

TOWNSHIP OF MAHWAH

ORDINANCE NO. 1961

ORDINANCE OF THE TOWNSHIP OF MAHWAH, COUNTY OF BERGEN, STATE OF NEW JERSEY, AMENDING CHAPTER 24, ENTITLED ZONING, OF THE TOWNSHIP CODE TO PERMIT INSTRUCTIONAL USES IN CERTAIN COMMERCIAL ZONES

WHEREAS, the Ordinance Committee has reviewed the Township’s zoning requirements concerning instructional uses in the commercial zones, and has recommended certain amendments to permit their use in other commercial zones; and

WHEREAS, the Planning Board of the Township of Mahwah adopted a 2020 Reexamination and Master Plan Amendment on September 14, 2020, following a review of the Township’s Master Plan and Development Ordinances; and

WHEREAS, one of the recommendations of the 2020 Reexamination and Master Plan Amendment was to reevaluate non-residential zoning to ensure that permitted and conditional uses are relevant and flexible to meet current and future demands and business types; and

WHEREAS, the Township Council of the Township of Mahwah has determined that it is in the best interest of the Township to clarify Attachment 4 “Schedule of District Use Regulations” of Chapter 24.

NOW THEREFORE, BE IT ORDAINED, by the Township Council of the Township of Mahwah, County of Bergen, State of New Jersey, as follows:

SECTION 1. Attachment 4 “Schedule of District Use Regulations” of Chapter 24, entitled Zoning, is hereby amended to read as follows:

Zone	Permitted Principal Uses	Permitted Accessory Uses	Conditional Uses
B200 Shopping Center Business	1. Finance, insurance and real estate. 2. Health-care facilities. 3. Instructional karate/martial arts schools and dance studios. 4. Licensed child-care centers. 5. Offices, business and professional. 6. Parks. 7. Planned commercial development. 8. Public facilities. 9. Public recreation facility. 10. Retail sales. 11. Retail services. 12. Restaurant, take-out. 13. Restaurant, fast food. 14. Restaurant. 15. Solar energy systems.	No Change	No Change

GI80 General Industry	<ol style="list-style-type: none"> 1. Assembly or packaging of products from previously prepared materials. 2. Contractor's equipment sales and service. 3. Distribution center. 4. Extraction or excavation operations subject to § 24-3.8f. 5. Glass and textile manufacture. 6. Instructional, karate/martial arts schools and dance studios. 7. Lumber and building materials sales. 8. Planned industrial developments. 9. Printing plants or publishing houses. 10. Public parks, playgrounds or athletic fields. 11. Public utility buildings, telephone exchange, telegraph. 12. Research laboratories. 13. Self-storage facilities. 14. Solar energy systems. 15. Tool, die and pattern making, other machine shop operations. 16. Truck terminals. 17. United States Post Office. 18. Warehouse and/or distribution facility. 19. Wholesale business storage and warehousing. 20. Woodworking, furniture repair and custom upholstery, metalworking, electrical sales, contracting. 	No Change	No Change
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SECTION 2. All ordinances or parts of ordinances in conflict or inconsistent with the provisions of this ordinance are, to the extent of such inconsistency, hereby repealed.

SECTION 3. In case, for any reason, any section or provision of this Ordinance shall be held to be unconstitutional or invalid, the same shall not affect any other section or provision of this Ordinance, except so far as the section or provision so declared unconstitutional or invalid shall be severed from the remainder or any portion thereof.

SECTION 4. This ordinance shall take effect twenty (20) days following final passage, approval, and publication as required by law.

