

ORDINANCE NO. 3494-19

AN ORDINANCE AMENDING CHAPTER 131, SECTION 7, ENTITLED "SCHEDULE OF REGULATIONS" OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF RUTHERFORD, COUNTY OF BERGEN AND STATE OF NEW JERSEY

BE IT ORDAINED by the Mayor and Council of the Borough of Rutherford, County of Bergen and State of New Jersey that Chapter 131, Section 7, entitled "Schedule of regulations" of the Code of the Borough of Rutherford shall be amended and that those portions of the Ordinance set forth below are hereby amended as follows and that those portions of the Ordinances not set forth below shall remain unchanged:

Section 1: Section 131-7 of the Borough Code reads as follows with reference to the "Table of General Use Regulations and "Table of General Bulk Regulations".

§ 131-7 Schedule of regulations.

Schedule of regulations adopted. The schedules of regulations entitled "Table of General Use Regulations" and "Table of General Bulk Regulations,"^[1] attached hereto and applying to the uses of land and buildings, the yards and other open spaces to be provided contiguous thereto and all other matters contained therein or indicated for the various zones established by this chapter, are hereby declared to be part of this chapter.

Section 2: The highlighted area in the attached document entitled "Zoning, 131 Attachment 2", which is attached to Chapter 131 of the Borough Code represents the language which shall be repealed upon final passage of this amendment.

ATTEST:

BOROUGH OF RUTHERFORD


Margaret M. Scanlon, Borough Clerk


Joseph DeSalvo Jr., Mayor

I hereby certify the foregoing to be a true copy of an ordinance adopted by the Mayor and Council at a meeting held March 25, 2019.


Margaret M. Scanlon, Borough Clerk

ZONING
131 Attachment 2

Borough of Rutherford
Table of General Use Regulations, Part II
Article IV, §131-7A
Amended 2-16-1999 by Ord. No. 2884-991

