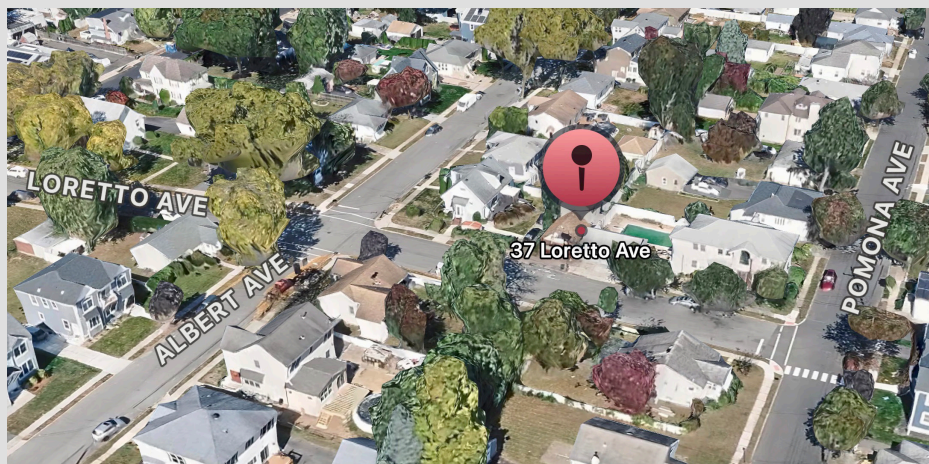




37 LORETTO AVENUE | FAIR LAWN, NJ 07410

PROPERTY SUMMARY

| | |
|--------------------|-------------------|
| Address | 37 Loretto Avenue |
| Municipality | Fair Lawn |
| County | Bergen |
| Block/Lots | 6904 / 18.01 |
| Zoning | R1-3 |
| Lot Size | 0.0257 Acre |
| Building Size (SF) | 896 |



CALL AGENT FOR DETAILS

Jonathan M. Kristofich | Vice President
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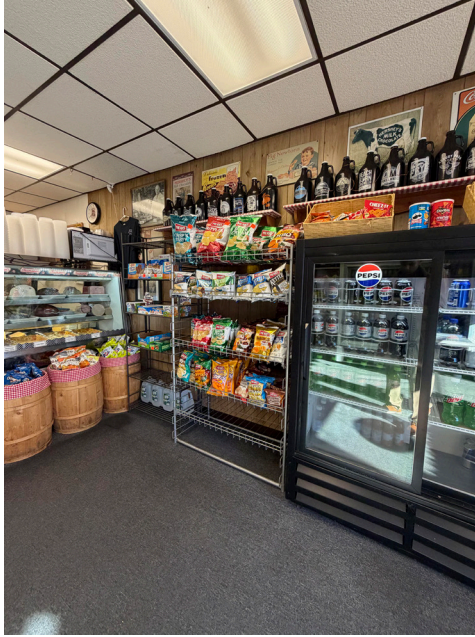
SERVICES OFFERED

