

SCHEDULE A - DISTRICT USE REGULATIONS –RESIDENTIAL USES
BOROUGH OF TINTON FALLS
(Section 40-28D)

District	Permitted Principal Use	Permitted Accessory Uses	Permitted Conditional Uses
R-2 SINGLE FAMILY RESIDENTIAL	Any principal use permitted in the R-1 Single Family Residential District	Any accessory use permitted in the R-1 Single Family Residential District	Any conditional use permitted in the R-1 Single Family Residential District
R-3 Residential	1. Single Family detached dwellings 2. Public Library, parks and playgrounds 3. Borough uses, firehouses, and first aid stations 4. Utility services	Any accessory use permitted in the R-1 Single Family Residential District	1. Townhouses 2. Garden Apartments 3. Churches and places of religious worship 4. Schools
R-4 Residential	Any principal Use permitted in the R-3 Residential District	Any accessory use permitted in the R-1 Single Family Residential District	Any conditional use permitted in the R-3 District
AR Age Restricted Housing	1. Active adult community of single family detached dwelling units with at least one resident with a minimum age of fifty- five (55)	1. Fences and walls 2. Patio and decks 3. Club house with meeting rooms, social rooms, indoor and outdoor recreation area.	1. Townhouses
CCRC Continuing Care Retirement Community	1. Continuing Care Retirement Community (CCRC) with a minimum age of fifty-five (55). 2. Assisted Living/Skilled Nursing Facilities.	1. Fences and walls 2. Health Center 3. Club house with meeting rooms, social rooms, indoor and outdoor recreation areas 4. Cafeterias and eating areas 5. Lecture halls, libraries, places of worship, post office, banks, news and entertainment centers, and swimming pools. 6. Operation and maintenance facilities related to the principal use such as, administrative office, food and record storage areas, property maintenance facility, radio and satellite dish antennas, non-age restricted day care center for relatives of employees, security operations and off street parking as surface parking or garages.	

SCHEDULE A - DISTRICT USE REGULATIONS –NONRESIDENTIAL USES
BOROUGH OF TINTON FALLS
(Section 40-28D)

District	Permitted Principal Use	Permitted Accessory Uses	Permitted Conditional Uses
NC Neighborhood Commercial	<ol style="list-style-type: none"> 1. Retail sales (excluding drive-thru service) such as, consumables, apparel, hardware, lawn & patio equipment, appliances, household goods, and confections, except for the sale of cats and dogs as further described in Section 8-6. 2. Retail services such as, repair of appliances and shoes, cleaners, tailors, barbershops, and beauty salons. 3. Offices such as professional, medical, veterinary and financial services. 4. Restaurants (excluding drive-thru service) and taverns. 5. Fitness centers, training and instructional classes, and instructional centers such as dance and rehearsal studios. 6. Delicatessens and specialty food/drink facilities such as, ice cream, bagels, bakery, pizza, ices, and sodas (excluding drive- thru service). 7. Public Library, parks, and playgrounds. 8. Borough uses, firehouses, and first aid stations. 9. Utility services. 10. Child Care Centers 11. Assisted Living/Skilled Nursing Facilities 	<ol style="list-style-type: none"> 1. Off-street parking and loading areas. 2. Fences and walls. 3. Outdoor storage and display of retail goods and merchandise in a designated area. 	<ol style="list-style-type: none"> 1. Automobile fueling stations. 2. Automobile repair shops. 3. Automobile car wash. 4. Automobile oil change and lubrication shops. 5. Second floor residential units on floors above office or retail uses. 6. Churches and places of religious worship. 7. Schools. 8. Convenience Store with Gas