

*Borough of Totowa, NJ  
Thursday, February 19, 2026*

## Chapter 415. Zoning and Land Use

### Part 4. Zoning

#### Article XXI. Business Districts

##### § 415-167. B-2 Local Business District.

A. The following principal uses are allowed by right in B-2 District:

- (1) Retail stores, markets and shops for the conduct of any retail business. Accessory processing and storage is permitted, provided that no more than two persons are employed full time in such processing and storage.
- (2) Service establishments; laundry and dry-cleaning establishments where the dry cleaning or laundry is done on the premises but not to employ over 10 person, owners excluded. The establishment is to be housed in a fully enclosed structure.
- (3) Business, professional and governmental offices.
- (4) Banks and other financial institutions.
- (5) Music schools, dance studios, martial arts and other similar instructional facilities for group or individual instruction.
- (6) (Reserved)<sup>[1]</sup>  
<sup>[1]</sup> *Editor's Note: Former Subsection A(6), which permitted completely enclosed automobile sales rooms, was repealed 3-22-2011 by Ord. No. 04-2011 and 6-10-2014 by Ord. No. 09-2014.*
- (7) (Reserved)<sup>[2]</sup>  
<sup>[2]</sup> *Editor's Note: Former Subsection A(7), which permitted automotive storage and parking lots, was repealed 3-22-2011 by Ord. No. 04-2011 and 6-10-2014 by Ord. No. 09-2014.*
- (8) Mortuary and funeral homes.
- (9) (Reserved)<sup>[3]</sup>  
<sup>[3]</sup> *Editor's Note: Former Subsection A(9), regarding churches, schools, hospitals and libraries, was repealed 6-10-2014 by Ord. No. 09-2014.*
- (10) Specialty food services.

B. The following use is allowed by right, subject to additional conditions:

- (1) Filling stations and public garages subject to § **415-187**.
- (2) Outdoor dining areas complying with Chapter **275**, Outdoor Dining.  
[Added 10-26-2010 by Ord. No. 12-2010]
- (3) Multiple-family mixed-use development, subject to the following conditions:  
[Added 4-24-2018 by Ord. No. 10-2018]

- (a) The minimum lot size shall be 20,000 square feet.
  - (b) The maximum residential density shall be 20 units per acre.
  - (c) The parcel shall have frontage on Union Boulevard.
  - (d) The first floor shall contain permitted B-2 District principal uses.
  - (e) The second and third floor may contain multiple-family uses.
  - (f) Parking shall be provided for the residential units in accordance with residential site improvement standards. All required parking shall be provided on-site.
  - (g) Where the property abuts an existing single- or two-family home a solid screen comprised of either a six-foot-tall fence or evergreen shrubs six feet in height shall be installed.
  - (h) No dumpster or trash facilities shall be located within 15 feet of a property line shared with an existing single- or two-family home.
  - (i) A minimum of 15% of the residential units shall be reserved for affordable households if the tenure is rental. A minimum of 20% of the residential units shall be reserved for affordable households if the tenure is sale. If the required number of affordable units results in a fraction, the developer shall either round up and provide the additional unit or pay the fractional difference as a payment-in-lieu to the Borough's affordable housing trust fund. The payment-in-lieu for 2018 is \$150,000. The payment increases by 3% each year.
  - (j) All affordable units shall be deed-restricted for a minimum of 30 years and comply with the Fair Housing Act, the Uniform Housing Affordability Controls and provide a 13% very-low-income set-aside. The developer shall be responsible for retaining a qualified Administrative Agent, subject to the review and approval of the Borough.
  - (k) The following bulk standards are required, but shall be treated as "c" bulk variances:
    - [1] The minimum lot width shall be 50 feet.
    - [2] The minimum side yard setback shall be eight feet.
    - [3] The minimum rear yard setback shall be 50 feet.
    - [4] The minimum setback on any property line shared with an existing single- or two-family home shall be 50 feet.
    - [5] The maximum coverage shall be 50%.
    - [6] The maximum height shall be three stories or 35 feet.
- C. The following accessory uses are allowed:
- (1) Business signs complying with § **415-107B**.
  - (2) Parking complying with § **415-103**.
- D. Hours of operation.  
[Added 6-25-2013 by Ord. No. 08-2013]
- (1) Permitted hours of operation shall be between the hours of 5:00 a.m. and 12:00 midnight.
  - (2) Exempt from this regulation are restaurants and liquor and bar establishments.