Subsection 31-4.1, District Regulations – Schedule of Limitations, Permitted and Accessory Uses¹

	R-1a	R-1b	R-2a	R-2b	ROC	R-3	ОРТ	C-1	C-1A	C-1B	C-2 (40)	C-2 (60)	C-2 (100)	C-2 (HD)	PCD	_	LI-A	Н	SA-1 ²	SA-2 ²	RPZ	EDD-R	SA-R	SGA 1&2-R	Infineum-R	Bayway - R	Landfill - R	Conoco - R	Merck - R	Theater - R	United Lacquer - R	Additional Requirements
Airports	Х	Χ	Х	Х	Х	Х	Х	Χ	Χ	Χ	Χ	Х	Х	Х	Х	Р	Р	Р	Χ	Χ												
Animal hospitals	Х	Χ	Х	Х	Х	Х	Х	Χ	Χ	Χ	Χ	Х	Р	Р	Х	Р	Р	Р	Χ	Χ												
Apartments, upper floors	х	х	х	х	С	х	х	Α	Х	х	С	х	Х	х	х	х	х	х	Р	Р												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	Х	Х	Х	Х	Х	Р	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Χ												All garden apartments are subject to Section 31-19.1.
Artist and artisan studios and workshops	Х	Х	Х	Х	Х	Х	Р	Х	Х	Х	Χ	Х	Х	Х	Х	Х	Х	Х	Χ	Р		Su	Su	Su	Su	Su	Su	Su	Su	Su	Subject	
Assembly and packaging	Х	Χ	Х	Х	Х	Χ	Х	Χ	Χ	Χ	Χ	Х	Х	Х	Х	Р	Р	Р	Χ	Χ		bje	bje	bje	bje	bje	bj∈	bje	bje	bje	<u>þ</u>	
Automobile and truck dealerships	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	С	Р	Х	Х	Х	Х	Х	Х	Subject	ct to	Subject to the	ct to	Subject to the	Subject to the	ct to	Subject to the	ct to	ct to	Q	Section 31-19.13.
Automobile showrooms & sales lots, excluding used cars	x	х	Х	х	X	x	х	х	X	х	X	х	Х	X	Р	X	x	х	х	Х	₽	Subject to the Redevelopment Plan		Subject to the Redevelopment Plan	he Rec	he Rec	Subject to the Redevelopment Plan		Subject to the Redevelopment Plan	Subject to the Redevelopment Plan	the Rec	
Automotive repair stations	Х	Х	Х	Х	Х	Х	Х	Х	Χ	Х	Х	Х	Х	Х	Х	Р	Р	Р	Χ	Χ	Section	levelo	Redevelopment Plan	levelo	Redevelopment Plan	Redevelopment Plan	levelo	Redevelopment Plan	levelo	levelo	Redevelopment Plan	No materials may be repaired or stored outdoors.
Aviation uses	Х	Х	Х	Х	Х	Х	Х	Χ	Χ	Χ	Χ	Х	Х	Х	Х	Х	Х	Р	Χ	Χ	31	þπ	ρ'n	ρm	ρm	ρ'n	ρm	pm	ρm	ρm	ρ'n	
Banks	Х	Х	Х	Х	Р	Х	Х	Р	Х	Р	Р	Р	Р	Р	Р	Х	Х	Х	Р	Х	31-46	nent F	nent F	nent F	nent F	nent F	nent F	nent F	nent F	nent F	nent F	In the ROC district, offices & retail stores shall be limited to the first floor.
Billboards	Х	Х	Х	Х	Х	Х	Х	Χ	Χ	Χ	Χ	Х	Х	Х	Х	Р	Р	Р	Χ	Χ		lar	lar	lar	lar	a	lä	lä	lä	lar) ar	Section 31-25.10.
Bowling alleys	Х	Χ	Χ	Х	Х	Х	Х	Р	Χ	Χ	Χ	Р	Р	Р	Х	Х	Х	Χ	Р	Χ		ر ا	_ ا	_ ا				ر		_ ا	ر	
Building material wholesale and lumber supply	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Р	Р	Р	Х	Р												
Car washes	Х	Х	Х	Х		Х	Х	Χ	Χ	Χ	Χ	Х	С	Х	Х	Х	Х	Χ	Χ	Χ												Section 19.12.
