

LAND DEVELOPMENT REGULATIONS

35 Attachment 10

SCHEDULE A SCHEDULE OF PERMITTED USES

**LAND DEVELOPMENT ORDINANCE
BOROUGH OF TENAFLY, NJ**

**[Ord. No. 04-26 §§ 3, 8; Ord. No. 05-09; Ord. No. 05-24 § 1;
Ord. No. 10-24 § 44; Ord. No. 13-20 § 2]**

Zone	Principal Permitted Uses	Conditional Uses (§ 35-805)	Accessory Uses
R-40 R-20 R-10 R-9	<ol style="list-style-type: none"> 1. One-family dwelling. 2. Public buildings and uses. (3) 	<ol style="list-style-type: none"> 1. House of worship. 2. Private, recreational clubhouses. 3. Public utility substation or facility. 4. Community residences and community shelters. 	<ol style="list-style-type: none"> 1. Private garages. 2. Off street parking inclusive of garages. (§ 35-804) 3. Tennis courts. (§ 35-808) 4. Swimming pools. (§ 35-808) 5. Storage and maintenance sheds, playhouses and similar structures. 6. Patios and open decks. 7. Fences and walls. 8. Signs as per Chapter 14 of Tenafly Code. 9. Garbage, trash, recycling containers and enclosures. 10. Satellite dishes.
R-7.5	<ol style="list-style-type: none"> 1. Any R-40, R-20, R-10 or R-9 permitted principal use under the same conditions as prescribed herein. 2. Two-family dwellings. 	<ol style="list-style-type: none"> 1. Any R-40, R-20, R-10 or R-9 conditional use under the same conditions as prescribed herein. 	<ol style="list-style-type: none"> 1. Any R-40, R-20, R-10 or R-9 accessory use under the same conditions as prescribed herein.

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R-MF	<ol style="list-style-type: none"> 1. Any R-7.5 permitted principal use under the same conditions as prescribed herein. 2. Garden apartments, subject to § 35-806. 3. Townhouses, subject to § 35-806. 	<ol style="list-style-type: none"> 1. Any R-7.5 conditional use under the same conditions as prescribed herein. 	<ol style="list-style-type: none"> 1. Tennis courts. 2. Swimming pools. 3. Storage and maintenance sheds, playhouses and similar structures. 4. Patios and open decks. 5. Fences and walls. 6. Signs as per Chapter 14 of Tenafly Code. 7. Garbage, trash, recycling containers and enclosures. 8. Satellite dishes.
R-RMF	<ol style="list-style-type: none"> 1. Any R-7.5 principal permitted use under the same conditions as prescribed herein. 2. Garden apartments, subject to § 35-806. 3. Townhouses, subject to § 35-806. 	NONE	<ol style="list-style-type: none"> 1. Any R-MF accessory use under the same conditions as prescribed herein.

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B-1(10)	<ol style="list-style-type: none"> 1. Public buildings and uses. (1) 2. Retail stores and shop. 3. Personal service establishments. 4. Business and professional offices. 5. Restaurants, bars, taverns, delicatessens, lunch counters, and fast food establishments. (11) 6. Nonprofit clubs, lodges, fraternal, civic, cultural and charitable organizations. 7. Telecommunications studios and offices. 8. Indoor theatres. 9. Child care centers. (§ 35-802.15) 10. Dwelling units above the first floor. 11. Professional Studios. (4) 12. Technology services. 13. Health Clubs. 	NONE	<ol style="list-style-type: none"> 1. Off-street parking inclusive of garages. (§ 35-804) 2. Fences and walls. (§ 35-802.18) 3. Signs (Chapter 14 Tenafly Code). 4. Garbage, trash, recycling containers and enclosures. 5. Satellite antennas as accessory uses. 6. Accessory uses customarily incidental to the principal use. (12)
B-2	<ol style="list-style-type: none"> 1. Any B-1 principal permitted use under the same conditions as prescribed herein. 2. Business and secretarial schools (including adult vocational schools). (9) 3. Hotels. 4. Museums, art galleries and libraries. 	NONE	<ol style="list-style-type: none"> 1. Off-street parking inclusive of garages. (§ 35-804) 2. Fences and walls. (§ 35-802.18) 3. Signs (Chapter 14 Tenafly Code). 4. Garbage, trash, recycling containers and enclosures. 5. Satellite antennas as accessory uses. 6. Accessory uses customarily incidental to the principal use. (12)