ZONING
24 Attachment 4

Township of Mahwah

Schedule of District Use Regulations

[1976 Code Ch. 179; Ord. #574; Ord. #622; Ord. #672; Ord. #732; Ord. #742; Ord. #938, § I; Ord. #955, § 4; Ord. #1000; § I; Ord. #1008, § I; Ord. #1120, § 4; Ord. #1036, § III; Ord. #1121, § 4; Ord. #1124, § I; Ord. #1161, § IX; Ord. #1280, § II; Ord. #1321, § I; Ord. #1401, § II and § IV; Ord. #1589, § 3; Ord. #1653, § 3; Ord. No. 1916]

Zone	Permitted Principal Uses	Permitted Accessory Uses	Conditional Uses
C200 Conservation	<ol style="list-style-type: none"> 1. Agricultural uses, farms, subject to § 24-3.8, paragraph e. 2. Municipal facilities. 3. Public open space, including hiking, horseback riding, wildlife preserves, arboretums, botanical gardens, historical edifices, wood-land areas, hunting and fishing facilities, other similar uses. 4. Single-family detached residences, with 200,000-square-foot minimum lots. 	<ol style="list-style-type: none"> 1. Accessory uses customarily incidental to a permitted principal use. 2. Family day-care homes per N.J.S.A. 40:55D-66.5b 3. Off-street parking subject to the Mahwah Township Site Plan Ordinance. 4. Personal recreation facilities, subject to § 24-3.6a7. 5. Private garages subject to § 24-3.6a. 6. Solar energy systems. 7. Swimming pools subject to § 24-3.6a4. 	<ol style="list-style-type: none"> 1. Essential services subject to § 24-7.1. 2. Riding stables, academies, riding clubs subject to § 24-7.10.
R80 Single-Family Residential	<ol style="list-style-type: none"> 1. Agricultural uses, farms subject to § 24-3.8e. 2. Public parks, playgrounds, libraries, firehouses, not-for-profit volunteer ambulance or volunteer first aid facilities. 3. Single-family detached dwellings. 	<ol style="list-style-type: none"> 1. Accessory apartments subject to § 24-3.8h. 2. Accessory uses customarily incidental to a permitted principal use. 3. Family day-care homes per N.J.S.A. 40:55D-66.5b. 4. Home occupations subject to § 24-3.6a8. 5. Off-street parking subject to the Mahwah Township Site Plan Ordinance. 6. Personal recreation facilities, subject to § 24-3.6a7. 7. Private garages subject to § 24-3.6a. 8. Solar energy systems. 9. Swimming pools subject to § 24-3.6a4. 	<ol style="list-style-type: none"> 1. Essential services subject to § 26-7.1. 2. Places of assembly subject to § 24-7.4.
R40 Single-Family Residential	<ol style="list-style-type: none"> 1. Agricultural uses, farms subject to § 24-3.8e. 2. Public parks, playgrounds, libraries, firehouses, not-for-profit volunteer ambulance or volunteer first aid facilities. 3. Single-family detached dwellings. 	<ol style="list-style-type: none"> 1. Accessory apartments subject to § 24-3.8h. 2. Accessory uses customarily incidental to a permitted principal use. 3. Family day-care homes per N.J.S.A. 40:55D-66.5b. 4. Home occupations subject to § 24-3.6a8. 5. Off-street parking subject to the Mahwah Township Site Plan Ordinance. 6. Private garages subject to § 24-3.6a. 7. Solar energy systems. 8. Swimming pools subject to § 24-3.6a4. 	<ol style="list-style-type: none"> 1. Essential services subject to § 26-7.1. 2. Places of assembly subject to § 24-7.4.
R20 Single-Family Residential	<ol style="list-style-type: none"> 1. Agricultural uses, farms subject to § 24-3.8e. 2. Public parks, playgrounds, libraries, firehouses, not-for-profit volunteer ambulance or volunteer first aid facilities. 3. Single-family detached dwellings. 	<ol style="list-style-type: none"> 1. Accessory apartments subject to § 24-3.8h. 2. Accessory uses customarily incidental to a permitted principal use. 3. Family day-care homes per N.J.S.A. 40:55D-66.5b. 4. Home occupations subject to § 24-3.6a8. 5. Off-street parking subject to the Mahwah Township Site Plan Ordinance. 6. Private garages subject to § 24-3.6a. 7. Solar energy systems. 8. Swimming pools subject to § 24-3.6a4. 	<ol style="list-style-type: none"> 1. Essential services subject to § 26-7.1. 2. Places of assembly subject to § 24-7.4.