Catering and Banquet	Х	Х	Х	Х	Х	Х	Р	Р	Р	Х	Χ	Р	Р	Р	Р	Х	Х	Р	Χ	Χ												
Cemeteries	Х	Χ	Р	Р	Р	Х	Х	Χ	Χ	Χ	Χ	Х	Х	Х	Х	Р	Р	Р	Χ	Χ												
Child care centers	Х	Х	Х	Х	Х	Х	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р												In the OPT district family day care shall be permitted in residential buildings and

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^{1 –} Accessory uses that are incidental to principal permitted uses are permitted in all districts. 2 – See Section 31-45.

		R-1a	R-1b	R-2a	R-2b	ROC	R-3	ОРТ	C-1	C-1A	C-1B	C-2 (40)	C-2 (60)	C-2 (100)	C-2 (HD)	PCD	⊑	LI-A	王	SA-1 ²	SA-2 ²	RPZ	EDD-R	SA-R	SGA 1&2-R	Infineum-R	Bayway - R	Landfill - R	Conoco - R	Merck - R	Theater - R	United Lacquer - R	Additional Requirements
																																	childcare shall be permitted in commercial and mixed-use buildings.
Churches and places of worship	Р	Р	Х	Х	Х	Х	Х	Р	Х	Х	Χ	Р	Р	Р	Χ	Х	Х	Х	Х	Р												Sect	tion 31-19.17.
Clinics, assisted living facilities and nursing homes	Х	Х	X	х	Р	Р	Р	Р	x	Х	X	Р	Р	Р	X	Х	Х	Х	Р	Х												the feach	Il have minimum lot size of 60' x 100' for first 5 patients. For each three patients or n exam room added, an additional 1,000 ft. is required.
Clothing bins	Χ	Χ	Χ	Х	Х	Х			Α	Χ	Χ	Χ	Α	Χ	Χ	Χ	Χ	Χ	Χ	Χ												Sect	tion 31-20.26.
Convenience stores	Χ	Χ	Χ	Х	Х	Х	Χ	Р	Р	Χ	Р	Р	Р	Р	Χ	Χ	Χ	Χ	Р	Р													
Convenience stores, including gasoline sales	Х	Χ	Х	Х	х	Х	х	Х	X	С	X	X	С	O	X	Р	Р	Р	х	х		SL	Sı	Sı	Sı	Sı	SL	Sı	Sı	Sı	Subject	Sect	tion 31-19.10
Data centers	Χ	Χ	Χ	Χ	Х	Х	Χ	Χ	Χ	Χ	Χ	Χ	Χ	Χ	Χ	Р	Р	Р	Χ	Χ		bj.	<u></u>	bj.	<u></u>	bj.	<u>b</u> .	ıbje	bj.	bj.	₫.		
Data processing and communications studies establishments	х	х	X	х	х	х	х	Р	x	Х	X	Р	Р	Р	X	x	x	x	Р	х	Subject to	Subject to the R	Subject to the Redevelopment Plan	Subject to the R	Subject to the R	Subject to the R	to the						
Family day care	Р	Р	Р	Р	Р	Х	Х	Х	X	Х	X	X	Х	X	X	Х	Х	Х	х	Р	Section	Redevelopment Plan	edevelo	Redevelopment Plan	Redevelopment Plan	Redevelopment Plan	Redevelopment Plan	pern	ne OPT district family day care shall be nitted in residential blds. and childcare I be permitted in commercial facilities.				
Federal, state and county government buildings	Х	Χ	Х	Х	Р	Х	Х	Р	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	х	Р	31-46	pment F	pment F	pment F	pment F	pment F	Sect	tion 31-19.17.					
