

ZONING

SCHEDULE OF AREA, BULK AND YARD
REQUIREMENTS

FOR C-200 CONSERVATION DISTRICT

TOWNSHIP OF MAHWAH

C-200

Minimum Lot Size (square feet)	200,000
Minimum Lot Width (feet)	300
Minimum Lot Depth (feet)	400
Maximum Lot Coverage (percent)	5
Maximum Improved Lot Coverage (percent)	15
Maximum Building Height:	
Feet	35
Stories	2 1/2
Minimum Yard Requirements: (feet)	
Front	75
Side:	
One	50
Both	100
Rear	75

(Ord. #955, §5; Ord. #1000, §II, §III)

**SCHEDULE OF DISTRICT USE REGULATIONS
TOWNSHIP OF MAHWAH**

Zone	Permitted Principal Uses	Permitted Accessory Uses	Conditional Uses
C-200 Conservation (see subsection 24-6.1, paragraph e)	<ol style="list-style-type: none"> Public open space, including hiking, horse back riding, wildlife preserves, aboretums, botanical gardens, historical edifices, woodland areas, hunting and fishings facilities, other similar uses. Agricultural uses, farms, subject to subsection 24-6.1, paragraph a. Single-family detached residences, with 200,000 sq. ft. minimum lots. Municipal facilities. 	<ol style="list-style-type: none"> Private garages subject to subsection 24-6.8, paragraph a. Swimming pools subject to subsection 24-6.8, paragraph b. Signs. Off-street parking subject to the Mahwah Township Site Plan Ordinance. Accessory uses customarily incidental to a permitted principal use. 	<ol style="list-style-type: none"> Essential services subject to subsection 24-6.9, paragraph b.
R-80 Single-Family Residential	<ol style="list-style-type: none"> Single-family detached dwellings. Agricultural uses, farms subject to subsection 24-6.1, paragraph a. Churches, other places of worship including parish houses, Sunday school buildings, other buildings, other similar uses, subject to subsection 24-6.1, paragraph c. Public day schools, not operated for profit. Public parks, playgrounds, libraries, firehouses, not-for-profit volunteer ambulance or volunteer first aid facilities. 	<ol style="list-style-type: none"> Any C-80 Zone permitted accessory use subject to the same conditions as prescribed therein. Home occupations. 	<ol style="list-style-type: none"> Essential services subject to subsection 26-6.9, paragraph b. Community buildings, social clubs, lodges, fraternal organizations, subject to subsection 24-6.1, paragraph c. Private day school not operated for profit.
R-40 Single-Family Residential	<ol style="list-style-type: none"> Any R-80 Zone permitted principal use under the same conditions as prescribed therein. 	<ol style="list-style-type: none"> Any R-80 Zone permitted accessory use under the same conditions as prescribed therein. 	<ol style="list-style-type: none"> Any R-80 Zone conditional use subject to the same conditions as prescribed therein.
R-20 Single-Family Residential	<ol style="list-style-type: none"> Any R-40 Zone permitted principal use under the same conditions as prescribed therein. 	<ol style="list-style-type: none"> Any R-40 Zone permitted accessory use under the same conditions as prescribed therein. 	<ol style="list-style-type: none"> Any R-40 Zone conditional use subject to the same conditions as prescribed therein.
R-15 Single-Family Residential	<ol style="list-style-type: none"> Any R-20 Zone permitted principal use under the same conditions as prescribed therein. 	<ol style="list-style-type: none"> Any R-20 Zone permitted accessory use under the same conditions as prescribed therein. 	<ol style="list-style-type: none"> Any R-20 Zone conditional use subject to the same conditions as prescribed therein.
(Ord. #1036, §III)			
R-10 Single-Family Residential	<ol style="list-style-type: none"> Any R-20 Zone permitted principal use under the same conditions as prescribed therein. 	<ol style="list-style-type: none"> Any R-20 Zone permitted accessory use under the same conditions as prescribed therein. 	<ol style="list-style-type: none"> Any R-20 Zone conditional use subject to the same conditions as prescribed therein.
R-5 Single-Family Residential	<ol style="list-style-type: none"> Any R-10 Zone permitted principal use under the same conditions as prescribed therein. 	<ol style="list-style-type: none"> Any R-10 Zone permitted accessory use under the same conditions as prescribed therein. 	<ol style="list-style-type: none"> Any R-10 Zone conditional use subject to the same conditions as prescribed therein. Nursing homes subject to subsection 24-6.5.

