuel dispensing islands, height shall be twenty-five (25) feet and one and one-half (1½) stories.
 8. Maximum lot coverage shall be eighty percent (80%).
 9. Vehicles waiting to be serviced shall be parked in the side and rear yards. No wrecked or inoperable vehicles shall be stored on site.
 10. Minimum landscape buffer areas.
 - a. Along side and rear yards abutting residential zoning districts and uses shall be fifteen (15) feet in width and shall have a solid six-foot (6-foot) high fence ending twenty (20) feet from the street line.
 - b. Along side and rear yards abutting non-residential zoning districts and uses shall be ten (10) feet in width.
 - c. Along the street line shall be five (5) feet in width and shall consist of plant material that is maintained at a height no greater than three (3) feet.
 - d. All landscape buffer areas shall be designed and installed pursuant to § 255-92.
 11. Minimum on-site parking. Two (2) parking spaces, either within or without the building or structure, for each two hundred (200) square feet of floor area devoted to repair or service facilities; one (1) parking space for each employee during peak shift; and at least five (5) parking spaces for parking vehicles waiting to be serviced.
 12. Minimum on-site loading. Adequate space shall be provided on-site for the off-loading of fuels from a delivery truck to on-site storage tanks.

D. Automobile Wash.

1. Minimum lot area shall be 40,000 square feet.
2. Minimum lot width shall be two hundred (200) feet.
3. Minimum lot depth shall be two hundred (200) feet.
4. Minimum front yard setback to buildings and structures shall be fifty (50) feet.
5. Minimum side yard setback to buildings and structures shall be thirty (30) feet.
6. Minimum rear yard setback to buildings and structures shall be fifty (50) feet.
7. Maximum building and structure height shall be twenty-five (25) feet and one and one-half (1½) stories.
8. Maximum lot coverage shall be seventy percent (70%).
9. No wrecked or inoperable vehicles shall be stored on site.
10. Minimum landscape buffer areas shall comply with the provisions set forth in § 255-92.
11. Minimum on-site parking. One (1) parking space for each employee during peak shift and one (1) parking space per outdoor vacuuming station.
12. Minimum stacking. At least twenty (20) spaces per lane shall be provided for each automated washing bay, and at least ten (10) spaces per lane shall be provided for each self-service washing bay.
13. Water, detergents or liquids used in the washing of automobiles shall be contained within the automobile wash buildings and structures and shall not be permitted to enter into the stormwater management system.

E. Body Shops.

1. Minimum lot area shall be 20,000 square feet.
2. Minimum lot width shall be two hundred (200) feet.
3. Minimum lot depth shall be one hundred (100) feet.
4. Minimum front yard set back to buildings and structures shall be twenty-five (25) feet.
5. Minimum side yard set backs.
 - a. To buildings and structures shall be ten (10) feet.
 - b. To parking and automobile storage areas shall be ten (10) feet.

6. Minimum rear yard set backs.
 - a. To buildings and structures shall be ten (10) feet.
 - b. To parking and automobile storage areas shall be ten (10) feet.
7. Maximum building and structure height shall be thirty-five (35) feet and two and one-half (2½) stories.
8. Maximum lot coverage shall be eighty percent (80%).
9. Vehicles waiting to be serviced shall be parked in the side and rear yards.
10. No body repairs to and painting of vehicles shall occur outdoors.
11. Minimum landscape buffer areas shall comply with the provisions set forth in § 255-92.
12. Minimum on-site parking. One (1) parking space for each employee during peak shift and five (5) parking spaces for each repair bay.

F. Check Cashing Facilities.

1. Minimum lot area shall be 20,000 square feet.
2. Minimum lot width shall be one hundred (100) feet.
3. Minimum lot depth shall be two hundred (200) feet.
4. Minimum yard requirements shall conform to those established for the I-2 zoning district.
5. Maximum height shall be thirty-five (35) feet and two and one-half (2½) stories for principal buildings and structures, and fifteen (15) feet and one (1) story for accessory buildings and structures.
6. Maximum lot coverage shall be seventy percent (70%).
7. Landscape buffer areas shall be designed and installed pursuant to § 255-92.
8. Minimum on-site parking. One (1) parking space per two hundred (200) square feet of gross floor area.

G. Churches And Other Places Of Worship.

1. Minimum lot size shall be 40,000 square feet.
2. Minimum lot width shall be one hundred (100) feet.
3. Minimum front yard shall be thirty-five (35) feet.

4. Minimum side yard shall be twenty (20) feet.
5. Minimum rear yard shall be twenty-five (25) feet.
6. Maximum building and structure height shall be two and one-half (2½) stories and thirty-five (35) feet, excluding church spires and belfries.
7. Maximum lot coverage shall be eighty percent (80%).
8. Off-street parking. One (1) parking space per 60 square feet of floor space devoted to patron use.

H. Construction Contractor Storage Yards, Offices And Shops.

1. Minimum lot area shall be 40,000 square feet.
2. Minimum lot width shall be two hundred (200) feet.
3. Minimum lot depth shall be two hundred (200) feet.
4. Minimum front yard setbacks.
 - a. To buildings and structures shall be ten (10) feet.
 - b. To storage areas shall be twenty (20) feet.
5. Minimum side yard setbacks.
 - a. To buildings and structures shall be ten (10) feet.
 - b. To storage areas abutting residential zoning districts and uses shall be twenty (20) feet.
 - c. To storage areas abutting non-residential zoning districts shall be ten (10) feet.
6. Minimum rear yard setbacks.
 - a. To buildings and structures shall be ten (10) feet.
 - b. To storage areas abutting residential zoning districts and uses shall be twenty (20) feet.
 - c. To storage areas abutting non-residential zoning districts shall be ten (10) feet.
7. All construction contractor storage yards and areas shall be fully enclosed by a solid eight-foot (8 foot) high fence and gate.

8. Minimum landscape buffer areas.
 - a. Along side and rear yards shall be fifteen (15) feet in width.
 - b. Along the street line shall be five (5) feet in width and shall consist of plant material that is maintained at a height no greater than three (3) feet.
 - c. All landscape buffer areas shall be designed and installed pursuant to § 255-92.
 9. Maximum lot coverage shall be eighty percent (80%).
 10. Outdoor storage yards and areas shall be paved with concrete or bituminous concrete which shall drain to an oil separator/grease trap, sediment trap and stormwater management system designed pursuant to New Jersey Department of Environmental Protection stormwater management rules.
 11. Minimum on-site parking. One (1) parking space for each employee at peak shift.
 12. Minimum on-site loading. One (1) loading space per 25,000 square feet of indoor and outdoor storage area.
- I. Home Occupations.
1. Home occupations shall be conducted solely by resident occupants of the lot, except that no more than one (1) person not a resident of the building may be employed on the premises at any one (1) time.
 2. Home occupations shall be limited to not more than thirty percent (30%) of the total livable floor area of the dwelling unit in which the home occupation is to be situated. The home occupation shall be subordinate and incidental to the principal residential use. In the case of the home occupation being conducted in an accessory structure, the maximum area occupied by the home occupation in such an accessory structure shall be limited to five hundred (500) square feet of the floor area of the accessory structure.
 3. Home occupational uses.
 - a. Professional services rendered by attorneys, accountants, bookkeepers, architects, engineers, planners, financial advisors, management consultants, computer consultants and insurance agents.
 - b. Medical and health services rendered by doctors, dentists, physical therapists, psychiatrists, psychologists, speech therapists, chiropractors and licensed massage therapists.
 - c. Personal services rendered by barbers, hairdressers, tailors, photographers and daycare centers as regulated in N.J.S.A. 40:55D-66.6 and 66.7

4. No display of products shall be visible from the street.
5. The residential character of the neighborhood and dwelling unit shall not be changed.
6. Signage shall comply with § 255-97C(1)(b).
7. Vehicles used in conjunction with the home occupation shall not exceed the size of a one-ton truck.
8. Home occupations shall not generate light, smoke, glare, noise, and vibrations that are obnoxious and become a nuisance to residential neighbors. No machinery or equipment shall be used that will cause interference with radio, television and satellite reception and other forms of electronic communications in neighboring residences.
9. Hours during which the non-resident employee works on the premises and patrons visit the premises shall be limited to 8 a.m. to 5 p.m. from Monday through Friday, except for day care facilities hours of operation shall be limited to 7 a.m. to 7 p.m. from Monday through Friday.
10. The home occupation shall be conducted entirely within either the dwelling or accessory building.
11. Minimum on-site parking.
 - a. The home occupation shall not reduce the parking requirements for the principal residential use.
 - b. One (1) parking space for the non-residential employee.
 - c. One (1) parking space per two hundred (200) square feet of floor area dedicated to the home occupation.
12. The home occupation shall not reduce the area, yard and bulk requirements for the principal residential use.