Finance and real estate offices	Х	Χ	X	Х	Р	Х	Х	Р	Х	Х	Р	Р	Р	Р	Р	Х	Х	Х	Р	Р		olan	lan	olan	lan	olan	olan	lan	lan	olan	olan		ne ROC district, offices and retail stores I be limited to the first floor.
Fine art schools	Χ	Χ	Χ	Χ		Х	Χ		Χ	Χ	Χ	Р	Р	Р	Χ	Χ	Χ		Р	Χ													
Food stores	Χ	Χ	Χ	Χ	Х	Х	Χ	Р	Р	Р	Р	Р	Р	Р	Р	Χ	Χ	Χ	Р	Р													
Four-family dwellings	Х	Х	Х	Х	Х	Р	Х	Х	Х	Х	X	X	Χ	X	Χ	Х	Х	Х	Х	Р												a mi	Il have a minimum area of 6,000 sq. ft. and inimum rear yard of 30'.
Funeral homes	Х	Χ	Р	Р	Р	Х	Х	Х	Х	Х	Χ	Х	Χ	Χ	Χ	Х	Х	Х	Х	Р													Il be a minimum of 500 feet from a church lace of worship.
Galleries (Art)	Х	Χ	Χ	Χ	Р	Х	Р	Р	Р	Χ	Р	Р	Р	Р	Р	Х	Х	Χ	Р	Р													·
Home occupation	Р	Р	Р	Р	Р	Х	Р	Х	Χ	Χ	Χ	Х	Χ	Χ	Χ	Х	Х	Χ	Х	Р												Sect	tion 31-19.14.
Hospitals	Χ	Χ	Χ	Х	Х	Х	Χ	Р	Х	Χ	Χ	Χ	Χ	Χ	Х	Х	Х	Х	Χ	Р												Sect	tion 31-19.17.
Hotels	Χ	Χ	Χ	Χ	Х	Х	Х	Х	Χ	С	Χ	Χ	Χ	Χ	Р	Χ	Χ	Χ	Р	Χ												Sect	tion 31-19.11.

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	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	П	LI-A	Ħ	SA-1 ²	SA-2 ²	RPZ	EDD-R	SA-R	SGA 1&2-R	Infineum-R	Bayway - R	Landfill - R	Conoco - R	Merck - R	Theater - R	United Lacquer - R	Additional Requirements
Indoor theaters	Х	Х	Х	Х	Х	Х	Х	Р	Χ	Х	Х	Χ	Χ	Р	Х	Χ	Х	Х	Р	Х												
Industrial services uses	Х	х	Х	х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Р	Р	Х	Х												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	х	X	X	X	X	X	X	Х	X	Р	Р	Р	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	Х	Х	Х	Х	Х	Х	Χ	Р	Χ	Χ	Р	Р	Р	Р	Χ	Χ	Х	Χ	Р	Χ												
Medical campuses	Х	Х	Х	Х	Х	Х	Χ	Χ	Χ	Χ	Х	Χ	Р	Р	Χ	Р	Χ	Χ	Χ	Χ		S	S	S	S	S	S	S	S	S	တ	
Motels	Х	Х	Х	Х	Х	Х	х	Х	Χ	X	Х	Χ	Χ	Р	Χ	Χ	Х	Х	Х	Х	S	Subject to the	Subject to the	Subject to the	ubjec	Subject to the	Subject to the	Subject to the	Subject to the	Subject to	Subject	Shall have a minimum of 50 rental units and direct access to Route 1.
Nonprofit clubs and lodges	Χ	Χ	С	С	Х	С	Х	Р	Χ	Χ	Χ	Р	Р	Р	Χ	Χ	Χ	Χ	Р	Р	<u>b</u> i	t to	<u></u>	<u>e</u>	<u>c</u>	t to	<u>t</u>	<u>t</u>	<u></u>	<u>t</u>	1.40	Section 31-19.15.
Oil offload facilities	Х	Х	Х	Х	Х	Х	Х	Χ	Χ	Χ	Χ	Χ	Χ	Х	Χ	Χ	Р	Р	Χ	Χ	ec:	±	₽			±	₽	±	₽	the	the	
Offices, professional and business	Х	Х	Х	Х	Р	Х	Р	Р	Х	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Subject to Section 31-46	e Redevelopment Plan	e Redevelopment Plan	e Redevelopment Plan	Subject to the Redevelopment Plan	e Redevelopment	Red	In the ROC district, offices and retail stores shall be limited to the first floor.				
