

SCHEDULE X-1

Schedule of District Use Regulations
Borough of Edgewater, New Jersey

No building or premises shall be erected, altered or used except for uses designated for each district as follows:

Zone	Principal Permitted Uses	Conditional Uses	Accessory Uses
R-1	<ol style="list-style-type: none"> 1. Single-family detached dwellings 2. Single-family detached cluster residential, subject to §249-99F 3. Community residences subject to §249-99B 4. Municipal buildings and facilities 5. Places of worship subject to §249-99E 6. Public schools 	<ol style="list-style-type: none"> 1. Essential services, subject to §249-101A 2. Private or parochial schools, subject to §249-101B 3. Community residences, subject to §249-101C 	<ol style="list-style-type: none"> 1. Private garages, subject to §249-100C. 2. Swimming pools and tennis courts, subject to §249-100E. 3. Trailers, boats and recreational vehicles subject to §249-100D. 4. Garden houses, sheds and playhouses. 5. Fences and walls, subject to §249-100F. 6. Telecommunication based office use subject to §249-100G. 7. Home occupation subject to §249-100H. 8. Signs subject to §249-106. 9. Off-street parking 10. Family home day care
R-2	<ol style="list-style-type: none"> 1. Any R-1 Zone permitted principal use under the same conditions as prescribed herein, except cluster residential 2. Two-family dwellings 	Any R-1 conditional use under the same conditions as prescribed therein.	Any R-1 Zone permitted accessory use under the same conditions as prescribed therein.
R-3	<ol style="list-style-type: none"> 1. Any R-2 Zone permitted principal use under the same conditions as prescribed herein 2. Garden apts and townhouses, subject to §249-99D 3. Marina facilities, subject to §249-99G 	Any R-1 conditional use under the same conditions as prescribed therein.	<ol style="list-style-type: none"> 1. Any R-1 Zone permitted accessory use under the same conditions as prescribed therein. 2. Off-street parking facilities, including parking decks.

Zone	Principal Permitted Uses	Conditional Uses	Accessory Uses
R-4	<ol style="list-style-type: none"> 1. Garden apts, townhouses, and mid-rise dwellings, subject to §249-99D 2. Community residences subject to §249-99B 3. Municipal buildings and facilities 4. Places of worship, subject to §249-99E 5. Public schools 6. Cemeteries 7. Commercial recreation, including health clubs, racquet clubs, spas and similar type uses, subject to the area and bulk requirements of an R-4 Mid-Rise building 8. Marina facilities, subject to §249-99G 	Any R-1 conditional use under the same conditions as prescribed therein.	<ol style="list-style-type: none"> 1. Any R-3 Zone permitted accessory use under the same conditions as prescribed therein. 2. Retail and service commercial uses subject to §249-100A 3. Medical and dental offices, subject to §249-100A
R-5	<ol style="list-style-type: none"> 1. Any R-3 Zone permitted principal use under the same conditions as prescribed herein 2. High-Rise multi-family developments, subject to §249-99D 	Any R-1 conditional use under the same conditions as prescribed therein	Any R-4 Zone permitted accessory use under the same conditions as prescribed therein
R-40	<ol style="list-style-type: none"> 1. Single-family detached dwellings 2. Community residences subject to §249-99B 3. Municipal buildings and facilities 4. Places of worship subject to §249-99E 5. Public schools 	Any R-1 conditional use under the same conditions as prescribed therein.	Any R-1 Zone permitted accessory use under the same conditions as prescribed therein
SRH	<ol style="list-style-type: none"> 1. Age-restricted multi-family dwellings 2. Community residences, subject to §249-99B 	Any R-1 Zone conditional use under the same conditions as prescribed therein.	Any R-1 Zone permitted accessory use under the same conditions as prescribed therein