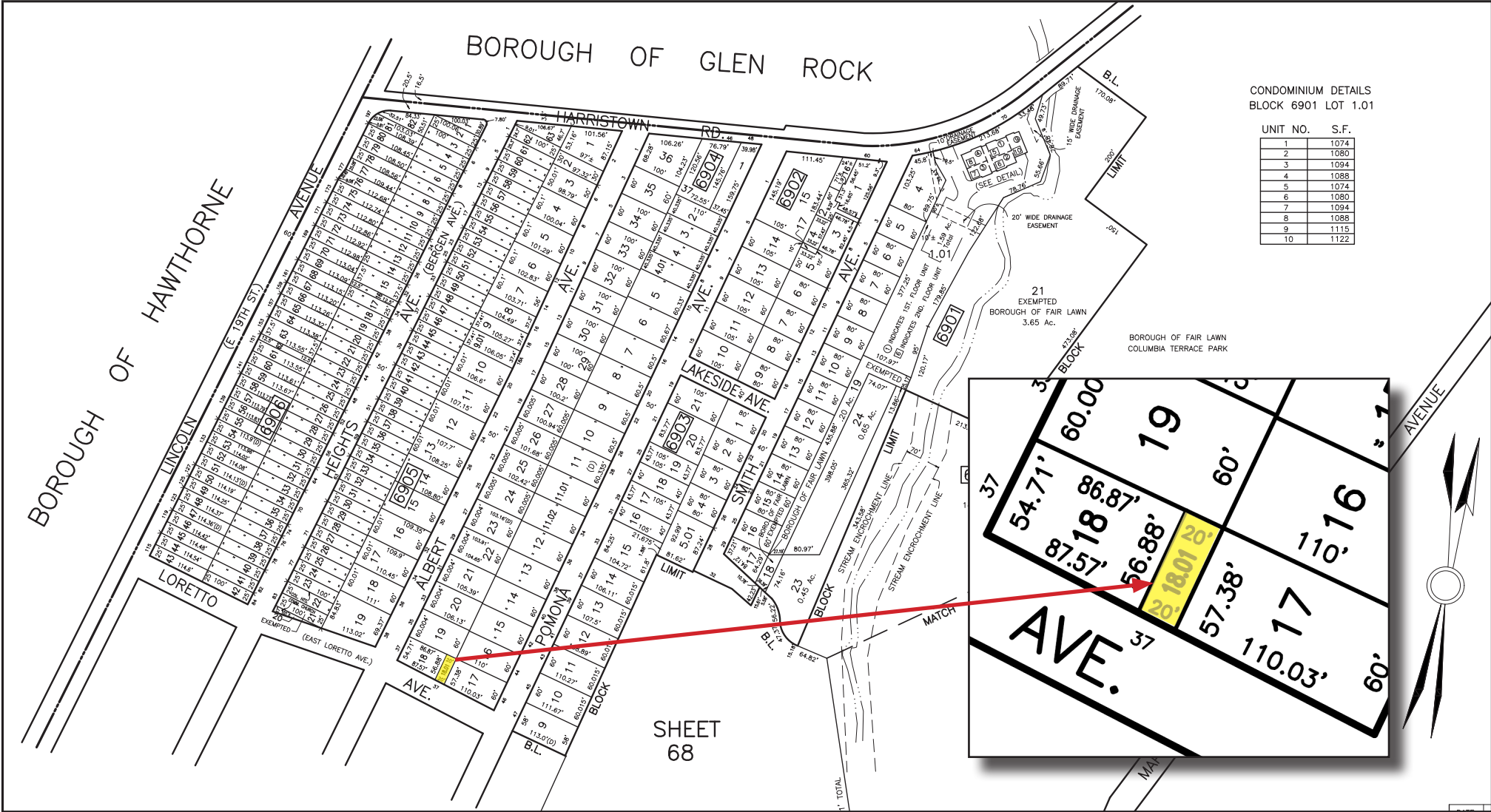
Brokerage • Property Management • Corporate Services • Financing • Tenant Representation • Cold Storage • Investment Services

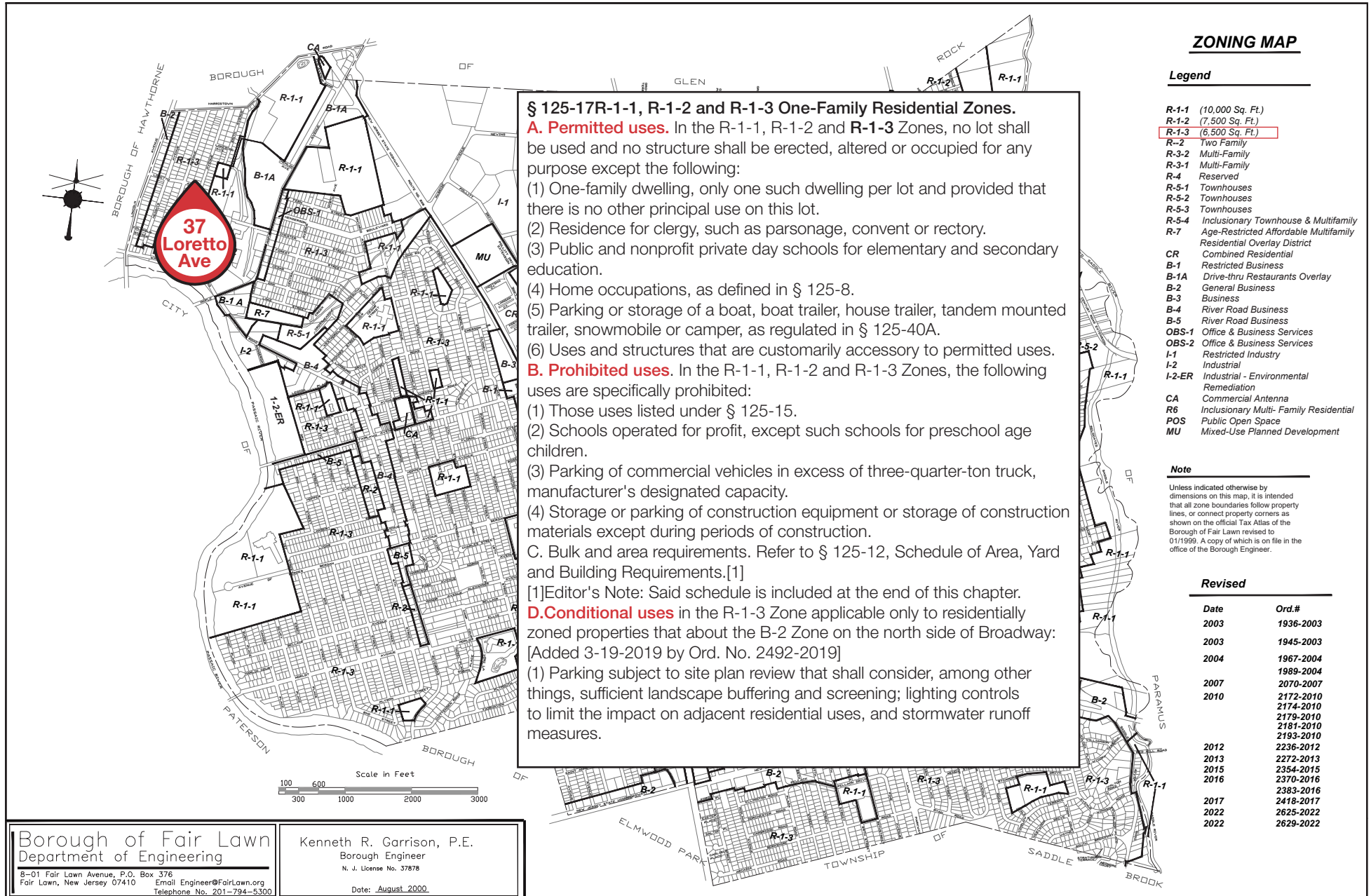
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37 LORETTO AVENUE
FAIR LAWN, NJ 07410