Parking lots	Х	Х	Х		Х	Х	Χ	Χ	Χ	Р	Х	Χ	Χ	Χ	Χ		Χ	Χ	Χ	Χ	ō.	/el	<u> e</u>	<u>e</u>	<u>e</u>	<u>e</u>	<u>e</u>	<u>/el</u>	<u>e</u>	<u>e</u>	/el	Section 31-19.18
Parks and playgrounds	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	ω	opr	l op	원	bi	opr	- Sp	p	윧	원	evelopment	
Physical fitness studios/gyms	Х	Х	Х	Х	Х	Х	Χ	Χ	Р	Р	Х	Χ	Р	Р	Р	Р	Χ	Χ	Χ	Χ	4	ne	ne _	ne	ne	ne	ne	ne	ne	ne	ne	
Pool parlors and arcades	Х	Х	Х	Х	Х	Х	Χ	Χ	Р	Χ	Х	Р	Р	Χ	Χ	Χ	Χ	Χ	Χ	Χ	6	nt l	킀	픘	ᇎ	莊	큐	킀	큐	큐		
Pools, private residential	Α	Α	Α	Α	Α	Α	Х	Χ	Χ	Χ	Х	Χ	Χ	Χ	Χ	Χ	Χ	Х	Χ	Χ		Pla	Pla	Pla	Pla	Pla	Pla	Pa	Pla	Plan	Plan	Section 31-19.4 & 31-19.6.
Printing and publishing establishments	Х	Х	Х	Х	Х	Х	Х	Р	Х	Х	Р	Р	Р	Х	Р	Х	Х	Х	Р	Х		'n	<u></u>	ם ו		5	<u>ה</u>		ח	ב	5	
Private nonprofit and public schools	Р	Р	Р	Р	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х												Section 31-19.17.
Private parking lots	Х	Χ	Х	Х	Р	Α	Α	Р	Α	Α	Р	Α	Α	Α	Α	Α	Α	Α	Α	Р												
Private garages	Х	Х	Х	Х	Х	Х	Х	Р	Α	Α	Р	Α	Α	Α	Α	Α	Α	Α	Р	Р												
Public utilities	С	С	С	С	Х	Х	Х	Χ	Χ	Χ	Х	Χ	Χ	Χ	Χ	Р	Р	Р	Х	Χ												Section 31-19.16.
Public utility power generating stations	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	X	Х	Х	Х	X	Х	Р	Х	Х												
Recreation, commercial	Χ	Χ	Х	Х	Χ	Х	Х	Χ	Р	Р	Χ	Χ	Р	Р	Р	Р	Χ	Χ	Х	Р												

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	R-1a	R-1b	R-2a	R-2b	ROC	R-3	ОРТ	C-1	C-1A	C-1B	C-2 (40)	C-2 (60)	C-2 (100)	C-2 (HD)	PCD	_	LI-A	Ξ	SA-1 ²	SA-2 ²	RPZ	EDD-R	SA-R	SGA 1&2-R	Infineum-R	Bayway - R	Landfill - R	Conoco - R	Merck - R	Theater - R	United Lacquer - R	Additional Requirements
Research laboratories	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Р	X	Р	Х	Х	Х	Х												
Restaurants, including drive-ins and fast food	Χ	Х	Х	Х	Х	Х	Х	Х	Р	С	Х	Х	С	Р	Р	Х	Х	Х	Х	Х												Section 31-19.8.
Restaurants, not including drive-ins and fast food	Х	Х	Х	Х	Х	Х	Х	Р	Х	Х	Р	Р	Х	Х	Х	Х	Х	Х	Р	Х												
Storage yards	Χ	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Α	Α	Α	Х	Х												
Retail sales	Х	Х	Х	Х	Х	Х	Х	Р	Р	Р	Р	Р	Р	Р	Р	Р	Α	Α	Р	Р												In the ROC dist., offices & retail uses are limited to the first floor.