J. Marinas.

1. Minimum lot area shall be five (5) acres.
2. Minimum lot width shall be two hundred fifty (250) feet.
3. Minimum lot depth shall be five hundred (500) feet.
4. Minimum front yard setback to buildings and structures shall be fifty (50) feet.
5. Minimum side yard setback to buildings and structures shall be thirty (30) feet.
6. Minimum rear yard setback to buildings and structures shall be thirty (30) feet; however, such minimum rear yard setback may be reduced to zero (0) when the

rear yard is coincident with the Rancocas Creek, provided appropriate environmental permits are obtained from state and federal agencies.

7. Boats, equipment and material shall not be stored closer than twenty (20) feet to all yards.
8. Maximum lot coverage shall be seventy percent (70%).
9. Minimum landscape buffer shall be designed and installed pursuant to § 255-15.
10. Minimum on-site parking. One (1) parking space for each employee during peak shift, one (1) parking space for each boat slip and one (1) parking space for each dry dock boat storage space.
11. Minimum on-site loading. One (1) loading area for boats.

K. Microwave And Cellular Communications Towers And Antennae.

1. Minimum setback for microwave and cellular communications tower and antenna to property line abutting residential zones and uses shall be one hundred (100) feet.
2. Minimum landscape buffer width shall be twenty (20) feet, shall extend along the entire length of the property lines abutting residential zoning districts and uses, and shall be designed and installed pursuant to § 255-92.
3. Microwave and cellular communications tower and antenna sites shall be secured with a six-foot (6-foot) high chain link fence and locked gate to which the Riverside Township Police Department shall be given access, i.e., keys, electronic passes, etc., for emergency purposes.
4. Microwave and cellular communications tower and antenna shall be designed and colored to blend into the skyline as reasonably as possible.

L. New And Used Automobile And Truck Sales And Dealerships.

1. Minimum lot area shall be 40,000 square feet.
2. Minimum lot width shall be two hundred (200) feet.
3. Minimum lot depth shall be two hundred (200) feet.
4. Minimum front yards.
 - a. To buildings and structures shall be twenty (20) feet.
 - b. To vehicle display, parking and storage areas shall be ten (10) feet.
5. Minimum side yards.
 - a. To buildings and structures shall be ten (10) feet.

- b. To vehicle display, parking and storage areas abutting residential zoning districts and uses shall be twenty (20) feet.
 - c. To vehicle display, parking and storage areas abutting non-residential zoning districts shall be ten (10) feet.
- 6. Minimum rear yards.
 - a. To buildings and structures shall be ten (10) feet.
 - b. To vehicle display, parking and storage areas abutting residential zoning districts and uses shall be twenty (20) feet.
 - c. To vehicle display, parking and storage areas abutting non-residential zoning districts shall be ten (10) feet.
- 7. Maximum building and structure height shall be thirty-five (35) feet and two and one-half (2½) stories.
- 8. Maximum lot coverage shall be eighty percent (80%).
- 9. No wrecked or inoperable vehicles shall be stored on site.
- 10. Minimum landscape buffer areas.
 - a. Along side and rear yards abutting residential zoning districts and uses shall be fifteen (15) feet in width and shall have a solid six-foot (6-foot) high fence ending twenty (20) feet from the street line.
 - b. Along side and rear yards abutting non-residential zoning districts and uses shall be ten (10) feet in width.
 - c. Along the street line shall be five (5) feet in width and shall consist of plant material that is maintained at a height no greater than three (3) feet.
 - d. All landscape buffer areas shall be designed and installed pursuant to § 255-92.
- 11. Minimum on-site parking. One (1) parking space for each employee during peak shift; one (1) parking space per three hundred (300) square feet of building floor area; and one (1) parking space per twenty (20) outdoor vehicle display spaces.
- 12. Minimum on-site loading. One (1) loading space for the first 10,000 square feet of gross floor area; one (1) additional loading space for gross floor area in excess of 10,000 square feet up to 40,000 square feet; and one (1) additional loading space for gross floor area in excess of 40,000 square feet.

M. Quasi-Public Buildings.

- 1. Minimum lot shall be 20,000 square feet.
- 2. Minimum lot width shall be one hundred (100) feet.

3. Minimum front yard shall be the same as that which for the zoning district in which the lot is located.
4. Minimum side yard shall be ten (10) feet.
5. Minimum rear yard shall be twenty-five (25) feet.
6. Maximum building and structure height shall be two and one-half (2½) stories and thirty-five (35) feet.
7. Maximum lot coverage shall be eighty percent (80%).
8. Off-street parking. One (1) parking space per sixty (60) square feet of floor devoted to patron use.

N. Reclamation, Rebuilding, Refurbishing And Sale Of Used Automobile And Truck Parts.

1. Minimum lot area shall be 40,000 square feet.
2. Minimum lot width shall be two hundred (200) feet.
3. Minimum lot depth shall be two hundred (200) feet.
4. Minimum front yard setbacks.
 - a. To buildings and structures shall be ten (10) feet.
 - b. To areas used for storing wrecked and inoperable vehicles and reclaimed vehicle parts and for reclamation, rebuilding and refurbishing operations shall be twenty (20) feet.
5. Minimum side yard setbacks.
 - a. To buildings and structures shall be ten (10) feet.
 - b. To areas used for storing wrecked and inoperable vehicles abutting residential zoning districts and uses shall be twenty (20) feet.
 - c. To areas used for reclamation, rebuilding, refurbishing operations abutting residential zoning districts and uses shall be fifty (50) feet.
 - d. To areas used for storing wrecked and inoperable vehicles and reclaimed vehicle parts and for reclamation, rebuilding and refurbishing operations abutting non-residential zoning districts shall be ten (10) feet.
6. Minimum rear yard setbacks.
 - a. To buildings and structures shall be ten (10) feet.
 - b. To areas used for storing wrecked and inoperable vehicles abutting residential zoning districts and uses shall be twenty (20) feet.