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SCHEDULE OF DISTRICT USE REGULATIONS (Continued)

TOWNSHIP OF MAHWAH

Zone	Permitted Principal Uses	Permitted Accessory Uses	Conditional Uses
R-11 Two-Family Residential	<ol style="list-style-type: none"> Any R-5 Zone permitted principal use under the same conditions as prescribed therein. Two-family detached dwellings. 	<ol style="list-style-type: none"> Any R-5 Zone permitted accessory use under the same conditions as prescribed therein. 	<ol style="list-style-type: none"> Any R-5 Zone conditional use subject to the same conditions as prescribed therein.
GA-200 Garden Apartment	<ol style="list-style-type: none"> Any R-5 Zone permitted principal use under the same conditions as prescribed therein. Planned multiple-family development groups, garden apartments subject to subsection 24-6.1, paragraph i. 	<ol style="list-style-type: none"> Any R-11 Zone permitted accessory use under the same conditions as prescribed therein. 	<ol style="list-style-type: none"> Any R-11 Zone conditional use subject to the same conditions as prescribed therein.
RM-6 Mobile Home Park	<ol style="list-style-type: none"> Any R-20 Zone permitted principal use under the same conditions as prescribed therein. Mobile home parks subject to subsection 24-6.3. 	<ol style="list-style-type: none"> Any R-20 Zone permitted accessory use under the same conditions as prescribed therein. 	<ol style="list-style-type: none"> Any R-20 Zone conditional use subject to the same conditions as prescribed therein.
PRD-4 Planned Residential Development	<ol style="list-style-type: none"> Any R-10 Zone permitted principal use under the same conditions as prescribed therein. Planned residential developments subject to subsection 24-6.11. 	<ol style="list-style-type: none"> Any R-20 Zone permitted accessory use under the same conditions as prescribed therein. 	<ol style="list-style-type: none"> Any R-20 Zone conditional use subject to the same conditions as prescribed therein.
PRD-6 Planned Residential Development	<ol style="list-style-type: none"> Any R-20 Zone permitted principal use under the same conditions as prescribed therein. Planned residential developments subject to subsection 24-6.10. 	<ol style="list-style-type: none"> Any R-20 Zone permitted accessory use under the same conditions as prescribed therein. 	<ol style="list-style-type: none"> Any R-20 Zone conditional use subject to the same conditions as prescribed therein.
B-40 Highway Business	<ol style="list-style-type: none"> Any B-200 Zone permitted principal use under the same conditions as prescribed therein. Any IP-120 Zone permitted principal use under the same conditions as prescribed therein. New automobile sales dealerships and showrooms. Automobile service and repair other than auto body repair. Mechanical automobile washing establishments as provided in subsection 24-6.2. Motels, hotels, as provided in subsection 24-6.4. Animal hospitals, kennels as provided in subsection 24-6.1. 	<ol style="list-style-type: none"> Any B-200 Zone permitted accessory use under the same conditions as prescribed therein. 	<ol style="list-style-type: none"> Any B-200 Zone conditional use subject to the same conditions as prescribed therein.