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Zone	Permitted Principal Uses	Permitted Accessory Uses	Conditional Uses
R15 Single-Family Residential	<ol style="list-style-type: none"> 1. Agricultural uses, farms subject to § 24-3.8e. 2. Public parks, playgrounds, libraries, firehouses, not-for-profit volunteer ambulance or volunteer first aid facilities. 3. Single-family detached dwellings. 	<ol style="list-style-type: none"> 1. Accessory apartments subject to § 24-3.8h. 2. Accessory uses customarily incidental to a permitted principal use. 3. Family day-care homes per N.J.S.A. 40:55D-66.5b. 4. Home occupations subject to § 24-3.6a8. 5. Off-street parking subject to the Mahwah Township Site Plan Ordinance. 6. Private garages subject to § 24-3.6a. 7. Solar energy systems. 8. Swimming pools subject to § 24-3.6a4. 	<ol style="list-style-type: none"> 1. Essential services subject to § 26-7.1. 2. Places of assembly subject to § 24-7.4.
R10 Single-Family Residential	<ol style="list-style-type: none"> 1. Agricultural uses, farms subject to § 24-3.8e. 2. Public parks, playgrounds, libraries, firehouses, not-for-profit volunteer ambulance or volunteer first aid facilities. 3. Single-family detached dwellings. 	<ol style="list-style-type: none"> 1. Accessory apartments subject to § 24-3.8h. 2. Accessory uses customarily incidental to a permitted principal use. 3. Family day-care homes per N.J.S.A. 40:55D-66.5b. 4. Home occupations subject to § 24-3.6a8. 5. Off-street parking subject to the Mahwah Township Site Plan Ordinance. 6. Private garages subject to § 24-3.6a. 7. Solar energy systems. 8. Swimming pools subject to § 24-3.6a4. 	<ol style="list-style-type: none"> 1. Essential services subject to § 26-7.1. 2. Places of assembly subject to § 24-7.4.
R5 Single-Family Residential	<ol style="list-style-type: none"> 1. Agricultural uses, farms subject to § 24-3.8e. 2. Public parks, playgrounds, libraries, firehouses, not-for-profit volunteer ambulance or volunteer first aid facilities. 3. Single-family detached dwellings. 	<ol style="list-style-type: none"> 1. Accessory apartments subject to § 24-3.8h. 2. Accessory uses customarily incidental to a permitted principal use. 3. Family day-care homes per N.J.S.A. 40:55D-66.5b. 4. Home occupations subject to § 24-3.6a8. 5. Off-street parking subject to the Mahwah Township Site Plan Ordinance. 6. Private garages subject to § 24-3.6a. 7. Solar energy systems. 8. Swimming pools subject to § 24-3.6a4. 	<ol style="list-style-type: none"> 1. Essential services subject to § 26-7.1. 2. Nursing homes subject to § 24-7.5. 3. Places of assembly subject to § 24-7.4.
R11 Two-Family Residential	<ol style="list-style-type: none"> 1. Agricultural uses, farms subject to § 24-3.8e. 2. Public parks, playgrounds, libraries, firehouses, not-for-profit volunteer ambulance or volunteer first aid facilities. 3. Single-family detached dwellings. 4. Two-family detached dwellings. 	<ol style="list-style-type: none"> 1. Accessory apartments subject to § 24-3.8h. 2. Accessory uses customarily incidental to a permitted principal use. 3. Family day-care homes per N.J.S.A. 40:55D-66.5b. 4. Home occupations subject to § 24-3.6a8. 5. Off-street parking subject to the Mahwah Township Site Plan Ordinance. 6. Private garages subject to § 24-3.6a. 7. Solar energy systems. 8. Swimming pools subject to § 24-3.6a4. 	<ol style="list-style-type: none"> 1. Essential services subject to § 26-7.1. 2. Nursing homes subject to § 24-7.5. 3. Places of assembly subject to § 24-7.4.
GA200 Garden Apartment	<ol style="list-style-type: none"> 1. Agricultural uses, farms subject to § 24-3.8e. 2. Planned multiple-family development groups, garden apartments subject to § 24-3.8g. 3. Public parks, playgrounds, libraries, firehouses, not-for-profit volunteer ambulance or volunteer first aid facilities. 4. Single-family detached dwellings. 	<ol style="list-style-type: none"> 1. Accessory apartments subject to § 24-3.8h. 2. Accessory uses customarily incidental to a permitted principal use. 3. Electric vehicle charging stations. 4. Family day-care homes per N.J.S.A. 40:55D-66.5b. 5. Home occupations subject to § 24-3.6a8. 6. Off-street parking subject to the Mahwah Township Site Plan Ordinance. 7. Private garages subject to § 24-3.6a. 8. Solar energy systems. 9. Swimming pools subject to § 24-3.6a4. 	<ol style="list-style-type: none"> 1. Essential services subject to § 26-7.1. 2. Nursing homes subject to § 24-7.5. 3. Places of assembly subject to § 24-7.4.