- c. To areas used for reclamation, rebuilding and refurbishing operations abutting residential zoning districts and uses shall be fifty (50) feet.
 - d. To areas used for storing wrecked and inoperable vehicles and reclaimed vehicle parts and for reclamation, rebuilding and refurbishing operations abutting non-residential zoning districts shall be ten (10) feet.
- 7. All areas used for storing wrecked and inoperable vehicles and reclaimed parts and for reclamation, rebuilding and refurbishing operations shall be fully enclosed by a solid eight-foot (8-foot) high fence and gate and shall not be visible from a vantage point of six (6) feet from ground level at a distance of thirty (30) feet off-site around the entire site.
- 8. Minimum landscape buffer areas.
 - a. Along side and rear yards shall be fifteen (15) feet in width.
 - b. Along the street line shall be five (5) feet in width and shall consist of plant material that is maintained at a height no greater than three (3) feet.
 - c. All landscape buffer areas shall be designed and installed pursuant to § 255-92.
- 9. Maximum lot coverage shall be eighty percent (80%).
- 10. Outdoor storage areas and areas used for reclamation, rebuilding and refurbishing operations shall be paved with concrete or bituminous concrete which shall drain to an oil separator/grease trap, sediment trap and stormwater management system designed pursuant to New Jersey Department of Environmental Protection stormwater management rules.
- 11. Minimum on-site parking. One (1) parking space for each employee at peak shift; one (1) parking space per two hundred (200) square feet of display and sales area inside buildings; and one (1) parking space per 5,000 square feet of outdoor parts storage area.
- 12. Minimum on-site loading. One (1) loading space per 10,000 square feet of outdoor parts storage area.
- O. Recreation Areas.
 - 1. Minimum landscape buffer area adjacent to residential zoning districts or residential use shall be fifteen (15) feet wide.
- P. Sexually Oriented Businesses, Tattoo Parlors And Body Piercing Facilities.
 - 1. Minimum lot area shall be 40,000 square feet.
 - 2. Minimum lot width shall be two hundred (200) feet.
 - 3. Minimum lot depth shall be two hundred (200) feet.

4. Minimum front yard setback to buildings and structures shall be seventy-five (75) feet.
5. Minimum side yard setback to buildings and structures shall be seventy-five (75) feet.
6. Minimum rear yard setback to buildings and structures shall be seventy-five (75) feet.
7. Sexually oriented businesses, tattoo parlors and body piercing facilities shall be located no less than one thousand (1,000) feet from any other sexually oriented business, tattoo parlor or body piercing facility and no less than one thousand (1,000) feet from any church, synagogue, temple or other place of worship, or any elementary or secondary school or any school bus stop, or any municipal or county playground or place of public resort and recreation, or any area zoned for residential use as set forth in the provisions of N.J.S.A. 2C:34-7.
8. Maximum lot coverage shall be fifty percent (50%).
9. Minimum landscape buffer shall be designed and installed pursuant to § 255-92. Pursuant to N.J.S.A.2C: 34-7, every sexually oriented business, tattoo parlor and body piercing facility shall be surrounded by a perimeter buffer of at least fifty (50) feet in width with plantings, fence, or other physical divider along the outside of the perimeter sufficient to impede the view of the interior of the premises in which the business is located.
10. Minimum on-site parking.
 - a. Sexually oriented businesses other than those discussed in § 255-30P(11)(b) and (c), adult bookstores, tattoo parlors and body piercing facilities -- One (1) parking space per one hundred (100) square feet of customer service area and one (1) parking space for each employee during peak shift.
 - b. Sexually oriented cabaret or nightclub -- One (1) parking space for every three (3) seats and one (1) parking space for each employee during peak shift.
 - c. Sexually oriented motion picture theater -- One (1) parking space for every three (3) fixed seats or, where the capacity is not determined by the number of fixed seats, one (1) space per sixty (60) square feet of floor area devoted to patron use.
11. Minimum on-site loading. One (1) loading area per 10,000 square feet of gross floor area.
12. No sexually oriented business, tattoo parlor and body piercing facility shall display more than two (2) exterior signs, consisting of one (1) identification sign and one (1) sign giving notice that the premises are off limits to minors. The identification sign shall be no more than forty (40) square feet in size.

Q. Townhouses.

1. Minimum lot area shall be 20,000 square feet for townhouses sharing a common lot or prior to being subdivided into lots for individual dwelling units.
2. Minimum lot width shall be two hundred (200) feet for townhouses sharing a common lot or prior to being subdivided into lots for individual dwelling units.
3. Minimum lot depth shall be one hundred (100) feet.
4. Minimum front yard for principal buildings shall be twenty-five (25) feet.
5. Minimum side yard for end dwelling units in principal buildings shall be six (6) feet.
6. Minimum rear yard for principal buildings shall be twenty-five (25) feet.
7. Minimum yard requirements for accessory buildings and structures.
 - a. Side yard shall be four (4) feet.
 - b. Rear yard shall be four (4) feet.
8. Maximum building height for principal buildings shall be thirty-five (35) feet and two and one-half (2½) stories.
9. Maximum building height for accessory buildings and structures shall be fifteen (15) feet and one (1) story.
10. Maximum number of dwelling units in each townhouse building shall be eight (8).

R. Utility Structures And Facilities.

1. Minimum side and rear yards.
 - a. Fifteen (15) feet for structures and buildings twenty (20) feet high or less.
 - b. Twenty-five (25) feet for structures and buildings greater than twenty (20) feet high and less than thirty-five (35) feet high.
 - c. For structures and buildings greater than thirty-five (35) feet high, twenty-five (25) feet plus one (1) foot per each foot in excess of thirty-five (35) feet high.
2. Minimum landscape buffer area along property lines.
 - a. Five (5) feet wide for structures and buildings twenty (20) feet high or less.

- b. Ten (10) feet wide for structures and buildings greater than twenty (20) feet and less than thirty-five (35) feet high.
- c. Fifteen (15) feet wide for structures and buildings greater than thirty-five (35) feet high.
- d. All landscape buffer areas shall be designed and installed pursuant to § 255-15.

§ 255-31. Agricultural Uses.

In any district, those areas undeveloped or unimproved may be used for agricultural purposes until such time as such areas are developed or improved, provided that the keeping and maintaining of poultry, pigeons and livestock, except two (2) adult dogs and/or two (2) adult cats, is expressly prohibited.

§ 255-32. Accessory Structures.

Prior to the construction or placement of an accessory structure, a zoning permit shall be issued by the Zoning Officer.

- A. **Setback.** Any accessory building attached to a principal building is part of the principal building and shall adhere to the yard requirements for the principal building.
- B. **Height and Area.** The number of accessory buildings shall not exceed one (1) per lot in Residential zoning districts; the maximum gross floor area of an accessory building shall not exceed five hundred (500) square feet.
- C. **Satellite Dish Receiving Antennae.**
 - 1. Satellite dish receiving antennae shall be permitted on the ground, located in side or rear yards only, except that rooftop antennae shall be permitted if they are less than three (3) feet in diameter, do not extend above the roof-line and are not visible from the street. Such ground antennae shall be set back a minimum of ten (10) feet from any property line.
 - 2. The ground-level satellite dish receiving antennae, its foundation pad and supportive structure shall not exceed a maximum height of six (6) feet above the ground level and shall not exceed a maximum of twelve (12) feet of surface area.
 - 3. **Screening.** The satellite dish receiving antennae shall be screened on all sides from public view by use of opaque fencing to a height not to exceed six (6) feet or shrubbery, or both.

§ 255-33. Performance Standards.

- A. **Air, water and environmental pollution.** No use shall emit heat, odor, vibrations, noise or any other pollutant into the ground, water or air that exceeds the most stringent applicable state and federal regulation. No permit shall be issued for any use where a state permit is required until the state has ascertained and approved the level and quality of emission, type and quality of emission control and the level of monitoring to be conducted.

- B. Storage and waste disposal. No materials shall be deposited so they can be transferred off the lot, directly or indirectly, by natural forces such as precipitation, surface water, evaporation or wind. All materials that might create a pollutant or be a safety hazard or a health hazard shall be stored indoors and/or be enclosed in appropriate containers to eliminate such pollutant or hazard. No flammable or explosive substance shall be stored on a property except under conditions approval by the Fire Inspector/Department. No bulk storage of materials or equipment shall be in any front yard. Each site shall provide appropriate area(s), properly screened from adjacent property, for the orderly deposit and pickup of trash, refuse and recyclables.

§ 255-34. Decks, Patios and Swimming Pools.

