

HASBROUCK HEIGHTS CODE

Zone	Permitted Principal Use ¹	Permitted Accessory Uses ²	Conditional Uses ³
B-1	<ol style="list-style-type: none"> 1) Community-oriented stores for the retail sale and/or rental of new, used or antique goods, wares and/or merchandise ordinarily used in connection with the use, maintenance, repair, decoration or enjoyment of a residence or a usual permitted accessory to such stores 2) Community-oriented stores for the retail sale and/or rental of new, used or antique clothing and/or personal effects 3) Residential apartments, subject to the provisions of § 275-20F 4) Community-oriented shops for the repair of housewares, furniture, home furnishings, fixtures, fittings and/or appliances ordinarily used in connection with the use, maintenance, repair, decoration or enjoyment of a residence or usual permitted accessories to a residence, exclusive, nevertheless, of automobile repair shops 5) Churches, temples and other places of worship including, as permitted accessories thereto, religious education facilities, parish houses, rectories, parsonages and/or convents, and all subject to § 275-20A 6) Offices of the U.S. Postal Service or other businesses providing message and package delivery services intended to principally provide such services to individual residents of the community or other businesses permitted within this zone 7) Community-oriented shops for the repair, maintenance, washing and/or cleaning of clothing and other personal effects or household furnishings 8) Community-oriented financial institutions such as banks, savings and loan institutions, stock brokerage houses, finance companies, the business of any of which such financial institution is primarily intended to serve individual residents of the community, but nevertheless exclusive of businesses solely providing check cashing and/or money order and/or bill payment services 9) Municipal facilities owned or leased by the Borough of Hasbrouck Heights and used for public purposes 10) Restaurants, fast-food restaurants, and fast-casual restaurants 11) Community-oriented stores for the retail sale of food, beverages, candy, confections, pastries, baked goods, and/or other groceries or edibles intended to be taken by the customer to or delivered to the customer at the residence of that customer 	<p>Off-street parking and loading facilities</p> <p>Signs</p> <p>Accessory storage within a wholly enclosed permanent structure for materials, goods and supplies intended for sale or consumption on the premises</p> <p>Fences</p> <p>New Jersey lottery ticket sales</p> <p>Massage therapy as an accessory to permitted principal uses Nos. 12 and 22 but nevertheless only in accordance with the conditions and limitations set forth in § 275-21L hereof</p> <p>Sidewalk cafes in connection with permitted principal use No. 10 and in accordance with § 275-21K</p>	<p>Essential services, subject to § 275-22A</p> <p>Veterans, civic and community clubs, subject to § 275-22D</p>

ZONING

Zone	Permitted Principal Use ¹	Permitted Accessory Uses ²	Conditional Uses ³
B-1 (cont'd)	<p>12) Community-oriented haircutting and hairdressing establishments which may have as an accessory thereto no more than 2 manicurists and/or tanning facilities for no more than 2 patrons at one time</p> <p>13) Farmers market or portions thereof on any premises in addition to the permitted use or uses thereon, notwithstanding § 275-14 (the limitation on the number of uses), but nevertheless subject to the terms and conditions contained in § 275-20L</p> <p>14) Drugstores and pharmacies, but nevertheless exclusive of drive-in facilities</p> <p>15) Licensed packaged liquor stores</p> <p>16) Community-oriented stores for the sale of books, magazines, newspapers and other periodicals, subject to § 275-20K of this Code and not in violation of N.J.S.A. 2C:34-7</p> <p>17) Real estate brokerage, insurance sales and travel agency offices primarily intended to serve individual members of the community</p> <p>18) Offices for the rendering of services by a licensed professional person, the practice of whom is primarily intended to serve individual residents of the community</p> <p>19) Stores for the retail sale of office supplies, equipment and services primarily intended to serve either the individual residents of the community or other businesses permitted within this zone</p> <p>20) Community-oriented educational or child-care facilities</p> <p>21) Community-oriented facilities providing adult-supervised recreation or training in athletic or recreational activities primarily intended for persons under the age of 10 years, but exclusive, nevertheless, of arcades containing mechanical or electronic games operated by such minor persons without adult supervision</p> <p>22) Community-oriented personal health or fitness facilities which have been licensed as otherwise provided in the Health Code of this Borough, if so required</p> <p>23) Community-oriented training facilities which have been licensed as otherwise provided in the Health Code of this Borough, if so required therein</p> <p>24) Any combination of any two of the aforesaid categories or any combination of any parts of any two of the aforesaid categories, except Nos. 3, 5, 8, 9, 13, 20 and 21</p> <p>25) All references in any of the aforesaid permitted uses to “residents of this community” shall be construed to include individual persons regularly present within this Borough by virtue of their employment, business, profession or the like</p>		