

## Subsection 31-4.1, District Regulations – Schedule of Limitations, Permitted and Accessory Uses<sup>1</sup>

	R-1a	R-1b	R-2a	R-2b	ROC	R-3	OPT	C-1	C-1A	C-1B	C-2 (40)	C-2 (60)	C-2 (100)	C-2 (HD)	PCD	LI	LI-A	HI	SA-1 <sup>2</sup>	SA-2 <sup>2</sup>	RPZ	EDD-R	SA-R	SGA 1&2-R	Infinium-R	Bayway - R	Landfill - R	Conoco - R	Merck - R	Theater - R	United Lacquer - R	Additional Requirements			
Airports	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X															
Animal hospitals	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	P	P	P	X	X															
Apartments, upper floors	X	X	X	X	C	X	X	A	X	X	C	X	X	X	X	X	X	X	P	P													Apartments shall only be permitted on upper floors. All apartments in the ROC & C-2(40) districts are subject to Section 19.9.		
Apartments, Garden	X	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X													All garden apartments are subject to Section 31-19.1.		
Artist and artisan studios and workshops	X	X	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X	X	X	P															
Assembly and packaging	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X															
Automobile and truck dealerships	X	X	X	X	X	X	X	X	X	X	X	X	C	P	X	X	X	X	X	X														Section 31-19.13.	
Automobile showrooms & sales lots, excluding used cars	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X	X															
Automotive repair stations	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X														No materials may be repaired or stored outdoors.	
Aviation uses	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X															
Banks	X	X	X	X	P	X	X	P	X	P	P	P	P	P	P	X	X	X	P	X														In the ROC district, offices & retail stores shall be limited to the first floor.	
Billboards	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X														Section 31-25.10.	
Bowling alleys	X	X	X	X	X	X	X	P	X	X	X	P	P	P	X	X	X	X	P	X															
Building material wholesale and lumber supply	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	P															
Car washes	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	X	X	X	X	X															Section 19.12.
Catering and Banquet	X	X	X	X	X	X	P	P	P	X	X	P	P	P	P	X	X	P	X	X															
Cemeteries	X	X	P	P	P	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X															
Child care centers	X	X	X	X	X	X	P	P	P	P	P	P	P	P	P	P	P	P	P	P															In the OPT district family day care shall be permitted in residential buildings and

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2 – See Section 31-45.

		R-1a	R-1b	R-2a	R-2b	ROC	R-3	OPT	C-1	C-1A	C-1B	C-2 (40)	C-2 (60)	C-2 (100)	C-2 (HD)	PCD	LI	LI-A	HI	SA-1 <sup>2</sup>	SA-2 <sup>2</sup>	RPZ	EDD-R	SA-R	SGA 1&2-R	Infinium-R	Bayway - R	Landfill - R	Conoco - R	Merck - R	Theater - R	Lacquer - R	United	Additional Requirements			
Churches and places of worship	P	P	X	X	X	X	X	P	X	X	X	P	P	P	X	X	X	X	X	P																childcare shall be permitted in commercial and mixed-use buildings.	
Clinics, assisted living facilities and nursing homes	X	X	X	X	P	P	P	P	X	X	X	P	P	P	X	X	X	X	P	X																Section 31-19.17.	
Clothing bins	X	X	X	X	X	X	X	X	A	X	X	X	A	X	X	X	X	X	X	X																Shall have minimum lot size of 60' x 100' for the first 5 patients. For each three patients or each exam room added, an additional 1,000 sq. ft. is required.	
Convenience stores	X	X	X	X	X	X	X	P	P	X	P	P	P	P	X	X	X	X	P	P																Section 31-20.26.	
Convenience stores, including gasoline sales	X	X	X	X	X	X	X	X	X	C	X	X	C	C	X	P	P	P	X	X																Section 31-19.10	
Data centers	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X																	
Data processing and communications studies establishments	X	X	X	X	X	X	X	P	X	X	X	P	P	P	X	X	X	X	P	X																	
Family day care	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X																In the OPT district family day care shall be permitted in residential blds. and childcare shall be permitted in commercial facilities.	
Federal, state and county government buildings	X	X	X	X	P	X	X	P	X	X	X	X	X	X	X	X	X	X	X	P																	Section 31-19.17.
Finance and real estate offices	X	X	X	X	P	X	X	P	X	X	P	P	P	P	P	X	X	X	P	P																In the ROC district, offices and retail stores shall be limited to the first floor.	
Fine art schools	X	X	X	X	X	X	X	P	X	X	X	P	P	P	X	X	X	X	P	X																	
Food stores	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	X	X	X	P	P																	
Four-family dwellings	X	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X																	Shall have a minimum area of 6,000 sq. ft. and a minimum rear yard of 30'.
Funeral homes	X	X	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X																	Shall be a minimum of 500 feet from a church or place of worship.
Galleries (Art)	X	X	X	X	P	X	P	P	P	X	P	P	P	P	P	X	X	X	P	P																	
Home occupation	P	P	P	P	P	X	P	X	X	X	X	X	X	X	X	X	X	X	X	X																	Section 31-19.14.
Hospitals	X	X	X	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X	X	X																	Section 31-19.17.
Hotels	X	X	X	X	X	X	X	X	X	C	X	X	X	X	P	X	X	X	P	X																Section 31-19.11.	