- A. Decks, patios and swimming pools shall be considered impervious and shall be included in the calculation for maximum lot coverage.
- B. Decks, patios and swimming pools shall not be permitted in the front yard.
- C. Decks, patios and swimming pools shall be set back in accordance with the side and rear yard set requirements of the respective zoning district in which the premises is located. For swimming pools, the set back shall be measured from the lot line to the nearest inside wall of the pool.
- D. No person shall erect, alter or relocate any deck, patio or swimming pool without a zoning permit and, when applicable, a building permit. Decks, patios and swimming pools shall conform to the Uniform Construction Code of the State of New Jersey.
- E. All swimming pools shall be enclosed with a fence approved by the Construction Official.

§ 255-35. Utility Shed and Private Garages.

All utility sheds and private garages shall be considered accessory structures and shall comply with the area and bulk requirements provided for the respective zoning district in which the premises is located.

§ 255-36. Trailers, Campers and Boats.

No trailer, auto trailer, trailer coach, travel trailer, camper or boat shall be used for dwelling purposes, sleeping quarters or the permanent conduct of any business, profession, occupation. Such equipment may also be used for a temporary construction office located on a construction site, provided that the approving authority has specifically authorized the temporary construction office and approved its location as part of its approval of a subdivision or site plan. Prior to use for a temporary construction office, a temporary permit shall be issued by the Construction Official. This section shall not be constructed to prohibit the parking or storage of such equipment or private premises only. Such equipment shall not be parked on a public street in a residential zoning district for a period exceeding twenty-four (24) hours.

§ 255-37. Homeowners' Associations.

Homeowners' associations shall be established for the purpose of owning and maintaining, repairing and reconstructing all common buildings, improvements and real property that are part of a residential development. Such associations shall be established pursuant to New Jersey law.

**ARTICLE IX
District Regulations**

§ 255-38. R-1 Single Family Residential District.

- A. Permitted Principal Uses. In an R-1 Single Family Residential District, land shall be used only for the following permitted uses:
1. Single family detached dwellings.
 2. Public parks and recreational facilities.
 3. Governmental buildings and facilities.
- B. Permitted Accessory Uses. Only the following accessory uses on the same lot with and customarily incidental to the foregoing permitted uses:
1. Private garages.
 2. Utility sheds.
 3. Private swimming pools, including above and below ground.
 4. Private greenhouses.
 5. Decks and patios.
- C. Conditional Uses. The following conditional uses shall meet the requirements set forth in § 255-30:
1. Churches and other places of worship.
 2. Utility structures and facilities needed to provide the direct service of gas, electricity, telephone, water and sewerage, but not offices, garages, warehouses, maintenance areas, production facilities, processing facilities or similar commercially or industrially related operations of such companies.
 3. Quasi-public buildings and recreation areas.
 4. Home occupations.
- D. Area and Bulk Regulations. The area and bulk regulations for this district shall be in accordance with the requirements set forth in the Schedule of Area and Bulk Requirements (Table 1)

E. Signs.

1. Exempt sign. A separate residential sign that is exempted in the provisions set forth in § 255-97B(6).
2. Home occupation sign. One (1) unilluminated sign providing only the name and occupation, not exceeding two (2) square feet and attached flush with the façade of the dwelling. A home occupation sign shall be provided in lieu of a separate residential sign that is exempted in the provisions set forth in § 255-97B(6).

F. Other Regulations. All other regulations of this ordinance shall be applied accordingly.

§ 255-39. R-2 Single Family Residential District.

A. Permitted Principal Uses. In an R-2 Single Family Residential District, land shall be used only for the following permitted uses:

1. Single family detached dwellings.
2. Public parks and recreational facilities.
3. Governmental buildings and facilities.

B. Permitted Accessory Uses. Only the following accessory uses on the same lot with and customarily incidental to the foregoing permitted uses:

1. Private garages.
2. Utility shed.
3. Private swimming pools, including above and below ground.
4. Private greenhouses.
5. Decks and patios.

C. Conditional Uses. The following conditional uses shall meet the requirements set forth in § 255-30:

1. Churches and other places of worship.
2. Utility structures and facilities needed to provide the direct service of gas, electricity, telephone, water and sewerage, but not offices, garages, warehouses, maintenance areas, production facilities, processing facilities or similar commercially or industrially related operations of such companies.
3. Quasi-public buildings and recreation areas.
4. Home occupations.

- D. Area and Bulk Regulations. The area and bulk regulations for this district shall be in accordance with the requirements set forth in the Schedule of Area and Bulk Requirements (Table 1).
- E. Signs.
 - 1. Exempt sign. A separate residential sign that is exempted in the provisions set forth in § 255-97B(6).
 - 2. Home occupation sign. One (1) unilluminated sign providing only the name and occupation, not exceeding two (2) square feet and attached flush with the façade of the dwelling. A home occupation sign shall be provided in lieu of a separate residential sign that is exempted in the provisions set forth in § 255-97B(6).
- F. Other Regulations. All other regulations of this ordinance shall be applied accordingly.

§ 255-40. R-3 Single Family and Two Family Residential District.

- A. Permitted Principal Uses. In an R-3 Single Family and Two Family Residential District, land shall be used only for the following permitted uses:
 - 1. Single family detached dwellings.
 - 2. Single family attached dwellings.
 - 3. Two family detached dwellings.
 - 4. Public parks and recreational facilities.
 - 5. Governmental buildings and facilities.
- B. Permitted Accessory Uses. Only the following accessory uses on the same lot with and customarily incidental to the foregoing permitted uses:
 - 1. Private garages.
 - 2. Utility sheds.
 - 3. Private swimming pools, including above and below ground.
 - 4. Private greenhouses.
 - 5. Decks and patios.
- C. Conditional Uses. The following conditional uses shall meet the requirements set forth in §255-30:
 - 1. Churches and other places of worship.
 - 2. Utility structures and facilities needed to provide the direct service of gas, electricity, telephone, water and sewerage, but not offices, garages, warehouses,

maintenance areas, production facilities, processing facilities or similar commercially or industrially related operations of such companies.

3. Quasi-public buildings and recreation areas.
 4. Home occupations.
 5. Townhouses.
- D. Area and Bulk Regulations. The area and bulk regulations for this district shall be in accordance with the requirements set forth in the Schedule of Area and Bulk Requirements (Table 1).
- E. Signs.
1. Exempt sign. A separate residential sign that is exempted in the provisions set forth in § 255-97B(6).
 2. Home occupation sign. One (1) unilluminated sign providing only the name and occupation, not exceeding two (2) square feet and attached flush with the façade of the dwelling. A home occupation sign shall be provided in lieu of a separate residential sign that is exempted in the provisions set forth in § 255-97B(6).
- F. Other Regulations. All other regulations of this ordinance shall be applied accordingly.

§ 255-41. C-1 Neighborhood Commercial District.

- A. Permitted Principal Uses. In a C-1 Neighborhood Commercial District, land shall be used only for the following permitted uses:
1. The retail sale of consumable goods and products, apparel and general and sundry merchandise, excluding liquor stores and sexually oriented businesses.
 2. Restaurants and cafes.
 3. Funeral homes and mortuaries.
 4. Office of an architect, engineer, land surveyor, planner, landscape architect or related professional.
 5. Office of an attorney, accountant, insurance broker, real estate broker or related professional.
 6. Studio or facility of an artist, photographer, florist, teacher, musician or related professional or business.
 7. Office of a doctor, dentist, chiropractor or related medical professional or physician.
 8. Facility of a tailor, dressmaker, cobbler or related professional or business.

