

§ 114-8. R-10 District.

A. Permitted primary uses shall be as follows:

- (1) One-family dwellings.
- (2) Churches, similar places of worship, parish houses, convents and church schools.
- (3) Public schools, municipal parks, public recreational facilities, public libraries, museums and other similar public uses.

B. Permitted accessory uses shall be as follows:

- (1) Private garages.
- (2) Normal residential storage structures not in excess of 100 square feet of floor area.
- (3) Animal shelters for domestic pets not in excess of 50 square feet of floor area.
- (4) Other normal residential structures, such as swimming pools, fireplaces, etc.
- (5) Customary home occupations.

C. Other provisions and requirements.

- (1) Off-street parking facilities shall be as regulated in Article V.
- (2) Signs shall be as regulated in § 114-17.
- (3) Area and bulk requirements shall be as regulated in the accompanying schedule entitled "Zoning Area and Bulk Schedule for Wanaque, New Jersey."¹
- (4) Two-family dwellings, by conditional use permit, subject to the requirements of §§ 114-5 through 114-7 and Article VII.
- (5) Dormers; cantilevers; soffits and gutters. **[Added 12-11-2017 by Ord. No. 15-0-17]**
 - (a) A full or partial dormer design which does not extend beyond the outer walls of the existing structure, except as per Subsection C(5)(b) below, shall be permitted in this zone.

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

- (b) A second floor cantilever extending no more than two feet front to back or side to side, but not both, shall be permitted.
- (c) A soffit and gutter may not extend more than 18 inches beyond the limits set forth in Subsection C(5)(a) and (b) above.
- (6) Porches shall be permitted on the front side of a residential building, which shall not be greater than six feet extending from the dwelling outward and no wider than the length of the front wall. The porch may be covered by a roof, but shall not be enclosed on any side except for the dwelling wall. A soffit or gutter may not extend more than one foot from the covered roof. **[Added 12-11-2017 by Ord. No. 15-0-17]**
- (7) Where a garage exists, no portion of said garage may be converted to living space. **[Added 12-11-2017 by Ord. No. 15-0-17]**

§ 114-12. B District. [Amended 7-20-1993 by Ord. No. 14-0-93]

A. Permitted primary uses shall be as follows:

- (1) Retail sales, service and eating establishments customarily found in and associated with contemporary centers of shopping and general business.
- (2) Theaters, bowling alleys and other similar places of indoor recreation.
- (3) Meeting rooms, convention halls, exhibition areas and other assembly halls situated entirely within an enclosed building.
- (4) Professional, commercial and general offices and businesses located on all floors of a building. **[Amended 8-11-2003 by Ord. No. 16-0-03]**
- (5) Churches and similar places of worship, parish houses, convents and church schools.
- (6) Public schools, municipal parks, public recreational facilities, public libraries, museums and other similar public uses.
- (7) Apartments over stores, subject to the following requirements:

- (a) A maximum of two dwelling units may be provided. Each such dwelling unit shall have a minimum floor area of at least 750 square feet.
 - (b) Any business structure wherein provision is made for apartments shall comply with the side and rear yard requirements as established in the R-10 Residence District.
 - (c) Apartments shall be permitted on all floors only on properties fronting on streets other than Ringwood Avenue and Union Avenue. Each apartment shall have a minimum floor area of at least 750 square feet. Each property utilized for apartments shall comply with the side and rear yard requirements of the R-10 District. Not more than 2 apartments shall be located on the first floor of any structure containing apartments. **[Added 4-8-2002 by Ord. No. 8-0-02]**
- (8) Garages, filling stations and motor vehicle service stations subject to Articles IV through VIII and the following:
- (a) No entrance or exit drives shall be located within 500 feet of a public entrance to a church, school, parish house, public library, firehouse, municipal building, post office, public park, playground or recreation structure.
 - (b) The total number of garages or filling stations shall not exceed the total number of such uses in existence as of April 23, 1958.

B. Permitted accessory uses shall be as follows:

- (1) Uses and activities which are customarily associated with and necessary to the operation and maintenance of the uses which are permitted above.
- (2) (Reserved)²

C. Other provisions and requirements.

- (1) Off-street parking facilities shall be as regulated in Article V.
- (2) Signs shall be as regulated in § 114-17.

2. Editor's Note: Former Subsection B(2), dealing with townhouses and garden apartments, was repealed 8-4-1986 by Ord. No. 5-83-86.

- (3) Area and bulk requirements shall be as regulated in the accompanying schedule entitled "Zoning Area and Bulk Schedule for Wanaque, New Jersey."³
- D. The following uses shall be prohibited in the B-1 Business District: **[Added 5-13-1996 by Ord. No. 3-94-96]**
- (1) Junkyards or premises maintained for the storage of junked or inoperable vehicles, either privately or vehicles towed as a result of an accident or at the request of police or fire authorities of the Borough of Wanaque.
 - (2) Premises wherein motor vehicles are stored for reprocessing, recycling, utilization of parts or dismantling for sale or reuse of parts.
 - (3) The collection and/or storage of recyclable goods and materials on premises of such materials as tires, batteries, white goods, construction materials, paper, cardboard, rags, tree stumps, tree limbs, compost materials, grass, leaves, twigs, brush or any such other recyclable materials as may be from time to time designated as recyclable materials by the Borough of Wanaque.

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