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(Ord. #574; Ord. #622; Ord. #672; Ord. #732; Ord. #742; 1976 Code Ch. 179; Ord. #955, §4; Ord. #1000, §1; Ord. #1161, §IX)

SCHEDULE OF DISTRICT USE REGULATIONS (Continued)
TOWNSHIP OF MAHWAH

Zone	Permitted Principal Uses	Permitted Accessory Uses	Conditional Uses
B-200 Shopping Center Business	Auto supply sales Appliance stores Art galleries, antique shops Bakery shops Banks, other financial institutions Barbershops Beauty parlors Book and stationery stores Butchers Candy and confectionery stores Churches, other places of worship, including parish houses, Sunday school buildings, subject to § 179-19C Clubs, social recreational buildings, subject to subsection 24-6.1, paragraph d. Computer telephone equipment sales and rentals Delicatessen stores Department stores Drugstores Dry goods and variety stores Dry-cleaning and laundry establishments Electrical repairs and sales stores Florist and/or garden supply shops Food and grocery stores Furniture stores Hardware and/or building supply stores Hobby and craft stores Movie theaters, bowling alleys, other indoor amusement facilities Municipal buildings Offices, business and professional Office equipment establishments Package liquor stores Painting plumbing and wallpaper stores Pet shops Photographic equipment and supply stores Planned commercial development groups Post offices Public schools, parks, playgrounds, firehouses, libraries Real estate offices Restaurants Shoe repair shops Supermarkets Tailors, dressmakers Taxi stands and service Travel agencies or offices	1. Off-street parking and loading facilities. 2. Signs. 3. Accessory storage within a wholly enclosed permanent structure of materials, goods and supplies intended for sale or consumption on the premises.	1. Outdoor storage subject to subsection 24-6.8, paragraph c. 2. Essential services subject to subsection 24-6.9, paragraph b. 3. Service stations subject to subsection 24-6.7.

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SCHEDULE OF DISTRICT USE REGULATIONS (Continued)
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Zone	Permitted Principal Uses	Permitted Accessory Uses	Conditional Uses
B-200 (Cont'd)	Undertakers and funeral parlors Videotape and equipment sales, rentals and repairs Wearing apparel shops		
B-12 General Business	Any B-200 permitted principal use under the same conditions as prescribed therein. Automobile product sales and services including tires and glass Automobile Service and repairs other than auto body repairs Building, Plumbing and Roofing Supplies Bus Terminal, Offices and Garage and facilities for servicing, repairing, maintaining and parking buses and other related equipment and vehicles. Distribution terminals. Mechanical automobile washing establishments as provided in subsection 24-6.2. Nursery and landscaping sales and services Service stations subject to subsection 24-6.7	1. Off-street parking facilities. 2. Signs. 3. Accessory storage within a wholly enclosed permanent structure of materials, goods and supplies intended for sale or consumption on the premises.	1. Outdoor storage subject to subsection 24-6.8, paragraph c. 2. Essential services subject to subsection 24-6.9, paragraph b.
B-10 Neighborhood Business	Antique shops Bakery shops Branch banks Barbershops Beauty parlors Book and stationery stores Butchers Candy and confectionery stores Churches, other places of worship, including parish houses, Sunday school buildings, subject to subsection 24-6.1, paragraph c. Clubs, social recreational buildings subject to subsection 24-6.1, paragraph d. Computer and telephone equipment sales and rentals Delicatessen stores Drugstores Dry-cleaning establishments Florist shops Food and grocery stores Laundry establishments Nursery school and child daycare center Hardware stores Offices, business and professional	1. Any B-200 Zone permitted accessory use under the same conditions as prescribed therein.	1. Any B-200 Zone conditional use under the same conditions as prescribed therein.

SCHEDULE OF DISTRICT USE REGULATIONS (Continued)
TOWNSHIP OF MAHWAH

Zone	Permitted Principal Uses	Permitted Accessory Uses	Conditional Uses
B-10 (Cont'd)	Package liquor stores Painting, plumbing and wallpaper stores Photographic equipment and supply stores Post offices Public schools, parks, play- grounds, firehouses, libraries Radio and television repair stores Real estate offices Restaurants Shoe repair shops Taxi stands and service Thrift shop Travel agencies or offices Undertakers and funeral parlors Videotape and equipment, sales rentals and repairs		

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(Ord. #574; Ord. #622; Ord. #742; 1976 Code Ch. 179; Ord. #938, §I; Ord. #1124, §I)