9. Facility of a hairdresser, barber, beauty parlor or related professional or businesses, excluding tattoo parlors and body piercing facilities.
 10. Day-care centers.
 11. Single family detached dwellings pursuant to the provisions for the R-3 Single Family and Two Family District.
 12. Single family attached dwellings pursuant to the provisions for the R-3 Single Family and Two Family District.
 13. Two family detached dwellings pursuant to the provisions for the R-3 Single Family and Two Family District.
 14. Public parks and recreational facilities.
 15. Governmental buildings and facilities.
- B. Permitted Accessory Uses. Only the following accessory uses on the same lot with and customarily incidental to the foregoing permitted uses:
1. Private garages.
 2. Refuse enclosures.
 3. Utility sheds.
 4. Private swimming pools, including above and below ground.
 5. Private greenhouses.
 6. Off-street parking and loading.
- C. Conditional Uses. The following conditional uses shall meet the requirements set forth in § 255-30:
1. Churches and other places of worship.
 2. Utility structures and facilities needed to provide the direct service of gas, electricity, telephone, water and sewerage, but not offices, garages, warehouses, maintenance areas, production facilities, processing facilities or similar commercially or industrially related operations of such companies.
 3. Quasi-public buildings and recreation areas.
 4. Home occupations.
 5. Apartments over first floor of commercial establishments, offices and facilities permitted as principal uses in this district.

- D. Area and Bulk Regulations: The area and bulk regulations for this district shall be in accordance with the requirements set forth in the Schedule of Area and Bulk Requirements (Table 1).
- E. Signs.
1. Freestanding businesses not part of a multiple-tenanted commercial facility. There shall be no more than two (2) business signs per freestanding business. No more than one (1) sign shall be permitted to be an attached or wall sign, and no more than one (1) sign shall be permitted to be freestanding.
 - a. Parallel signs attached to a wall or wall signs. Maximum sign area shall be forty (40) square feet.
 - b. Perpendicularly attached signs. Maximum sign area shall conform to § 255-97B(2), and sign height shall conform to § 255-97B(3).
 - c. Freestanding signs. Maximum sign area shall be forty (40) square feet, and sign height shall conform to § 255-97B(3). Such signs shall be set back at least fifteen (15) feet from the curbline.
 - d. Awning, canopy and marquee signs. Awning, canopy and marquee signs may be permitted in lieu of parallel signs attached to a wall or wall signs and perpendicularly attached signs and in addition to freestanding signs permitted in this subsection provided that such signs meet the following requirements set forth in this subsection. Multiple perpendicularly attached signs and awning, canopy and marquee signs shall not be permitted on a wall or façade.
 - e. Signs may be permitted as part of an awning provided that the sign does not exceed twenty percent (20%) of the surface area of the awning.
 - f. Signs may be permitted on each vertical face of a canopy provided that the sign does not exceed ten percent (10%) of the surface area of each vertical face of the canopy on which the sign is to be located.
 - g. Signs may be permitted on each vertical face of a marquee provided that the sign does not exceed ten percent (10%) of the surface area of each vertical face of the marquee on which the sign is to be located.
 2. Multiple-tenanted commercial facilities. Multiple-tenanted commercial facilities consisting of two (2) or more businesses in a building shall be permitted to have one (1) attached or wall sign per business. No more than one (1) freestanding sign shall be permitted on the premises. Such signs shall be business signs.
 - a. Parallel signs attached to a wall or wall signs. Maximum sign area shall be forty (40) square feet.
 - b. Perpendicularly attached signs. Maximum sign area shall conform to § 255-97B(2), and sign height shall conform to § 255-97B(3).

- c. Freestanding signs. Maximum sign area shall be sixty (60) square feet, and sign height shall conform to § 255-97B(3). Such signs shall be set back at least fifteen (15) feet from the curb line.
- d. Awning, canopy and marquee signs shall comply with the provisions set forth in § 255-97C(2)(a)[4].

F. Other Regulations. All other regulations of this ordinance shall be applied accordingly.

§ 255-42. C-2 Downtown Commercial District.

A. Permitted Principal Uses. In a C-2 Downtown Commercial District, land shall be used only for the following permitted uses:

- 1. The retail sale of consumable goods and products, apparel, drug stores, pharmacies, furniture stores, hardware stores, jewelers and watchmakers, and general and sundry merchandise, excluding sexually oriented businesses.
- 2. Restaurants, cafes and eating and drinking establishments, including brew pubs and coffeehouses.
- 3. Funeral homes and mortuaries.
- 4. Movie theaters and performing arts theaters, excluding sexually oriented businesses.
- 5. Office of an architect, engineer, land surveyor, planner, landscape architect or related professional.
- 6. Office of an attorney, accountant, insurance broker, real estate broker, travel agent or related professional.
- 7. Studio or facility of an artist, photographer, florist, teacher, musician or related professional or business.
- 8. Office of a doctor, dentist, chiropractor or related medical professional or physician.
- 9. Facility of a tailor, dressmaker, cobbler or related professional or business, excluding tattoo parlors and body piercing facilities.
- 10. Day-care centers.
- 11. Financial institutions, banking facilities or related business, excluding cash checking facilities.
- 12. Administrative and managerial offices.
- 13. Nightclubs, excluding adult entertainment establishments.
- 14. Dry cleaning facilities and laundromats.

15. Electronics and appliance good sales, rentals and repair, including video rentals.
 16. Bakeries, fish markets, butchers and meat markets, product markets, supermarkets and other related businesses.
 17. Public parks and recreational facilities.
 18. Governmental buildings and facilities.
- B. Permitted Accessory Uses. Only the following accessory uses on the same lot with and customarily incidental to the foregoing permitted uses:
1. Private garages.
 2. Refuse enclosures.
 3. Off-street parking and loading.
- C. Conditional Uses. The following conditional uses shall meet the requirements set forth in § 255-30:
1. Churches and other places of worship.
 2. Utility structures and facilities needed to provide the direct service of gas, electricity, telephone, water and sewerage, but not offices, garages, warehouses, maintenance areas, production facilities, processing facilities or similar commercially or industrially related operations of such companies.
 3. Quasi-public buildings and recreation areas.
 4. Apartments over first floor commercial establishments, offices and facilities permitted as principal uses in this district.
- D. Area and Bulk Regulations. The area and bulk regulations for this district shall be in accordance with the requirements set forth in the Schedule of Area and Bulk Requirements (Table 1).
- E. Signs.
1. Freestanding Businesses Not Part Of A Multiple-Tenanted Commercial Facility. There shall be no more than two (2) business signs per freestanding business. No more than one (1) sign shall be permitted to be an attached or wall sign, and no more than one (1) sign shall be permitted to be freestanding.
 - a. Parallel signs attached to a wall or wall signs. Maximum sign area shall be forty (40) square feet.
 - b. Perpendicularly attached signs. Maximum sign area shall conform to § 255-97B(2), and sign height shall conform to § 255-97B(3).

- c. Freestanding signs. Maximum sign area shall be forty (40) square feet, and sign height shall conform to § 255-97B(3). Such signs shall be set back at least fifteen (15) feet from the curbline.
- d. Awning, canopy and marquee signs. Awning, canopy and marquee signs may be permitted in lieu of parallel signs attached to a wall or wall signs and perpendicularly attached signs and in addition to freestanding signs permitted in this subsection provided that such signs meet the following requirements set forth in this subsection. Multiple perpendicularly attached signs and awning, canopy and marquee signs shall not be permitted on a wall or façade.
- e. Signs may be permitted as part of an awning provided that the sign does not exceed twenty percent (20%) of the surface area of the awning.
- f. Signs may be permitted on each vertical face of a canopy provided that the sign does not exceed ten percent (10%) of the surface area of each vertical face of the canopy on which the sign is to be located.
- g. Signs may be permitted on each vertical face of a marquee provided that the sign does not exceed ten percent (10%) of the surface area of each vertical face of the marquee on which the sign is to be located.

2. Multiple-Tenanted Commercial Facilities. Multiple-tenanted commercial facilities consisting of two (2) or more businesses in a building shall be permitted to have one (1) attached or wall sign per business. No more than one (1) freestanding sign shall be permitted on the premises. Such signs shall be business signs.