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C	<ol style="list-style-type: none"> 1. Any B-1 and/or B-2 principal permitted use under the same conditions as prescribed herein. 2. New car sales and service. 3. Greenhouse and garden centers. 4. Dental and medical laboratories. 5. Printing and publishing. 6. Exterminating shops. 7. Plumbing, heating and AC showrooms and shops. 8. Photo developing and Processing 9. Fine arts studios for individual works, including glass. 10. Building and construction contractors' yards. (6) 11. Warehousing of general, dry goods merchandise. 12. Office equipment and machines. 13. Wholesale and retail building material, supplies and equipment. 14. Sale of auto parts, accessories and equipment. (7) 15. Linen, towel and drapery service. 16. Membership corporations. 17. Public utility Installations. 	<ol style="list-style-type: none"> 1. Automobile/Vehicle Service Station, public garages and car wash facilities. 2. Drive-up banks. 	<ol style="list-style-type: none"> 1. Off-street parking inclusive of garages. (§ 35-804) 2. Fences and walls. (§ 35-802.18) 3. Signs. (Chapter 14 of Tenafly Code) 4. Garbage, trash, recycling containers and enclosures. 5. Satellite dish antennas as accessory uses. 6. Accessory uses customarily incidental to the principal use. (12)
CAC	<ol style="list-style-type: none"> 1. Commercial Antennas 		

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SR/B	<ol style="list-style-type: none"> 1. Any B-1, B-2 and C principal permitted use under the same conditions as prescribed herein. 2. Laboratories for scientific research, design and analysis only. 3. Self-storage facilities. 4. Warehousing. 5. Public and private academic Schools. 6. Age-restricted housing. 7. Assisted living and/or congregate care housing. 8. Nursing homes. 9. Home for developmentally disabled, subject to the same limitations per the R-10 District. 	<ol style="list-style-type: none"> 1. Automobile/vehicle repair facility. (7,8) 	<ol style="list-style-type: none"> 1. Off-street parking facilities. 2. Fences and walls, as regulated in other residential zones. 3. Signs. 4. Solid waste and recycling enclosures. 5. Other uses customarily incidental to a permitted use. (12)
M-I	<ol style="list-style-type: none"> 1. Any B-1, B-2, C and SR/B principal permitted use under the same conditions as prescribed herein. 2. Public buildings and uses. (1,2) 3. Automobile/vehicle repair facility. (7) 4. Manufacturing limited to assembly, fabrication or processing. 	NONE	<ol style="list-style-type: none"> 1. Off-street parking inclusive of garages. (§ 35-804) 2. Fences and walls. (§ 35-802.18) 3. Signs. (Chapter 14 of Tenafly Code) 4. Garbage, trash, recycling containers and enclosures. 5. Satellite dish antennas as accessory uses. 6. Accessory uses customarily incidental to the principal use. (12)

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P	<ol style="list-style-type: none"> 1. Public buildings and uses. (3) 2. Private, nonprofit recreational, social, or cultural facilities. 3. Public and private academic schools. 	<ol style="list-style-type: none"> 1. Cemeteries. 2. Dwelling for watchman/caretaker and family. 	<ol style="list-style-type: none"> 1. Off-street parking inclusive of garages. (§ 35-804) 2. Fences and walls. (§ 35-802.18) 3. Signs. (Chapter 14 of Tenafly Code) 4. Garbage, trash, recycling containers and enclosures.

FOOTNOTES TO SCHEDULE A

- (1) Not including storage, maintenance and repair garages and facilities.
- (2) County, municipal and State governmental and proprietary facilities except hospitals and penal or corrective institutions.
- (3) Limited to the following: a) public parks and other public facilities; and b) public or private natural conservation areas.
- (4) For the teaching and practice of dance, drama, fine arts, language, martial arts, music and photography, yoga and cooking schools/studios.
- (5) Limited to utilities offices and installations exclusive of storage yard or repair services.
- (6) Such as roofing, paving, excavating, electrical, heating, plumbing, masonry, glazing, and contractors' yards, provided that all construction materials are stored inside of buildings.
- (7) Not including the storage of junked vehicles.
- (8) Not including dwelling units above the first (1st) floor.
- (9) Including supplemental education and testing services.
- (10) There shall be no off street parking requirements for uses occupying floor area in existing structures located in the B-1 Zone.
- (11) There are no parking requirements for restaurants, bars, taverns, delicatessens, lunch counters and fast food establishments in any existing building or to any new building replacing an existing building and having a gross floor area equal to or smaller than the former building.
- (12) Not including any accessory use which is specifically prohibited and including the rental, repair, storage and servicing of any product, the sale of which is permitted, provided that such accessory use shall occupy no more than 15% of the floor area utilized by the principal use to which it is accessory.