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Zone	Permitted Principal Uses	Permitted Accessory Uses	Conditional Uses
RM6 Manufactured Home Park	<ol style="list-style-type: none"> 1. Agricultural uses, farms subject to § 24-3.8e. 2. Manufactured home parks. 3. Public parks, playgrounds, libraries, firehouses, not-for-profit volunteer ambulance or volunteer first aid facilities. 4. Single-family detached dwellings. 	<ol style="list-style-type: none"> 1. Accessory apartments subject to § 24-3.8h. 2. Accessory uses customarily incidental to a permitted principal use. 3. Family day-care homes per N.J.S.A. 40:55D-66.5b. 4. Home occupations subject to § 24-3.6a8. 5. Off-street parking subject to the Mahwah Township Site Plan Ordinance. 6. Private garages subject to § 24-3.6a. 7. Solar energy systems 8. Swimming pools subject to § 24-3.6a4. 	<ol style="list-style-type: none"> 1. Essential services subject to § 26-7.1. 2. Places of assembly subject to § 24-7.4.
PRD4 Planned Residential Development	<ol style="list-style-type: none"> 1. Agricultural uses, farms subject to § 24-3.8e. 2. Planned residential developments subject to § 24-3.8k. 3. Public parks, playgrounds, libraries, firehouses, not-for-profit volunteer ambulance or volunteer first aid facilities. 4. Single-family detached dwellings. 	<ol style="list-style-type: none"> 1. Accessory apartments subject to § 24-3.8h. 2. Accessory uses customarily incidental to a permitted principal use. 3. Electric vehicle charging stations. 4. Family day-care homes per N.J.S.A. 40:55D-66.5b. 5. Home occupations subject to § 24-3.6a8. 6. Off-street parking subject to the Mahwah Township Site Plan Ordinance. 7. Private garages subject to § 24-3.6a. 8. Solar energy systems. 9. Swimming pools subject to § 24-3.6a4. 	<ol style="list-style-type: none"> 1. Essential services subject to § 26-7.1. 2. Places of assembly subject to § 24-7.4.
PRD6 Planned Residential Development	<ol style="list-style-type: none"> 1. Agricultural uses, farms subject to § 24-3.8e. 2. Planned residential developments subject to § 24-3.8k. 3. Public parks, playgrounds, libraries, firehouses, not-for-profit volunteer ambulance or volunteer first aid facilities. 4. Single-family detached dwellings. 	<ol style="list-style-type: none"> 1. Accessory uses customarily incidental to a permitted principal use. 2. Family day-care homes per N.J.S.A. 40:55D-66.5b. 3. Home occupations subject to § 24-3.6a8. 4. Off-street parking subject to the Mahwah Township Site Plan Ordinance. 5. Private garages subject to § 24-3.6a. 6. Solar energy systems. 7. Swimming pools subject to § 24-3.6a4. 8. Accessory apartments subject to § 24-3.8h. 9. Electric vehicle charging stations. 	<ol style="list-style-type: none"> 1. Essential services subject to § 26-7.1. 2. Places of assembly subject to § 24-7.4.
B40 Highway Business	<ol style="list-style-type: none"> 1. Assembly or packaging of products from previously prepared materials. 2. Automobile sales. 3. Bus terminal, offices and garage and facilities for servicing, repairing, maintaining and parking buses and other related equipment and vehicles. 4. Distribution terminals. 5. Finance, insurance and real estate offices. 6. Funeral parlors. 7. Health-care facilities. 8. Licensed child-care centers. 9. Offices, business and professional. 10. Parks. 11. Planned commercial development. 12. Planned industrial developments. 13. Printing plants or publishing houses. 14. Public facilities. 15. Public recreation facility. 16. Public utility buildings, telephone exchange, telegraph. 17. Research laboratories. 18. Restaurant. 19. Restaurant, fast-food. 	<ol style="list-style-type: none"> 1. Accessory storage within a wholly enclosed permanent structure of materials, goods and supplies intended for sale or consumption on the premises. 2. Accessory uses customarily incidental to a permitted principal use. 3. Electric vehicle charging stations. 4. Leasing or renting of new or used cars, subject to § 24-3.6a11. 5. Off-street parking facilities. 6. Solar energy systems. 	<ol style="list-style-type: none"> 1. Animal hospitals, veterinary offices, and kennels as provided in § 24-7.6. 2. Essential services subject to § 24-7.1. 3. Fitness and health clubs subject to § 24-7.11a. 4. Light manufacturing operations, subject to § 24-7.14. 5. Mechanical automobile washing establishments as provided in § 24-7.7. 6. Motels, hotels, as provided in § 24-7.8. 7. Motor vehicle body repair shop subject to § 24-7.3. 8. Outdoor storage subject to the requirements described in § 24-3.6a5. 9. Places of assembly subject to § 24-7.4. 10. Service stations subject to § 24-7.9.