Zoning District	Principal Permitted Uses	Principal Conditional Uses	Permitted Accessory Uses	Permitted Signs (See § 131-19 for Detailed Requirements)	Minimum Required Off-Street Parking	Minimum Required Off-Street Loading	Additional Use Reg.
B-1	1. Business offices, including employment agencies, medical or dental clinics and laboratories, photographers or artists studios and galleries, schools for music or dance, telephone offices, travel bureaus or travel agencies 2. Banks and financial institutions, excluding drive-in facilities 3. Professional offices limited to architects, dentists, doctors, engineers, insurance brokers, lawyers, real estate agents or similar professional uses 4. Any other similar use which is in keeping with the described character of the district and in harmony with surrounding uses as determined by the Planning Board 5. Public facilities	1. Drive-in banks 2. Financial homes 3. Service stations 4. Office of street parking 5. Non-theater repair facilities	1. Fence and walls 2. Garages for delivery trucks and other commercial vehicles 3. Off-street parking 4. Temporary buildings for uses incidental to construction work, provided that such buildings are removed upon completion or abandonment of construction work 6. Residential apartments see § 131-7D(6)	1. Business 1 freestanding and 1 attached sign 2. Freestanding or attached name display sign 3. General banner sign 4. Service station sign see § 131-13	1. Banks: 1 space per 500 square feet of gross floor area 2. Business and professional offices: 1 space per 500 square feet of gross floor area 3. Financial homes: 1 space per 100 square feet of gross floor area 4. Service stations: 6 spaces for the first 100, which alignment, per or similar work area; 5 spaces for a second work area; and 3 spaces for each additional work area 5. Retail stores: 1 space per 200 square feet of gross floor area 6. Residential apartments: 1 space per 500 square feet of gross floor area	1. Banks, business and professional offices: a. 1 space for the first 5,000 square feet of gross floor area b. 1 additional space for each additional 5,000 square feet of floor area 2. Financial homes: a. 1 space for the first 5,000 square feet of gross floor area b. 1 additional 5,000 square feet of floor area	1. A minimum buffer 25 feet in front of any professional display common 2. No merchandise, products, or a number of objects shall be stored outside
B-2	1. Permitted uses 1 through 5 in the B-3 District shall be the same as those permitted in the B-1 District, with the following additions: 6. New car and truck dealerships 7. Warehousing 8. Retail sales 9. Towning offices	1. Conditional uses in the B-3 District shall be the same as those permitted in the B-1 District, with the following additions: 6. Restaurants seating 125 persons or more 7. Hotels containing 100 guest sleeping rooms or more	1. Permitted accessory uses in the B-2 District shall be the same as those permitted in the B-1 District, with the following additions: 7. Off-street parking and parking structures which meet the height limits of the zone district for accessory uses	1. Permitted signs in the B-2 District shall be the same as those permitted in the B-1 District: 7. Freestanding or attached name display sign 8. General banner sign 9. Service station sign see § 131-13	Minimum required off-street parking in the B-2 District shall be the same as that required in the B-1 District, with the following additions: 7. New car and truck dealerships: 5 spaces per 1,000 square feet of gross floor area 8. Restaurants: 1 space per 2 seats, plus 1 space per 2 employees 9. Hotel: 1 space per guest sleeping room, plus 1 space per 2 employees, plus the parking requirements for Warehousing 10. Warehousing: 3 spaces per 1,000 square feet of gross floor area	Minimum required off-street loading in the B-2 District shall be the same as that required in the B-1 District: 1. A minimum buffer 25 feet in front of any professional display common 2. No merchandise or trucks shall be parked in the front yard of any	1. A minimum buffer 25 feet in front of any professional display common 2. No merchandise, waste, signs material or objects shall be stored outside
B-3	1. Local retail office and service uses: see § 131-7D(1) for detailed list of such permitted uses 2. Banks and financial institutions, excluding drive-in facilities 3. Business offices, as permitted in the B-1 District 4. Professional offices, as permitted in the B-1 District 5. Private clubs and lodges 6. Community centers and nonprofit organizations 7. Public facilities	1. Conditional uses in the B-3 District shall be the same as those permitted in the B-1 District	1. Permitted accessory uses in the B-3 District shall be the same as those permitted in the B-1 District, with the following additions: 7. Inventory storage located in a fully enclosed structure or building	1. Permitted signs in the B-3 District shall be the same as those permitted in the B-1 District: 5. Freestanding or attached name display sign 6. Private club and lodge sign 7. Community center and nonprofit organization sign 8. Freestanding or attached name display sign	Minimum parking requirements 1 through 6 in the B-3 District shall be the same as those required in the B-1 District, with the following additions: 7. Private club and lodges: 5 spaces per 1,000 square feet of gross floor area 8. Restaurants: 15 spaces per 1,000 square feet of gross floor area 9. Adult-type schools and health clubs: 2 spaces for every 3 instructors and/or adult students based upon the maximum number of students attending classes on the premises at any one time in any 24-hour period 10. For uses permitted in the B-3/SH District, same as in the B-3 District 11. For housing for the elderly and handicapped, a minimum of 1 off-street parking space for every 5 dwelling units; on the site or permanently reserved at no cost to the project on an adjoining site. If the number of dwelling units is not divisible by 5, a full space shall be provided for any fraction in excess of the number divided by 5	Minimum loading requirements 1 and 2 in the B-3 District shall be the same as those required in the B-1 District: 1. A minimum buffer 25 feet in front of any professional display common 2. No merchandise, waste, signs material or objects shall be stored outside	1. A minimum buffer 25 feet in front of any professional display common 2. No merchandise, waste, signs material or objects shall be stored outside
B-3/SH	1. Any permitted use in the B-3 District 2. Housing for the elderly and handicapped, under nonprofit sponsorship and financed under Federal Section 202 Direct Loan Program for Housing	1. Conditional uses in the B-3/SH District shall be the same as those permitted in the B-3 District	1. Permitted accessory uses in the B-3/SH District shall be the same as those permitted in the B-3 District	1. Permitted signs in the B-3/SH District shall be the same as those permitted in the B-3 District	For uses permitted in the B-3/SH District, same as in the B-3 District 2. For housing for the elderly and handicapped, a minimum of 1 off-street parking space for every 5 dwelling units; on the site or permanently reserved at no cost to the project on an adjoining site. If the number of dwelling units is not divisible by 5, a full space shall be provided for any fraction in excess of the number divided by 5	1. Properly dimensioned loading space for the first 3,000 square feet of gross floor area 2. Additional space for each additional 5,000 square feet of floor area	1. A minimum lot area of 10,000 sq. ft. 2. A minimum buffer 80 feet in front of any professional display common 3. A minimum side yard of 20 feet 4. A minimum rear yard of 20 feet 5. A minimum front yard of 20 feet 6. All garbage receptacles or other appurtenances shall be screened and landscaped or otherwise made inconspicuous 7. The performance standards shall be complied with
B-4	1. Principal permitted uses as permitted in the B-3 District	1. Light industry	1. Permitted accessory uses in the B-4 District shall be the same as those permitted in the B-3 District	1. Permitted signs in the B-4 District shall be the same as those permitted in the B-3 District	3 spaces per 2,000 square feet of gross floor area	1. Properly dimensioned loading space for the first 3,000 square feet of gross floor area 2. Additional space for each additional 5,000 square feet of floor area	1. A minimum lot area of 10,000 sq. ft. 2. A minimum buffer 80 feet in front of any professional display common 3. A minimum side yard of 20 feet 4. A minimum rear yard of 20 feet 5. A minimum front yard of 20 feet 6. All garbage receptacles or other appurtenances shall be screened and landscaped or otherwise made inconspicuous 7. The performance standards shall be complied with