

**PB-1 and R-20 Zoning Regulations
East Hanover, NJ**

§ 95-57. Professional and Business Office PB-1 Zone regulations.

A. Uses. In the Professional and Business Office PB-i Zone, no lots shall be used and no building shall be erected, altered or occupied or any purpose other than the following:

(1) Permitted uses.

1. (a) Same as specified for Residence R-20 Zone and subject to all requirements of that zone.
2. (b) Office buildings for business, professional and administrative offices not engaged in retail or wholesale sale and delivery of goods nor the repairing, servicing or receiving for repair or service on the premises.
3. (c) Banks or other financial institutions.
4. (d) Municipal facilities or uses.

B. Other provisions and requirements.

1. (1) As specified in the schedule, § 95-45.
2. (2) On all property lines except the street line, a strip of property no less than ten (10) feet in width shall be utilized as a buffer area in accordance with specifications set forth in § 95- 37B(5) unless waived by the appropriate municipal board at the time of site plan application. **[Amended 8-17-82 by Ord. No. 24-1982]**

C. Permitted accessory uses: exceptions and limitations.

(1) Signs as permitted in § 95-63B.

(2) Off-street parking facilities as permitted and regulated in § 95-54C.

§ 95-51. Residence R-20 Zone regulations.

A. Uses. In the Residence R-20 Zone, no lot shall be used and no building shall be erected, altered or occupied for any purpose other than the following:

1. (1) Permitted uses.

(a) One-family dwellings.

2. (2) Permitted accessory uses: exceptions and limitations.

(a) Private garage space for one (1) motor vehicle for each six thousand (6,000) square feet of lot area, but not more than three (3) motor vehicles.

(b) Customary accessory buildings and uses, including swimming pools, tennis courts and storage sheds, provided such are buildings and uses incidental to the principal building and use.

B. Other provisions and requirements.

1. (1) Area requirements. As specified in the schedule, § 95-45.
2. (2) Corner lots. Side yard on street side of not less than fifty (50) feet.
3. (3) Off-street parking spaces. Minimum of one (1) space, including garage, and maximum of three (3) for each dwelling unit.