- a. Parallel signs attached to a wall or wall signs. Maximum sign area shall be forty (40) square feet.
- b. Perpendicularly attached signs. Maximum sign area shall conform to § 255-97B(2), and sign height shall conform to § 255-97B(3).
- c. Freestanding signs. Maximum sign area shall be sixty (60) square feet, and sign height shall conform to § 255-97B(3). Such signs shall be set back at least fifteen (15) feet from the curb line.
- d. Awning, canopy and marquee signs shall comply with the provisions set forth in § 255-97C(2)(a)[4].

F. Other Regulations. All other regulations of this ordinance shall be applies accordingly.

§ 255-43 Industrial District (I-1)

A. Permitted Principal Uses. In an I-1 Industrial District, land shall be used only for the following permitted uses:

- 1. Manufacturing, fabrication and assembly.
- 2. Research, testing and experimentation.

3. Office buildings.
- B. Permitted Accessory Uses. Only the following accessory on the same lot with and customarily incidental to the foregoing permitted uses:
1. Private garages.
 2. Refuse enclosures.
 3. Cafeteria.
 4. Off-street parking and loading.
- C. Conditional Uses. The following conditional uses shall meet the requirements set forth in § 255-30:
1. Utility structures and facilities needed to provide the direct service of gas, electricity, telephone, water and sewerage, but not offices, garages, warehouses, maintenance areas, production facilities, processing facilities or similar commercially or industrially related operations of such companies.
- D. Area and Bulk Regulations. The area and bulk regulations for this district shall be in accordance with the requirements set forth in the Schedule of Area and Bulk Requirements (Table 1).
- E. Signs.
1. Not more than one (1) freestanding sign shall be allowed for each street frontage and each freestanding sign shall meet the following requirements. Such signs shall be business signs.
 - a. Maximum sign area shall be forty (40) square feet.
 - b. Sign height shall conform to § 255-97B(3).
 - c. Such signs shall be set back at least twenty (20) feet from the curb line.
 2. No more than two (2) attached parallel to the wall signs or wall signs shall be permitted. Such signs shall be limited to one (1) sign per side of the main building and shall meet the following requirement.
 - a. Maximum sign area shall not exceed two hundred (200) square feet or ten percent (10%) of the area of the wall to which it is attached or located, whichever is less.
- F. Other Regulations. All other regulations of this ordinance shall be applied accordingly.

§ 255-44 Industrial/Commercial District (I-2)

- A. Permitted Principal Uses. In an I-2 Industrial/Commercial District, land shall be used only for the following permitted uses:

1. The principal uses permitted in the I-1 Industrial District.
2. Warehousing, shipping and receiving.
3. Tradesman and artisan shops, offices and showrooms.
4. Wholesaling and distribution.
5. The retail sale of goods and products including furniture; home furnishings; hardware; home products; dry goods; and appliances, electronics and other white goods, including repairs and excluding sexually oriented businesses.
6. Restaurants, cafes and eating and drinking establishments, including brew pubs and coffeehouses.
7. Nightclubs excluding sexually oriented businesses.
8. Office of an architect, engineer, land surveyor, planner, landscape architect or related professional.
9. Office of an attorney, accountant, insurance broker, real estate broker or related professional.
10. Studio or facility of an artist, photographer, florist, teacher, musician or related professional or business.
11. Office of a doctor, dentist, chiropractor or related medical professional or physician.
12. Facility of a tailor, dressmaker, cobbler or related professional or business, excluding tattoo parlors and body piercing facilities.
13. Day-care centers.
14. Financial institutions, banking facilities or related business.
15. Administrative and managerial offices.
16. Dry cleaning facilities and laundromats.
17. Microbreweries (non-eating and drinking establishments).
18. Sale of new and used automotive and truck parts, excluding the actual reclamation, rebuilding and refurbishing of used automobile and truck parts on-premises.
19. Public parks and recreational facilities.
20. Governmental buildings and facilities.

- B. Permitted Accessory Uses. Only the following accessory uses on the same lot with and customarily incidental to the foregoing permitted uses:
1. Private garages.
 2. Refuse enclosures.
 3. Utility sheds.
 4. Off-street parking and loading.
- C. Conditional Uses. The following conditional uses shall meet the requirements set forth in § 255-30:
1. Churches and other places of worship.
 2. Utility structures and facilities needed to provide the direct service of gas, electricity, telephone, water and sewerage, but not offices, garages, warehouses, maintenance areas, production facilities, processing facilities or similar commercially or industrially related operations of such companies.
 3. Quasi-public buildings and recreation areas.
 4. Automotive service stations and automotive repair services and garages.
 5. Body shops.
 6. Automobile wash.
 7. Microwave and cellular communications towers and antennae.
 8. Construction contractor storage yards, offices and shops.
 9. New and used automobile and truck sales and dealerships.
 10. Automobile and truck leasing facilities.
 11. The reclamation, rebuilding, refurbishing and sale of used automobile and truck parts, excluding an automotive and truck parts store which sells used automobile and truck parts reclaimed, rebuilt and refurbished off-premises.
 12. Sexually oriented businesses.
 13. Tattoo parlors and body piercing facilities.
 14. Check cashing facilities.
- D. Area and Bulk Regulations. The area and bulk regulations for this district shall be in accordance with the requirements set forth in the Schedule of Area and Bulk Requirements.

- E. Signs.
 - 1. Industrial uses in the I-2 zoning district shall conform to the provisions set forth in § 255-97C(3).
 - 2. Commercial uses in the I-2 zoning district shall conform to the provisions set forth in § 255-97C(2).
- F. Other Regulations. All other regulations of this ordinance shall be applied accordingly.

§ 255-45. S-D Special Development District.

- A. Permitted Principal Uses.
 - 1. In the S-D Special Development District, lands bounded by Pavilion Avenue, the railroad and the Rancocas Creek shall be used only for the following permitted uses which may be mixed on individual parcels of land:
 - a. The principal uses permitted in the R-3 Single Family and Two Family Residential District.
 - b. Townhouses.
 - c. The principal uses permitted in the C-2 Downtown Commercial District.
 - d. The principal uses permitted in the I-2 Industrial/Commercial District, excluding sexually oriented businesses, tattoo parlors, body piercing facilities, liquor stores and check cashing facilities.
 - 2. In the S-D Special Development District, lands located northwest of Pavilion Avenue from the intersection of Lafayette Street to the Rancocas Creek shall be used only for the following permitted uses:
 - a. The principal uses permitted in the R-3 Single Family and Two Family Residential District.
 - b. Townhouses.
 - c. The principal uses permitted in the C-1 Neighborhood Commercial District.
 - d. Restaurants, cafes and eating and drinking establishments, including brew pubs and coffeehouses.
 - 3. In the S-D Special Development District, lands located southeast of the railroad from Pavilion Avenue to the vicinity of Harrison Street shall be used only for the following permitted uses:
 - a. The principal uses permitted in the R-3 Single Family and Two Family Residential District.
 - b. Townhouses.

- c. Offices for administrative, executive, professional sales or other similar uses which do not require the actual storage exchange or delivery of merchandise on the premises.
- d. Offices, laboratories or facilities for conducting medical research, community health or applied medical administration or other similar medical or health-related services.
- e. Hospitals for the care of human beings.