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Zone	Permitted Principal Uses	Permitted Accessory Uses	Conditional Uses
	<ol style="list-style-type: none"> 20. Restaurant, take-out. 21. Retail sales. 22. Retail services. 23. Self-storage facilities. 24. Solar energy systems. 25. Warehouse and/or distribution facility. 		
<p>B200 Shopping Center Business</p>	<ol style="list-style-type: none"> 1. Finance, insurance and real estate. 2. Health-care facilities. 3. Licensed child-care centers. 4. Offices, business and professional. 5. Parks. 6. Planned commercial development. 7. Public facilities. 8. Public recreation facility. 9. Retail sales. 10. Retail services. 11. Restaurant, take-out. 12. Restaurant, fast-food. 13. Restaurant. 14. Solar energy systems. 	<ol style="list-style-type: none"> 1. Off-street parking and loading facilities. 2. Accessory storage within a wholly enclosed permanent structure of materials, goods and supplies intended for sale or consumption on the premises. 3. Solar energy systems. 4. Electric vehicle charging stations. 	<ol style="list-style-type: none"> 1. Outdoor storage subject to the requirements described in § 24-3.6a5. 2. Essential services subject to § 24-7.1. 3. Service stations subject to § 24-7.9. 4. Places of assembly subject to § 24-7.4. 5. Fitness and health clubs, subject to § 24-7.11a.
<p>B12 General Business</p>	<ol style="list-style-type: none"> 1. Automobile sales. 2. Bus terminal, offices and garage and facilities for servicing, repairing, maintaining and parking buses and other related equipment and vehicles. 3. Distribution terminals. 4. Finance, insurance and real estate offices. 5. Funeral parlors. 6. Health care facilities. 7. Licensed child-care centers. 8. Offices, business and professional. 9. Parks. 10. Planned commercial development. 11. Public facilities. 12. Public recreation facility. 13. Restaurant. 14. Restaurant, fast-food. 15. Restaurant, take-out. 16. Retail sales. 17. Retail services. 18. Solar energy systems. 	<ol style="list-style-type: none"> 1. Accessory storage within a wholly enclosed permanent structure of materials, goods and supplies intended for sale or consumption on the premises. 2. Accessory uses customarily incidental to a permitted principal use. 3. Electric vehicle charging stations. 4. Leasing or renting of new or used cars, subject to § 24-3.6a11. 5. Off-street parking facilities. 6. Solar energy systems. 	<ol style="list-style-type: none"> 1. Animal hospitals, veterinary offices, and kennels as provided in § 24-7.6. 2. Essential services subject to § 24-7.1. 3. Fitness and health clubs subject to § 24-7.11a. 4. Mechanical automobile washing establishments as provided in § 24-7.7. 5. Motor vehicle body repair shop subject to § 24-7.3. 6. Outdoor storage subject to the requirements described in § 24-3.6a5. 7. Places of assembly subject to § 24-7.4. 8. Service stations subject to § 24-7.9.
<p>B10 Neighborhood Business</p>	<ol style="list-style-type: none"> 1. Finance, insurance and real estate offices. 2. Funeral parlors. 3. Health-care facilities. 4. Licensed child-care centers. 5. Offices, business and professional. 6. Parks. 7. Planned commercial development. 8. Public facilities. 9. Public recreation facility. 10. Restaurant, take-out. 	<ol style="list-style-type: none"> 1. Off-street parking and loading facilities. 2. Accessory storage within a wholly enclosed permanent structure of materials, goods and supplies intended for sale or consumption on the premises. 3. Leasing or renting of new or used cars, subject to § 24-3.6a11. 4. Solar energy systems. 5. Electric vehicle charging stations. 	<ol style="list-style-type: none"> 1. Essential services subject to § 24-7.1. 2. Fitness and health clubs subject to § 24-7.11a. 3. Motor vehicle body repair shop subject to § 24-7.3. 4. Places of assembly subject to § 24-7.4. 5. Service stations subject to § 24-7.9.