OP-200 Office Park	<ol style="list-style-type: none"> 1. Office buildings, including buildings housing professional offices and general business offices provided there is no sale of products on the premises. 2. Scientific or research laboratories, testing experimental or computation centers, provided that there shall be no use thereof that is noxious, offensive or hazardous by reason of emission of odor, dust, smoke, noise or electric, magnetic, radioactive waves or bacteria. 3. Medical arts buildings, medical and dental offices, clinics and offices. Nursing homes, hospitals, and medical clinics requiring residency are prohibited. 4. Banks and financial institutions and services including the offices of a real estate broker, stockbroker, insurance agent and travel agency, provided no products are manufactured, processed or sold on the premises. 5. Restaurants other than fast food establishments. 6. Public schools, parks, playgrounds, fire houses, libraries and other public buildings. 7. Business using structures wherein office space is combined with a warehouse. 	<ol style="list-style-type: none"> 1. Off-street parking facilities. 2. Signs. 3. Accessory storage within a wholly enclosed permanent structure of materials, goods and supplies intended for sale or consumption on the premises. 4. Accessory uses customarily incidental to permitted principal uses. 5. Accessory retail sales in office buildings including newsstands, tobacconists, gift shops and restaurants wholly within an office building subject to subsection 24-6.8, paragraph a.3.(g). 6. Helistop or helipad subject to subsection 24-6.8, paragraph d. herein. 	<ol style="list-style-type: none"> 1. Essential services subject to subsection 24-6.9, paragraph b.
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**SCHEDULE OF DISTRICT USE REGULATIONS
TOWNSHIP OF MAHWAH**

2557/2558

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Zone	Permitted Principal Uses	Permitted Accessory Uses	Conditional Uses
OP-200 (Cont'd)	<p>and/or distribution facility provided the office use accounts for a minimum of twenty-five (25%) percent of the floor area.</p> <p>8. Hotels subject to subsection 24-6.4</p> <p>9. Offices, business and professional.</p>		
IP-120 Industrial Park	<p>1. Research laboratories.</p> <p>2. Assembly or packaging of products from previously prepared materials.</p> <p>3. Manufacture, assembly and/or packaging of electronic and electric components, instruments, precision tools, time piece.</p> <p>4. Public utility buildings, telephone exchange, telegraph.</p> <p>5. Printing plants or publishing houses.</p> <p>6. Light manufacturing operations, provided that all performance requirements in Section 24-8 are complied with.</p> <p>7. Business using structures wherein office space is combined with a warehouse and/or distribution of products provided that the office use accounts for a minimum of ten (10%) percent of the total floor area.</p> <p>8. Planned industrial developments.</p> <p>9. Health and wellness center.</p> <p>10. Fitness and health club.</p>	<p>1. Off-street parking and loading facilities</p> <p>2. Signs</p>	<p>1. Any B-10 Zone conditional use under the same conditions as prescribed therein.</p> <p>2. Essential Services subject to subsection 24-6.9, paragraph b.</p>
(Ord. #1280, §II; Ord. #1401, §II; Ord. #1589, §3)			
GI-80 General Industry	<p>1. Any IP-120 Zone permitted principal use under the same conditions as prescribed therein.</p> <p>2. Distribution terminals, parcel delivery service industry.</p> <p>3. Extraction or excavation operations subject to subsection 24-6.1, paragraph g.</p> <p>4. Glass and textile manufacture.</p> <p>5. Truck terminals.</p> <p>6. Lumber and building materials sales.</p> <p>7. Contractor's equipment sales and service.</p> <p>8. Tool, die and pattern making, other machine shop operations.</p> <p>9. Wholesale business storage and warehousing.</p>	<p>1. Any IP-120 Zone permitted accessory use under the same conditions as prescribed therein.</p>	<p>1. Any IP-120 Zone conditional use.</p>

