

LAND DEVELOPMENT REGULATIONS

Zone	Principal Permitted Uses	Conditional Uses (§ 35-805)	Accessory Uses
B-1(10)	<ol style="list-style-type: none"> Public buildings and uses. (1) Retail stores and shop. Personal service establishments. Business and professional offices. Restaurants, bars, taverns, delicatessens, lunch counters, and fast food establishments. (11) Nonprofit clubs, lodges, fraternal, civic, cultural and charitable organizations. Telecommunications studios and offices. Indoor theatres. Child care centers. (§ 35-802.15) Dwelling units above the first floor. Professional Studios. (4) Technology services. Health Clubs. 	NONE	<ol style="list-style-type: none"> Off-street parking inclusive of garages. (§ 35-804) Fences and walls. (§ 35-802.18) Signs (Chapter 14 Tenaflly Code). Garbage, trash, recycling containers and enclosures. Satellite antennas as accessory uses. Accessory uses customarily incidental to the principal use. (12)
B-1DOD (10)(13)	<ol style="list-style-type: none"> Any B-1 principal permitted use under the same conditions as prescribed herein. 	NONE	<ol style="list-style-type: none"> Any B-1 principal accessory use under the same conditions as prescribed herein.
B-2	<ol style="list-style-type: none"> Any B-1 principal permitted use under the same conditions as prescribed herein. Business and secretarial schools (including adult vocational schools). (9) Hotels. Museums, art galleries and libraries. 	NONE	<ol style="list-style-type: none"> Off-street parking inclusive of garages. (§ 35-804) Fences and walls. (§ 35-802.18) Signs (Chapter 14 Tenaflly Code). Garbage, trash, recycling containers and enclosures. Satellite antennas as accessory uses. Accessory uses customarily incidental to the principal use.

TENAFLY CODE

Zone	Principal Permitted Uses	Conditional Uses (§ 35-805)	Accessory Uses
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 Tenaflly 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.
- (13) The off street parking requirements for upper-story residential units shall be in accordance with subsection 35-804.8.