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Zone	Permitted Principal Uses	Permitted Accessory Uses	Conditional Uses
	<ol style="list-style-type: none"> 11. Restaurants. 12. Retail sales. 13. Retail services. 14. Solar energy systems. 		
<p>OP200 Office Park</p>	<ol style="list-style-type: none"> 1. Finance, insurance and real estate. 2. Health-care facilities. 3. Professional offices and general business offices provided there is no sale of products on the premises. 4. Public facilities. 5. Restaurants other than fast food establishments. 6. Scientific or research laboratories, testing experimental or computation centers, provided 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. 7. Solar energy systems. 8. Warehouse and/or distribution facility. 9. Warehouses and/or distribution facilities containing an office use. 	<ol style="list-style-type: none"> 1. Accessory retail sales in office buildings wholly within an office building subject to § 24-4.32b2. 2. Accessory storage within a wholly enclosed permanent structure of materials, goods and supplies intended for sale or consumption on the premises. 3. Accessory uses customarily incidental to permitted principal uses. 4. Electric vehicle charging stations. 5. Helistop or helipad subject to § 24-3.6a6. 6. Off-street parking facilities. 7. Solar energy systems. 	<ol style="list-style-type: none"> 1. Essential services subject to § 24-7.1. 2. Hotels subject to § 24-7.8.
<p>ORP200 Office Research Park</p>	<ol style="list-style-type: none"> 1. Health-care facilities. 2. Professional offices and general business offices provided there is no sale of products on the premises. 3. Scientific or research laboratories, testing, experimental or computation centers, provided 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. 4. Solar energy systems. 5. Warehouse and/or distribution facility. 6. Warehouses and/or distribution facilities containing an office use. 	<ol style="list-style-type: none"> 1. Accessory storage within a wholly enclosed permanent structure of materials, goods and supplies intended for sale or consumption on the premises. 2. Accessory uses customarily incidental to permitted principal uses. 3. Electric vehicle charging stations. 4. Off-street parking facilities. 5. Recreation facilities and ballfields. 6. Solar energy systems. 	<ol style="list-style-type: none"> 1. Essential services subject to § 24-7.1. 2. Limited industrial uses subject to § 24-7.14.
<p>IP120 Industrial Park</p>	<ol style="list-style-type: none"> 1. Assembly or packaging of products from previously prepared materials. 2. Light manufacturing operations, provided that all performance requirements in § 24-5 are complied with. 3. Planned industrial developments. 4. Printing plants or publishing houses. 5. Public utility buildings, telephone exchange, telegraph. 6. Research laboratories. 7. Self-storage facilities. 8. Solar energy systems. 9. Warehouse and/or distribution facility. 	<ol style="list-style-type: none"> 1. Electric vehicle charging stations. 2. Off-street parking and loading facilities. 3. Solar energy systems. 	<ol style="list-style-type: none"> 1. Essential services subject to § 24-7.1. 2. Fitness and health clubs subject to § 24-7.11a. 3. Health and Wellness Centers, subject to § 24-7.12. 4. Motor vehicle body repair shop subject to § 24-7.3. 5. Places of assembly subject to § 24-7.4. 6. Service stations subject to § 24-7.9.

