

ZONING

390 Attachment 1

**Borough of Oceanport**

**Schedule I**

**Permitted Land Uses for R and V-C Districts**

**[Amended 1-20-1977 by Ord. No. 396; 5-15-1980 by Ord. No. 443; 9-5-1996 by Ord. No. 683; 6-23-1997 by Ord. No. 693; 12-20-2001 by Ord. No. 748; 7-17-2003 by Ord. No. 765; 2-18-2016 by Ord. No. 962; 4-21-2016 by Ord. No. 963]**

<b>District</b>	<b>Permitted Principal Uses</b>	<b>Permitted Accessory Uses</b>	<b>Special Exception Uses</b>
R-1 Single-Family R-2 Single-Family R-3 Single-Family R-4 Single-Family	Single-family detached dwelling Park and playground Municipal buildings Library Public schools	Private garages for no more than 3 motor vehicles Private boat launching and docking facilities for no more than 3 boats Signs Other accessory uses and structures customarily appurtenant to a permitted principal use Private swimming pools and private tennis courts	Churches and other places of worship Private schools having curricula comparable to that offered in the public school. Fire station Cemetery in R-2 District only Commercial nursery and greenhouse in R-3 District only
R-5 Single-Family Two-Family	Single-family detached dwelling Two-family dwelling Park, playground and open space Public schools	Same as residential districts above	Same as residential districts above Commercial nursery and greenhouse
R-7.5 Single-Family	Single-family detached dwelling Park, playground and open space	Same as residential districts above	Same as residential districts above
R-M Multifamily	Multiple-family dwelling Public schools Same as residential districts above	Same as residential districts above	

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District	Permitted Principal Uses	Permitted Accessory Uses	Special Exception Uses
RMO Multifamily	Multifamily development (fee simple owner) Multifamily development (elderly housing) Assisted care facility (nursing home)		Existing single-family homes
RMW Multifamily	Multifamily dwelling units	Other accessory uses and structures customarily appurtenant to a permitted principal use	None
V-C Village Center	Permitted first-floor uses: Retail stores and service establishments, including, but not limited to, drugstore, stationery store, the sale of gifts, antiques, flowers, books, jewelry, wearing apparel, craft shops making articles for retail sale on premises, specialty food shops Banks, travel, real estate and insurance offices Museums, galleries and studios for dance, art, music, photography, radio or television Fully enclosed restaurants and drinking establishments with or without outdoor dining areas; a maximum of 25% professional and/or medical/dental office Grocery stores in excess of 5,000 square feet. (Drive-in or drive-through restaurants and drive-through drugstores are prohibited.) Permitted second-floor uses: General business and professional offices, medical/dental offices, studios or one- and two-bedroom residential apartments Permitted third-floor uses: Studio and one-bedroom apartments	Signs Incidental storage Parking and loading facilities Other accessory uses and structures customarily appurtenant to a principal permitted use	Existing single-family homes Existing elderly housing in excess of 50 units

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District	Permitted Principal Uses	Permitted Accessory Uses	Special Exception Uses
	No more than 25% of the footprint can contain a third floor.		
	General requirements: First-floor area: minimum 1,200 square feet, maximum 5,000 square feet -- per unit Residential units must have a minimum square footage of 800 square feet		
V-C Village Center-Affordable Housing Overlay	V-C Village Center District permitted principal uses, provided 4 or more affordable housing units are provided on site	Same as V-C Village Center District above	None

**Schedule I**  
**Permitted Land Uses For B and I Districts**  
**[Amended 6-23-1997 by Ord. No. 693]**

District	Permitted Principal Uses	Permitted Accessory Uses	Special Exception Uses
B-1 Professional and Office	<p>Business or professional office buildings, including banks and financial institutions, but not including businesses which involve the retail sale of goods</p> <p>Recreation facilities, including public open space, public active and passive recreational uses such as miniature golf, a golf driving range and other similar uses or places of assembly</p> <p>Elderly housing</p>	<p>Signs</p> <p>Off-street parking facilities</p>	
B-2 General and Recreational Commercial	<p>Horse racing, with or without pari-mutuel wagering, provided that any racetrack conducted for profit shall be licensed by the State Racing Commission</p> <p>Clubhouses, auditoriums and other places of assembly</p> <p>Motels and hotels</p> <p>Eating and drinking establishments</p> <p>Business and professional offices</p> <p>Swimming pools</p> <p>Ice-skating rinks</p>	<p>Signs</p> <p>Parking and loading facilities</p> <p>Within the confines of any structure or structures, designed, constructed and/or used for horse racing, business incidental thereto may be conducted for the convenience of the users thereof, such as restaurants, food and beverage stands, newspaper stands and the like, provided that the conduct of business should be confined to a limited area, the access to which can only be made by paying a general admission or other similar charge</p> <p>Accessory uses and structures customarily appurtenant to a principal permitted use and/or necessary to the conduct of a principal permitted use</p>	<p>Regulation golf course, par-3 golf course and pitch-and-putt golf course</p>

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District	Permitted Principal Uses	Permitted Accessory Uses	Special Exception Uses
I Industrial	<p>Any use permitted in the B-1 District, plus manufacturing of small machine parts and assemblies, such as carburetors, cash registers, sewing machines, calculators and other machines. Fabrication of paper products, comprising any of the following: bags, bookbinding, boxes and packaging material and office supplies</p> <p>Laboratories comprising any of the following: dental, electronic and pharmaceutical</p> <p>The warehousing or storage of goods and products, provided that no goods are sold on or from the premises</p> <p>Manufacturing of electronic products; switches and controls; glass and glass products manufacturing; jewelry manufacturing, including gem polishing; leather goods manufacturing except curing, tanning and finishing of hides; printing plant; sporting goods and toy manufacturing; and thread and yarn manufacturing</p>	<p>Signs</p> <p>Private garage space necessary to store vehicles owned by the occupant on the premises</p> <p>Electric light and power and other utility company installations which may be needed in conjunction with this Industrial Zone</p> <p>Other accessory uses and structures customarily appurtenant to a principal permitted use</p>	