PROPERTY
PHOTOS







§ 125-17R-1-1, R-1-2 and R-1-3 One-Family Residential Zones.

A. Permitted uses. In the R-1-1, R-1-2 and **R-1-3** Zones, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except the following:

- (1) One-family dwelling, only one such dwelling per lot and provided that there is no other principal use on this lot.
- (2) Residence for clergy, such as parsonage, convent or rectory.
- (3) Public and nonprofit private day schools for elementary and secondary education.
- (4) Home occupations, as defined in § 125-8.
- (5) Parking or storage of a boat, boat trailer, house trailer, tandem mounted trailer, snowmobile or camper, as regulated in § 125-40A.
- (6) Uses and structures that are customarily accessory to permitted uses.

B. Prohibited uses. In the R-1-1, R-1-2 and R-1-3 Zones, the following uses are specifically prohibited:

(1) Those uses listed under § 125-15.

- (2) Schools operated for profit, except such schools for preschool age children.
- (3) Parking of commercial vehicles in excess of three-quarter-ton truck, manufacturer's designated capacity.
- (4) Storage or parking of construction equipment or storage of construction materials except during periods of construction.

C. Bulk and area requirements. Refer to § 125-12, Schedule of Area, Yard and Building Requirements.[1]

[1]Editor's Note: Said schedule is included at the end of this chapter.

D.Conditional uses in the R-1-3 Zone applicable only to residentially zoned properties that about the B-2 Zone on the north side of Broadway:
[Added 3-19-2019 by Ord. No. 2492-2019]

- (1) Parking subject to site plan review that shall consider, among other things, sufficient landscape buffering and screening; lighting controls to limit the impact on adjacent residential uses, and stormwater runoff measures.

§ 125- 15 Uses prohibited in all zones.

In addition to the prohibited uses specified for each zone, the following uses are prohibited in all zones in the Borough of Fair Lawn.

- A. Automobile body repair shops, such as shops being engaged in major repairs or spray painting, body, fender and frame repairs.
- B. Circuses, rodeos, carnivals and flea markets, except as conducted by a nonprofit organization on a limited basis.
- C. Crematories; correctional institutions.
- D. Drive-through commercial establishments in which any commodity or service to patrons is performed while the patrons remain in their automobiles, except gasoline service stations and bank and pharmacy drive-up windows.
- E. Drive-through restaurants except as a as set forth in § 125-45.6, B-1A Overlay Zone. [Amended 11-22-2022 by Ord. No. 2640-2022]
- F. Farmers market.
- G.Fast-food restaurants.
- H.Hotels, motels, trailer camps, boardinghouses and rooming houses.
- I. Junkyards, truck terminals, display vehicles.
- J.Outdoor commercial recreational establishments, including but not limited to outdoor theaters, racetracks, swimming pools, skating rinks, trampoline centers, miniature golf course shooting galleries, amusement parks and bungee jumping centers.
- K. The use of living animals to test or otherwise be utilized in the production of pharmaceuticals or other chemical or manufacturing processes.
[Added 9-12-2006 by Ord. No. 2058-2006]
- L. All classes of cannabis establishments or cannabis distributors or cannabis delivery services as said terms are defined in Section 3 of P.L. 2021, c. 16, but not the delivery of cannabis items and related supplies by a delivery service.
[Added 8-17-2021 by Ord. No. 2591-2021]
- M. Horticultural uses involving cannabis and storage of horticultural materials involving cannabis.
[Added 8-17-2021 by Ord. No. 2591-2021]

37 LORETTO AVENUE FAIR LAWN, NJ 07410

LOCAL MAP