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Indoor theaters	X	X	X	X	X	X	X	P	X	X	X	X	X	P	X	X	X	X	P	X														
Industrial services uses	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X													Uses shall be setback a minimum of 1,000 feet from a residential zone boundary.	
Manufacturing, processing fabrication and assembly	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X													The use or storage of explosives as defined in the State Explosives Act or fertilizer or liquefied natural gas production or storage are strictly prohibited. No chemical or raw material processing is permitted.	
Martial arts instruction	X	X	X	X	X	X	X	P	X	X	P	P	P	P	X	X	X	X	P	X														
Medical campuses	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	P	X	X	X	X														
Motels	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X	X	X													Shall have a minimum of 50 rental units and direct access to Route 1. Section 31-19.15.	
Nonprofit clubs and lodges	X	X	C	C	X	C	X	P	X	X	X	P	P	P	X	X	X	X	P	P														
Oil offload facilities	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X														
Offices, professional and business	X	X	X	X	P	X	P	P	X	P	P	P	P	P	P	P	P	P	P	P													In the ROC district, offices and retail stores shall be limited to the first floor. Section 31-19.18	
Parking lots	X	X	X	X	X	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X														
Parks and playgrounds	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P														
Physical fitness studios/gyms	X	X	X	X	X	X	X	X	P	P	X	X	P	P	P	P	X	X	X	X														
Pool parlors and arcades	X	X	X	X	X	X	X	X	P	X	X	P	P	X	X	X	X	X	X	X														
Pools, private residential	A	A	A	A	A	A	X	X	X	X	X	X	X	X	X	X	X	X	X	X														
Printing and publishing establishments	X	X	X	X	X	X	X	P	X	X	P	P	P	X	P	X	X	X	X	P														
Private nonprofit and public schools	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X														
Private parking lots	X	X	X	X	P	A	A	P	A	A	P	A	A	A	A	A	A	A	A	A														
Private garages	X	X	X	X	X	X	X	P	A	A	P	A	A	A	A	A	A	A	A	P														
Public utilities	C	C	C	C	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X														
Public utility power generating stations	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X														
Recreation, commercial	X	X	X	X	X	X	X	X	P	P	X	X	P	P	P	P	X	X	X	P														

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Research laboratories	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	P	X	X	X	X																																				
Restaurants, including drive-ins and fast food	X	X	X	X	X	X	X	X	P	C	X	X	C	P	P	X	X	X	X	X													Section 31-19.8.																							
Restaurants, not including drive-ins and fast food	X	X	X	X	X	X	X	P	X	X	P	P	X	X	X	X	X	X	P	X																																				
Storage yards	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	A	A	A	X	X																																				
Retail sales	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	P	A	A	P	P													In the ROC dist., offices & retail uses are limited to the first floor.																							
Retail service	X	X	X	X	P	X	X	P	P	X	P	P	P	P	P	P	A	A	P	P																																				
Self storage facilities	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X																																				
Sidewalk cafes	X	X	X	X	X	X	X	A	A	X	A	A	A	A	A	X	X	X	A	A																																				
Single-family dwellings	P	P	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	P														New single-family homes shall not be permitted on Rt. 1. Subject to R-3 standards in the SA-2 district.																						
Skating rinks	X	X	X	X	X	X	X	P	X	X	X	X	X	P	X	X	X	X	X	X																																				
Supermarkets	X	X	X	X	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X	X																																				
Tank farms	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X																																				
Taxicab	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	X	X															Section 31-19.7. Shall comply with Taxi Licensing Ord. 4-35.																					
Theaters	X	X	X	X	X	X	X	P	P	X	X	X	X	X	X	X	X	X	P	P																																				
Three-family dwellings	X	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X																																				
Truck terminals	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X															Shall be located a minimum of 500 feet from a residential zone boundary.																					
Two-family semi-detached dwellings	X	X	P	P	P	P	X	X	X	X	P	X	X	X	X	X	X	X	X	P															The construction of new two-family homes shall not be permitted on Route 1. Subject to R-3 standards in the SA-2 district.																					
Two-family dwellings	X	X	P	P	P	P	X	X	X	X	P	X	X	X	X	X	X	X	X	P															New two-family homes shall not be permitted on Rt. 1. Subject to R-3 standards in the SA-2 district.																					
Warehouses and distribution centers	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X																Truck terminals are strictly prohibited.																				
Wholesale sales	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X																																				
Wireless Towers	As per Section 31-28																																																							
Wireless Antennas	As per Section 31-28																																																							

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