SCHEDULE OF DISTRICT USE REGULATIONS (Continued)
TOWNSHIP OF MAHWAH

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Zone	Permitted Principal Uses	Permitted Accessory Uses	Conditional Uses
GI-80 (Cont'd)	<ol style="list-style-type: none"> 10. Woodworking, furniture repair and custom upholstery, metalworking, electrical sales, contracting. 11. Manufacture, assembly or packaging of products from previously prepared materials. 12. Public parks, playgrounds or athletic fields. 13. United States Post Office. 14. Health and wellness center. 15. Fitness and health club. 		
	(Ord. #1008, §I; Ord. #1321, §I; Ord. #1401, §IV; Ord. #1589, §3)		
FP Floodplain	See subsection 24-6.1, paragraph h.	See subsection 24-6.1, paragraph h.	See subsection 24-6.1, paragraph h.
CED/R-40 Controlled Economic Development	See Ordinance No. 462 the Controlled Economic Development Ordinance.		
CEM Cemetery	<ol style="list-style-type: none"> 1. Cemeteries, including mausoleums, vaults, chapels, crypts, other structures intended to hold or contain the dead. 	<ol style="list-style-type: none"> 1. Accessory uses customarily incidental to a permitted principal use. 	None
BZ Buffer Zone (Ord. #574; 1976 Code Ch. 179)	See subsection 24-6.11.	See subsection 24-6.11	See subsection 24-6.11.
PO-S Public Open Space	<ol style="list-style-type: none"> 1. Public open space, including hiking, horseback riding, wildlife preserves, arboretums, botanical gardens, historical edifices, woodland areas, hunting and fishing facilities, youth camps, other similar uses. 2. Agricultural uses, farms, subject to subsection 24-6.1a. 3. State, County or Municipal recreational facilities. 	<ol style="list-style-type: none"> 1. Swimming pools subject to subsection 24-6.8b. 2. Signs. 3. Off-street parking subject to the Mahwah Township Site Plan Ordinance. 4. Accessory uses customarily incidental to a permitted principal use. 	<ol style="list-style-type: none"> 1. Essential services subject to subsection 24-6.9b.
	(Ord. #1120, §4)		
P-ED Public Education	<ol style="list-style-type: none"> 1. Public buildings and uses, including municipal buildings, public schools, parks, playgrounds, and recreational facilities, public colleges and universities, Bergen County educational buildings, structures and land. 	<ol style="list-style-type: none"> 1. Accessory uses customarily incidental to a permitted principal use. 	<ol style="list-style-type: none"> 1. Essential services subject to subsection 24-6.9b.
	(Ord. #1121, §4)		

SCHEDULE OF DISTRICT USE REGULATIONS (Continued)
TOWNSHIP OF MAHWAH

Zone	Permitted Principal Uses	Permitted Accessory Uses	Conditional Uses
CB Community Business	1. Antique shops 2. Bakery shops 3. Branch banks 4. Barbershops 5. Beauty parlors 6. Books and stationery stores 7. Butchers 8. Candy and confectionery stores 9. Churches, other places of worship, including parish houses, Sunday school buildings, subject to subsection 24-6.1c 10. Clothing stores 11. Clubs, social recreational buildings, subject to subsection 24-6.1d 12. Delicatessen stores 13. Drugstores 14. Dry-cleaning establishments 15. Florist shops 16. Food & grocery stores 17. Hardware stores 18. Jewelry stores 19. Meat or fish markets 20. Offices, business and professional 21. Package liquor stores 22. Painting, plumbing and wallpaper stores 23. Photography equipment and supply stores 24. Post Offices 25. Radio and television repair store 26. Real estate offices 27. Restaurants 28. Shoe repair shops 29. Shoe store 30. Tailor shop 31. Taxi stands and services 32. Travel agencies or offices 33. Variety or notion shop 34. Municipal Buildings and Facilities including Township offices, fire stations, police stations, ambulance buildings, libraries.	1. Off street parking and loading facilities. 2. Signs. 3. Accessory storage within a wholly endorsed permanent structure of materials, goods and supplies intended for sale or consumption on the premises.	1. Outdoor storage subject to subsection 24-6.8c. 2. Essential services subject to subsection 24-6.9b. 3. Service stations subject to subsection 24-6.7.

2560.1/2560.2 Rev. Ord. Supp. 9/99

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(Ord. #1211, §II; Ord. #1324, §2)