Retail service	Χ	Χ	Х	Х	Р	Х	Х	Р	Р	Х	Р	Р	Р	Р	Р	Р	Α	Α	Р	Р												
Self storage facilities	Χ	Χ	Χ	Х	Х	Х	Х	Х	Х	Χ	Х	Х	Χ	Χ	Х	Р	Р	Р	Χ	Χ		m	(0	(0	m	(0	m	m	(0	(0	(0	
Sidewalk cafes	Χ	Χ	Χ	Х	Χ	Χ	Χ	Α	Α	Χ	Α	Α	Α	Α	Α	Х	Χ	Χ	Α	Α		ù	du	àub	ù	lub	ù	lùb	lùb	lub	lůb	
Single-family dwellings	Ρ	Р	Р	Р	Р	Р	Р	X	X	X	X	X	X	X	X	X	X	X	X	Р	Subject to	Subject to t	Subject to tl	Subject to t	Subject to t	Subject to t	Subject to t	Subject to t	Subject to t	Subject to the Redevelopment Plan	Subject to t	New single-family homes shall not be permitted on Rt. 1. Subject to R-3 standards in the SA-2 district.
Skating rinks	Χ	Χ		Х	Х	Χ	Χ	Р		Χ		Χ		Р	Х		Χ	Х		Χ)†	1e	the	1e	the	e e	the	the)e	ər	the	
Supermarkets	Χ	Χ	Χ	Х	Χ	Х	Χ	Χ	Р	Χ	Χ	Χ	Χ	Χ	Х	Х	Χ	Х	Χ	Χ	S	Re	Re	Re	Re	Re	Re	Re	Re	Re	Re	
Tank farms	Χ	Χ	Χ	Х	Χ	Х	Χ	Х	Χ	Χ	Χ	Χ	Χ	Χ	Х	X	Р	Р	Х	Χ	ec	de	de	de	de	de	de	de	de	de	de	Section 31-19.7.
Taxicab	Χ	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	С	Х	Х	Х	Х	Section 3	the Redevelopment Plan	Redevelopment Plan	the Redevelopment Plan	Redevelopment Plan	the Redevelopment Plan	Redevelopment Plan	Redevelopment Plan	the Redevelopment Plan	velop	Redevelopment	Shall comply with Taxi Licensing Ord. 4-35.
Theaters	Χ	Χ		Х			Χ		Р	Х	Χ	Χ		Χ	X		Χ	Х		Р	31-46	me	me	me	l me	l me	me	me	l me	l me	l me	
Three-family dwellings	Χ	Χ	Χ	X	X	Р	Х	Χ	Х	Χ	Х	Χ	Х	X	Х	Х	Х	Х	Χ	Χ	91	Ř	ã	Ä	Ř	Ř	Ř	ã	ã	ã	Ä	
Truck terminals	X	Х	X	X	X	Х	Х	Х	X	Х	X	X	X	Х	Х	X	X	Р	Х	X		Plan	Plan	Plan	Plan	Plan	Plan	Plan	Plan	Plan	Plan	Shall be located a minimum of 500 feet from a residential zone boundary.
Two-family semi-detached dwellings	Х	Х	Р	Р	Р	Р	Х	Х	Х	Х	Р	Х	Х	Х	Х	Х	Х	Х	Х	Р												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	Х	Р	Р	Р	Р	Х	Х	Х	Х	Р	Х	Х	Х	Х	Х	Х	Х	Х	Р												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	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Р	Р	Р	Х	Х												Truck terminals are strictly prohibited.
Wholesale sales	Χ	Χ	Х	Х	Х	Х	Х	Х	Χ	Х	Χ	Х	Х	Х	Х	Х	Р	Р	Х	Χ												
Wireless Towers		•	•		•					•				Α	s per	Secti	on 31	-28						•	•		•				•	
Wireless Antennas														Δ	s per	Secti	on 31	-28														

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