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Zone	Permitted Principal Uses	Permitted Accessory Uses	Conditional Uses
GI80 General Industry	<ol style="list-style-type: none"> 1. Assembly or packaging of products from previously prepared materials. 2. Contractor's equipment sales and service. 3. Dance studio. 4. Distribution center. 5. Extraction or excavation operations subject to § 24-3.8f. 6. Glass and textile manufacture. 7. Instructional, karate/martial arts. 8. Lumber and building materials sales. 9. Planned industrial developments. 10. Printing plants or publishing houses. 11. Public parks, playgrounds or athletic fields. 12. Public utility buildings, telephone exchange, telegraph. 13. Research laboratories. 14. Self-storage facilities. 15. Solar energy systems. 16. Tool, die and pattern making, other machine shop operations. 17. Truck terminals. 18. United States Post Office. 19. Warehouse and/or distribution facility. 20. Wholesale business storage and warehousing. 21. Woodworking, furniture repair and custom upholstery, metalworking, electrical sales, contracting. 	<ol style="list-style-type: none"> 1. Electric vehicle charging stations. 2. Off-street parking and loading facilities. 3. Solar energy systems. 	<ol style="list-style-type: none"> 1. Essential services subject to § 24-7.1. 2. Fitness and health clubs subject to § 24-7.11a. 3. Health and Wellness Centers, subject to § 24-7.12. 4. Limited industrial uses subject to § 24-7.14. 5. Motor vehicle body repair shop subject to § 24-7.3. 6. Places of assembly subject to § 24-7.4. 7. Service stations subject to § 24-7.9. 8. Health and Wellness Centers, subject to § 24-7.12. 9. Sexually oriented businesses, subject to § 24-7.13.
FP Floodplain	See § 24-4.22.	See § 24-4.22.	See § 24-4.22.
CEM Cemetery	Cemeteries, including mausoleums, vaults, chapels, crypts, other structures intended to hold or contain the dead.	Accessory uses customarily incidental to a permitted principal use.	None
BZ Buffer Zone	See § 24-5.6.	See § 24-5.6.	See § 24-5.6.
POS Public Open Space	<ol style="list-style-type: none"> 1. Agricultural uses, farms, subject to § 24-3.8e. 2. Public open space, including hiking, horseback riding, wildlife preserves, arboretums, botanical gardens, historical edifices, wood-land areas, hunting and fishing facilities, youth camps, other similar uses. 3. Public recreational facilities. 	<ol style="list-style-type: none"> 1. Accessory uses customarily incidental to a permitted principal use. 2. Off-street parking subject to the Mahwah Township Site Plan Ordinance. 3. Swimming pools subject to § 24-3.6a4. 	<ol style="list-style-type: none"> 1. Essential services subject to § 24-7.1.
CB360 Community Business	<ol style="list-style-type: none"> 1. Finance, insurance and real estate. 2. Funeral parlors. 3. Health-care facilities. 4. Instructional karate/martial arts schools and dance studios. 5. Licensed child-care centers. 6. Offices, business and professional. 7. Parks. 8. Planned commercial development. 9. Public facilities. 10. Recreation facility, private. 11. Recreation facility, public. 12. Restaurant. 13. Restaurant, take-out. 14. Retail sales. 15. Retail services. 16. Solar energy systems. 	<ol style="list-style-type: none"> 1. Accessory storage within a wholly enclosed permanent structure of materials, goods and supplies intended for sale or consumption on the premises. 2. Electric vehicle charging stations. 3. Off-street parking and loading facilities. 4. Solar energy systems. 	<ol style="list-style-type: none"> 1. Essential services subject to § 24-7.1. 2. Fitness and health clubs subject to § 24-7.11a. 3. Motor vehicle body repair shop subject to § 24-7.3. 4. Outdoor storage subject to § 24-3.6a5. 5. Places of assembly subject to § 24-7.4. 6. Service stations subject to § 24-7.9.