B. Permitted Accessory Uses.

- 1. In the S-D Special Development District on lands bounded by Pavilion Avenue, the railroad and the Rancocas Creek, the following accessory uses on the same lot with and customarily incidental to the respective foregoing permitted principal uses shall be permitted:
 - a. The accessory uses permitted in the R-3 Single Family and Two Family Residential District.
 - b. The accessory uses permitted in the C-2 Downtown Commercial District.
 - c. The accessory uses permitted in the I-2 Industrial/Commercial District.
- 2. In the S-D Special Development District on lands located northwest of Pavilion Avenue from Lafayette Street to the Rancocas Creek, the following accessory uses on the same lot with and customarily incidental to the respective foregoing permitted principal uses shall be permitted.
 - a. The accessory uses permitted in the R-3 Single Family and Two Family Residential District.
 - b. The accessory uses permitted in the C-1 Neighborhood Commercial District.
- 3. In the S-D Special Development District on lands located southeast of the railroad from Pavilion Avenue to the vicinity of Harrison Street, the following accessory uses on the same lot with and customarily incidental to the respective foregoing permitted principal uses shall be permitted:
 - a. The accessory uses permitted in the R-3 Single Family and Two Family Residential District.
 - b. The accessory uses permitted in the I-1 Industrial District.

C. Conditional Uses.

- 1. In the S-D Special Development District on lands bounded by Pavilion Avenue, the railroad and the Rancocas Creek, the following conditional uses shall meet the respective requirements set forth below:

- a. Apartments and flats created as a conversion of the existing non-residential building, known as the Keystone Watch Case building, located on Lot 2 in Block 602.
 - (1) The minimum lot area shall be 2.0 acres.
 - (2) The maximum number of dwelling units created as a conversion of the Keystone Watch Case building shall be one hundred fifty (150).
 - (3) The dwelling units shall consist of a mix of age restricted and non-age restricted units. The distribution of age restricted and non-age restricted dwelling units shall be:
 - (a) Age restricted dwelling units 75% - 100%
 - (b) Non-age restricted dwelling units 0% - 25%
 - (4) Twenty percent (20%) of the age restricted dwelling units shall be set aside as affordable dwelling units pursuant to the provisions set forth in the Council on Affordable Housing Rules N.J.A.C. 5:93-1 et. seq.
 - (5) Non-residential uses permitted as principal uses in the C-2 Downtown Commercial District pursuant to the provisions of this ordinance shall be permitted in the Keystone Watch Case building with the age restricted and non-age restricted dwelling units provided that the non-residential uses shall be physically separated from the residential portions of the building and shall have separate entrances which do not require access through the residential portions of the building. Further, secured access to the residential portions of the building shall be provided.
 - (6) Off-street parking shall be provided at the following minimum rates:
 - (a) One (1) parking space per two (2) age restricted dwelling units.
 - (b) One (1) parking space per one (1) non-age restricted dwelling unit.
 - (c) Non-residential uses shall provide off-street parking pursuant to the provisions set forth in this ordinance.
 - (7) Off-street loading shall be provided as follows:
 - (a) One (1) loading space for the residential use of the site.
 - (b) One (1) loading space for the non-residential use of the site.

- (8) Outdoor common open space for passive recreational purposes including, but not limited to, sitting areas, reading areas, gardening areas and landscaped areas shall be provided on site covering a concentrated contiguous area of at least 2,000 square feet. Landscaped buffers, screens and areas around the perimeter of the site shall not qualify as the required outdoor common open space for passive recreation.
- b. Age restricted assisted living residence created as a conversion of the existing non-residential building, known as the Keystone Watch Case Building, located on Lot 2 in Block 602.
- (1) The minimum lot area shall be 2.2 acres.
 - (2) The maximum number of bedrooms provided in the age restricted assisted living conversion shall be two hundred (200).
 - (3) Twenty percent (20%) of the age restricted assisted living bedrooms shall be set aside as affordable dwellings pursuant to the provisions set forth in the Council on Affordable Housing Rules N.J.A.C. 5:93-1 et seq.
 - (4) The following support services and facilities related to the assisted living residence shall be permitted as accessory uses:
 - (a) Administrative offices for the assisted living residence.
 - (b) Cafeterias, common kitchens and dining rooms serving only the residents of the assisted living residence.
 - (c) Medical offices, examination rooms and physical therapy rooms serving only the residents of the assisted living residence.
 - (d) Exercise rooms serving only the residents of the assisted living residence.
 - (e) Multipurpose rooms, lounges and meeting rooms serving only the residents of the assisted living residence.
 - (5) Non-residential uses permitted as principal uses in the C-2 Downtown Commercial District pursuant to the provisions of this ordinance shall be permitted in the Keystone Watch Case Building with the age restricted assisted living residence provided that the non-residential uses shall be physically separated from the assisted living portion of the building and shall have separate entrances which do not require access through the assisted living portion of the building. Further, secured access to the assisted living portion of the building shall be provided.

- (6) Off-street parking shall be provided at the following minimum rates:
 - (a) One (1) parking space per five (5) age restricted assisted living bedrooms.
 - (b) Support services shall provide one (1) parking space per employee per shift.
 - (c) Non-residential uses shall provide off-street parking pursuant to the provisions set forth in this ordinance.
 - (7) Off-street loading shall be provided as follows:
 - (a) One (1) loading space for the assisted living residence.
 - (b) One (1) loading space for the non-residential use of the site.
 - (8) Outdoor common open space for passive recreational purposes including, but not limited to, sitting areas, reading areas, gardening areas and landscaped areas shall be provided on site covering a concentrated contiguous area of at least 2,000 square feet. Landscaped buffers, screens and areas around the perimeter of the site shall not qualify as the required outdoor common open space for passive recreation.
- c. Utility structures and facilities needed to provide the direct service of gas, electricity, telephone, water and sewerage, but not offices, garages, warehouses, maintenance areas, production facilities, processing facilities or similar commercially or industrially related operations of such companies shall meet the requirements set forth in Section 255-30.
 - d. Quasi-public buildings and recreation areas shall meet the requirements set forth in § 255-30.
 - e. Apartments over first floor commercial establishments, offices and facilities permitted as principal uses in this district shall meet the requirements set forth in § 255-30.
 - f. Home occupations shall meet the requirements set forth in § 255-30.
- 2. In the S-D Special Development District on lands located northwest of Pavilion Avenue from the intersection of Lafayette Street to the Rancocas Creek shall meet the respective requirements set forth in § 255-30.
 - a. Churches and other places of worship.
 - b. Utility structures and facilities needed to provide the direct service of gas, electricity, telephone, water and sewerage, but not offices, garages, warehouses, maintenance areas, production facilities, processing

facilities or similar commercially or industrially related operations of such companies.

- c. Quasi-public buildings and recreation areas.
 - d. Home occupations.
 - e. Apartments over first floor commercial establishments, offices and facilities permitted as principal uses in this district.
 - f. Marinas.
3. In the S-D Special Development District on lands located southeast of the railroad from Pavilion Avenue to the vicinity of Harrison Street shall meet the respective requirements set forth below:
- a. Age restricted assisted living residence created as a conversion of the hospital building, known as the Zurbrugg Memorial Hospital, located on Lot 1 in Block 3204 and Lot 1 in Block 3205, and parcels associated with the hospital.
 - (1) The minimum lot area shall be 2.0 acres.
 - (2) The maximum number of bedrooms provided in the age restricted assisted living conversion shall be two hundred (200).
 - (3) Twenty percent (20%) of the age restricted assisted living bedrooms shall be set aside as affordable dwellings pursuant to the provisions set forth in the Council on Affordable Housing Rules N.J.A.C. 5:93-1 et seq.
 - (4) The following support services and facilities related to the assisted living residence shall be permitted as accessory uses:
 - (a) Administrative offices for the assisted living residence.
 - (b) Cafeterias, common kitchens and dining rooms serving only the residents of the assisted living residence.
 - (c) Medical offices, examination rooms and physical therapy rooms serving only the residents of the assisted living residence.
 - (d) Exercise rooms serving only the residents of the assisted living residence.
 - (e) Multipurpose rooms, lounges and meeting rooms serving only the residents of the assisted living residence.
 - (5) Non-residential uses permitted as principal uses in the S-D Development for lands located southeast of the railroad from Pavilion Avenue to the vicinity of Harrison Street pursuant to the

provisions of this ordinance shall be permitted in the Zurbrugg Memorial Hospital building with the age restricted assisted living residence provided that the non-residential uses shall be physically separated from the assisted living portion of the building and shall have separate entrances which do not require access through the assisted living portion of the building. Further, secured access to the assisted living portion of the building shall be provided.