Zone	Principal Permitted Uses	Conditional Uses	Accessory Uses
MCRD	See §249-99A	<ol style="list-style-type: none"> 1. Essential services, subject to §249-101A 2. Veterans, civic and community clubs subject to §249-101E 	See §249-99A
CBD	<ol style="list-style-type: none"> 1. Retail trade and service establishments, excluding automobile sales. 2. Eating and drinking establishments. 3. Business and professional offices. 4. Banks and financial institutions. 5. Multi-family dwellings above the first story of any structure housing the first story devoted to the uses enumerated above and subject to §249-99D. 6. Municipal buildings and facilities. 7. Child-care centers subject to §249-99C. 8. Marina facilities, subject to §249-99G 	<ol style="list-style-type: none"> 1. Essential services, subject to §249-101A 2. Veterans, civic and community clubs subject to §249-101E 	<ol style="list-style-type: none"> 1. Off-street parking and loading facilities, including parking decks. 2. Signs. 3. Fences. 4. Child-care centers, subject to §249-100I. 5. Outdoor dining subject to §249-100J.
B-1	<ol style="list-style-type: none"> 1. Retail trade and service establishments, excluding automobile sales. 2. Eating and drinking establishments. 3. Business and professional offices. 4. Banks and financial institutions. 5. Municipal buildings and facilities. 6. Child-care centers subject to §249-99C. 	<ol style="list-style-type: none"> 1. Essential services, subject to §249-101A 2. Automobile service stations subject to §249-101D 3. Veterans, civic and community clubs subject to §249-101E 	Any CBD Zone permitted accessory use under the same conditions as prescribed therein.

Zone	Principal Permitted Uses	Conditional Uses	Accessory Uses
B-2	See §249-99H	<ol style="list-style-type: none"> 1. Essential services, subject to §249-101A 2. Veterans, civic and community clubs subject to §249-101E 	See §249-99H.
B-2A	See §249-99I	<ol style="list-style-type: none"> 1. Essential services, subject to §249-101A 2. Veterans, civic and community clubs subject to §249-101E 	See §249-99I
B-3	<ol style="list-style-type: none"> 1. Retail and service establishments, excluding automobile sales 2. Business, executive and administrative offices 3. Child-care centers, subject to §249-99C. 4. Marina facilities, subject to §249-99G 5. Commercial recreation 6. Health clubs 7. Movie theaters 8. Eating and drinking establishments 	<ol style="list-style-type: none"> 1. Essential services subject to §249-101A. 2. Veterans, civic and community clubs subject to §249-101E 	<ol style="list-style-type: none"> 1. Off-street parking and loading facilities, including parking decks. 2. Signs. 3. Fences. 4. Child-care centers, subject to §249-100I. 5. Outdoor dining subject to §249-100J

Zone	Principal Permitted Uses	Conditional Uses	Accessory Uses
B-4	<ol style="list-style-type: none"> 1. Workshops for craftsman including but not limited to, artists, potters, welders, carpenters, furniture builders and sign makers. 2. Child-care centers subject to §249-99C 	<ol style="list-style-type: none"> 1. Essential services subject to §249-101A. 2. Automobile service stations subject to §249-101D 3. Veterans, civic and community clubs subject to §249-101E 	<ol style="list-style-type: none"> 1. Any CBD Zone permitted accessory use under the same conditions as prescribed herein. 2. Interior storage for occupant only, provided that no more than 30% of the gross floor area is used for such purposes. 3. Offices, ancillary to the principal use. 4. Retail sales of goods assembled on-site, provided that no more than 30% of the gross floor area is used for such purposes.
OR-1	<ol style="list-style-type: none"> 1. Laboratories and related offices devoted to research, design, experimentation, and/or product testing. Product processing and fabrication may be conducted in conjunction with the research or product testing only and shall not include the preparation of goods for sale on the premises. 2. Buildings for business, professional, executive and administrative office purposes 3. Child-care centers subject to §249-99C. 	<ol style="list-style-type: none"> 1. Essential services subject to §249-101A 2. Veterans, civic and community clubs subject to §249-101E. 	<ol style="list-style-type: none"> 1. Off-street parking and loading facilities, including parking decks. 2. Signs. 3. Fences. 4. Child-care centers, subject to §249-100I.
P	<ol style="list-style-type: none"> 1. Municipal parks, playgrounds and public buildings. 2. Public libraries. 3. Fire Stations. 4. Public nursery, elementary, and middle schools. 	<ol style="list-style-type: none"> 1. Essential services subject to §249-101A 	<ol style="list-style-type: none"> 1. Off-street parking and loading facilities. 2. Signs. 3. Fences.