ZONING

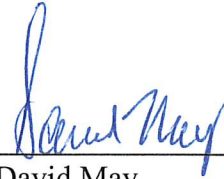
Zone	Permitted Principal Uses	Permitted Accessory Uses	Conditional Uses
ML1 Mount Laurel Housing District	Residential dwelling units	1. Recreational facilities. 2. Off-street parking.	
ML2 Mount Laurel Housing District	Residential dwelling units	1. Recreational facilities. 2. Off-street parking.	
LOD Limited Office District	Professional and business offices	1. Electric vehicle charging stations. 2. Landscaping. 3. Lighting. 4. Parking. 5. Solar energy systems. 6. Walkways.	
ED Education District	1. Elementary and high schools. 2. Colleges and universities. 3. Solar energy systems.	1. Accessory uses customarily incidental to a permitted principal use. 2. Electric vehicle charging stations. 3. Solar energy systems.	1. Essential services subject to § 24-7.1.
MUD-1 Mixed-Use Development 1 Overlay Zone	See § 24-4.29.		
MUD-2 Mixed-Use Development Zone	See § 24-4.30.		
MF-1 Multifamily-1 Zone	See § 24-4.27.		
MF-2 Multifamily-2 Zone	See § 24-4.28.		

Ordinance No. 1961

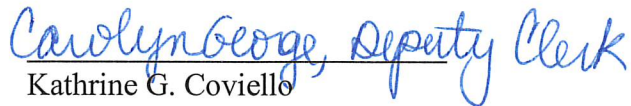
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Dated: March 30, 2022

Attest

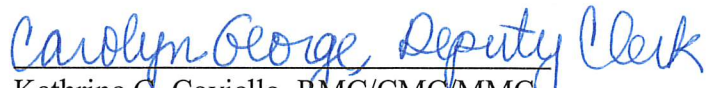


David May
Council President



Kathrine G. Coviello
Municipal Clerk

I, Kathrine G. Coviello, Municipal Clerk of the Township of Mahwah, hereby certify that the within Ordinance was passed and adopted at a meeting of the Township Council held on the 10th day of March, 2022.



Kathrine G. Coviello, RMC/CMC/MMC
Municipal Clerk