- (6) Off-street parking shall be provided at the following minimum rates:
 - (a) One (1) parking space per five (5) age restricted assisted living bedrooms.
 - (b) Support services shall provide one (1) parking space per employee per shift.
 - (c) Non-residential uses shall provide off-street parking pursuant to the provisions set forth in this ordinance.

- (7) Off-street loading shall be provided as follows:
 - (a) One (1) loading space for the assisted living residence.
 - (b) One (1) loading space for the non-residential use of the site.
 - (c) Outdoor common open space for passive recreational purposes including, but not limited to, sitting areas, reading areas, gardening areas and landscaped areas shall be provided on site covering a concentrated contiguous area of at least 2,000 square feet. Landscaped buffers, screens and areas around the perimeter of the site shall not qualify as the required outdoor common open space for passive recreation.

- b. Churches and other places of worship shall meet the requirements set forth in § 255-30.

- c. Utility structures and facilities needed to provide the direct service of gas, electricity, telephone, water and sewerage, but not offices, garages, warehouses, maintenance areas, production facilities, processing facilities or similar commercially or industrially related operations of such companies shall meet the requirements set forth in § 255-30.

- d. Quasi-public buildings and recreation areas shall meet the requirements set forth in § 255-30.

- e. Home occupations shall meet the requirements set forth in § 255-30.

- f. Apartments over first floor commercial establishments, offices and facilities permitted as principal uses in this district shall meet the requirements set forth in § 255-30.

D. Area and Bulk Requirements. The area and bulk regulations for this district shall be as follows:

- 1. In the S-D Special Development District on lands bounded by Pavilion Avenue, the railroad and the Rancocas Creek, permitted principal uses shall comply with the following requirements set forth in the Schedule of Area and Bulk Requirements.
 - a. Single family and two family dwellings shall comply with R-3 Single Family and Two Family Residential District requirements.
 - b. Principal uses permitted in the C-2 Downtown Commercial District shall comply with C-2 Downtown Commercial District requirements.
 - c. Principal uses permitted in the I-2 Industrial/Commercial District, excluding those principal uses prohibited in the S-D Special Development District, shall comply with the I-2 Industrial/Commercial District requirements.
- 2. In the S-D Special Development District on lands located northwest of Pavilion Avenue from the intersection of Lafayette Street to the Rancocas Creek, permitted principal uses shall comply with the following requirements set forth in the Schedule of Area and Bulk Requirements:
 - a. Single family and two family dwellings shall comply with R-3 Single Family and Two Family Residential District requirements.
 - b. Principal uses permitted in the C-1 Neighborhood Commercial District shall comply with C-1 Neighborhood Commercial District requirements.
 - c. Restaurants, cafes, and eating and drinking establishments, including brew pubs shall comply with C-1 Neighborhood Commercial District requirements except as set forth below:
 - (1) Minimum lot area shall be 10,000 square feet.
 - (2) Minimum lot width shall be 100 feet.
 - (3) Minimum lot depth shall be 100 feet.
- 3. In the S-D Special Development District on lands located southeast of the railroad from Pavilion Avenue to the vicinity of Harrison Street shall comply with the following requirements set forth in the Schedule of Area and Bulk Requirements:
 - a. Single family and two family dwellings shall comply with R-3 Single Family and Two Family Residential District requirements.

- b. Offices for administrative, executive, professional sales or other similar uses which do not require the actual storage exchange or delivery of merchandise on the premises shall comply with I-2 Industrial/Commercial District requirements.
- c. Offices, laboratories or facilities for conducting medical research, community health or applied medical administration or other similar medical or health-related services shall comply with I-2 Industrial/Commercial District requirements.
- d. Hospitals for the care of human beings shall comply with I-1 Industrial District requirements.

4. Townhouses.

- a. Minimum lot area shall be 20,000 square feet for townhouses sharing a common lot or prior to being subdivided into lots for individual dwelling units.
- b. Minimum lot width shall be 200 feet for townhouses sharing a common lot or prior to being subdivided into lots for individual dwelling units.
- c. Minimum lot depth shall be 100 feet.
- d. Minimum yard requirements for principal buildings shall be as follows:
 - (1) Front yard shall be 25 feet.
 - (2) Side yard for end dwelling units shall be 6 feet.
 - (3) Rear yard shall be 25 feet.
- e. Minimum yard requirements for accessory buildings and structures shall be as follows:
 - (1) Side yard shall be 4 feet.
 - (2) Rear yard shall be 4 feet.
- f. Maximum building height for principal buildings shall be 35 feet or two and one-half (2½) stories.
- g. Maximum building height for accessory buildings and structures shall be 15 feet or one (1) story.
- h. Maximum number of dwelling units in each townhouse building shall be eight (8).

E. Signs

- 1. Residential uses in the S-D zoning district shall conform to the provisions set forth in § 255-97B and C(1).

2. Commercial uses in the S-D zoning district shall conform to the provisions set forth in § 255-97C(2).

F. Other Regulations. All other regulations of this ordinance shall be applied accordingly.

§ 255-46. FH-C Flood Hazard-Conservation District.

A. Permitted Principal Uses.

1. Single family detached dwellings.
2. Public parks and recreational facilities.
3. Governmental buildings and facilities.

B. Permitted Accessory Uses. Only the following accessory uses on the same lot with and customarily incidental to the foregoing permitted uses:

1. Private garages.
2. Utility sheds.
3. Private swimming pools, including above and below ground.
4. Private greenhouses.

B. Conditional Uses. The following conditional uses shall meet the requirements set forth in § 255-30:

1. Utility structures and facilities needed to provide the direct service of gas, electricity, telephone, water and sewerage, but not offices, garages, warehouses, maintenance areas, production facilities, processing facilities or similar commercially or industrially related operations of such companies.
2. Quasi-public buildings and recreation areas.
3. Home occupations.
4. Marinas.

C. Area and Bulk Regulations. The area and bulk regulations for this district shall be in accordance with the requirements set forth in the Schedule of Area and Bulk Requirements (Table 1).

D. Other Regulations. All other regulations of this ordinance shall be applied accordingly.

**Table 1:
Riverside Township
Schedule of District Regulations**

Zone	Minimum Lot Requirements			Minimum Yard Requirements				Accessory Structures				Maximum Building and Structure Height				Maximum Lot Cover (Percent)
	Area	Width	Depth	Front	One Side	Two Sides	Rear	Side	Rear	Height	Stories	Accessory Height	Accessory Stories	Principal Height	Principal Stories	
R-1	9,000	90	100	35	8	24	25	6	6	35	2 1/2	15	1	80		
R-2	6,000	60	100	25	6	16	25	4	4	35	2 1/2	15	1	80		
R-3:																
Detached	6,000	60	100	25	6	16	25	4	4	35	2 1/2	15	1	80		
Attached	5,000	50	100	25	10		25	4	4	35	2 1/2	15	1	80		
Two Family	10,000	100	100	25	10	20	25	4	4	35	2 1/2	15	1	80		
C-1	5,000	50	100	0	8	16	10	4	4	35	2 1/2	15	1	80		
C-2	10,000	100	100	0	0	0	10	1	1	65	4	15	1	95		
I-1	43,560	200	200	30	15	30	30	10	10	100	6	65	4	75		
I-2	10,000	100	100	10	10	20	10	1	1	65	4	35	2 1/2	70		
S-D	<i>(For area and bulk requirements applicable to the SD Special Development Zoning District, see Section 255-45 of the Land Use Ordinance)</i>															
FH-C	43,560	200	200	35	15	30	25	10	10	35	2 1/2	15	1			

