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HACKENSACK MEADOWLANDS DISTRICT REGULATIONS

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THE OFFICIAL VERSION IS PUBLISHED IN THE CURRENT NEW JERSEY ADMINISTRATIVE CODE. SHOULD THERE BE ANY
DISCREPANCIES BETWEEN THIS TEXT AND THE OFFICIAL VERSION, THE OFFICIAL VERSION WILL GOVERN.

19:3 Administration

19:4 District Zoning Regulations

19:5 Subdivision Regulations

19:6 Building Code*

**not including 19:6-2 Foundation Code*

19:7 District Transportation Plan Rules



CURRENT THROUGH AUGUST 19, 2019

PURSUANT TO THE HACKENSACK MEADOWLANDS AGENCY CONSOLIDATION ACT (P.L. 2015, C.19),
EFFECTIVE FEBRUARY 5, 2015, ALL REFERENCES TO THE NEW JERSEY MEADOWLANDS COMMISSION
SHALL REFER TO THE NEW JERSEY SPORTS AND EXPOSITION AUTHORITY.

§ 19:4-5.37 Planned Residential zone; performance standards

(a) All uses in the Planned Residential zone shall comply with the performance standards of N.J.A.C. 19:4-7 as follows:

1. All category B performance standards shall apply, with the exception of hazardous materials, liquids, and chemicals; and
2. Category A performance standards shall apply for hazardous materials, liquids, and chemicals.

§ 19:4-5.38 Neighborhood Commercial zone; purposes

The Neighborhood Commercial zone is intended to provide uses compatible with the scale and character of the neighboring residential areas, serving both residents and area employees.

§ 19:4-5.39 Neighborhood Commercial zone; permitted uses

(a) The permitted uses in the Neighborhood Commercial zone are:

1. Banks;
2. Business support services;
3. Commercial recreation, indoor;
4. Community residences and shelters;
5. Cultural facilities;
6. Day care facilities;
7. Essential public services;
8. Funeral homes and mortuaries;
9. Health care centers;
10. Houses of worship;
11. Offices;
12. Parks or recreation facilities;
13. Personal services;
14. Restaurants, excluding drive-through or drive-in facilities;
15. Residential dwellings included within a mixed-use structure;
16. Retail;
17. Single-family and two-family dwellings;
18. Social services; and
19. Veterinary facilities.

§ 19:4-5.40 Neighborhood Commercial zone; special exception uses

(a) The special exception uses in the Neighborhood Commercial zone are:

1. Assisted living facilities;

2. Car washes;
3. Fuel service stations;
4. Institutional uses;
5. Movie theaters;
6. Nursing or rehabilitation facilities;
7. Primary and secondary schools;
8. Public utility uses, light; and
9. Senior housing.

§ 19:4-5.41 Neighborhood Commercial zone; use limitations

(a) The use limitations in the Neighborhood Commercial zone are:

1. At all restaurants, the serving of food shall be the principal use. Entertainment shall be permitted only as accessory to the principal use and shall not be the main focus of the use on the site or in a specific restaurant. No accessory entertainment use shall occupy more than 20 percent of the restaurant's floor area.
2. No fuel service station shall be located closer than 1,000 feet to another fuel service station.
3. No car wash shall be located closer than 1,000 feet to another car wash.
4. Fuel service stations, when permitted as a special exception use, shall not dispense fuel to semi-trailers.
5. No residential dwelling units within a mixed-use structure shall be permitted to be located at the ground or first floor level of a structure.

§ 19:4-5.42 Neighborhood Commercial zone; lot size requirements

(a) The lot size requirements in the Neighborhood Commercial zone are:

1. Minimum lot area: 7,500 square feet; and
2. Minimum lot width: 50 feet.

§ 19:4-5.43 Neighborhood Commercial zone; bulk regulations

(a) The bulk regulations in the Neighborhood Commercial zone are:

1. Maximum lot coverage: 40 percent;
2. Minimum open space: 15 percent;
3. Yards:
 - i. Minimum front yard: two feet;
 - ii. Minimum side yard: 12 feet total, two-foot minimum, except where abutting a residential use, the minimum side yard shall be 10 feet; and
 - iii. Minimum rear yard: five feet, except where abutting a residential use, the minimum rear yard shall be 10 feet; and
4. Maximum building height: 35 feet.