

SCHEDULE A - DISTRICT USE REGULATIONS –NONRESIDENTIAL USES
BOROUGH OF TINTON FALLS
(Section 40-28D)

District	Permitted Principal Use	Permitted Accessory Uses	Permitted Conditional Uses
NC Neighborhood Commercial	<ol style="list-style-type: none"> 1. Retail sales (excluding drive-thru service) such as, consumables, apparel, hardware, lawn & patio equipment, appliances, household goods, and confections, except for the sale of cats and dogs as further described in Section 8-6. 2. Retail services such as, repair of appliances and shoes, cleaners, tailors, barbershops, and beauty salons. 3. Offices such as professional, medical, veterinary and financial services. 4. Restaurants (excluding drive-thru service) and taverns. 5. Fitness centers, training and instructional classes, and instructional centers such as dance and rehearsal studios. 6. Delicatessens and specialty food/drink facilities such as, ice cream, bagels, bakery, pizza, ices, and sodas (excluding drive- thru service). 7. Public Library, parks, and playgrounds. 8. Borough uses, firehouses, and first aid stations. 9. Utility services. 10. Child Care Centers 11. Assisted Living/Skilled Nursing Facilities 	<ol style="list-style-type: none"> 1. Off-street parking and loading areas. 2. Fences and walls. 3. Outdoor storage and display of retail goods and merchandise in a designated area. 	<ol style="list-style-type: none"> 1. Automobile fueling stations. 2. Automobile repair shops. 3. Automobile car wash. 4. Automobile oil change and lubrication shops. 5. Second floor residential units on floors above office or retail uses. 6. Churches and places of religious worship. 7. Schools. 8. Convenience Store with Gas

**SCHEDULE A - DISTRICT USE REGULATIONS –NONRESIDENTIAL USES
BOROUGH OF TINTON FALLS
(Section 40-28D)**

District	Permitted Principal Use	Permitted Accessory Uses	Permitted Conditional Uses
<p>HCC Highway/ Community Commercial</p>	<ol style="list-style-type: none"> 1. Retail sales such as, consumables, apparel, hardware, lawn & patio equipment, appliances, household goods, and confections, except for the sale of cats and dogs as further described in Section 8-6. 2. Retail services such as, repair of appliances and shoes, cleaners, tailors, barbershops, and beauty salons. 3. Delicatessens and specialty food/drink facilities such as, ice cream, bagels, bakery, pizza, ices, and sodas (including drive- thru service). 4. Shopping centers 5. Pharmacies (including drive-thru service) 6. Banks (including drive-thru service) 7. Offices such as professional, medical, veterinary and financial services. 8. Office Parks 9. Research facilities. 10. Hospitals. 11. Mortuary. 12. Theaters, bowling alleys, gymnasiums, weight rooms, fitness centers, training and instructional classes, and instructional centers such as dance and rehearsal studios. 13. Restaurants (including drive-thru service) and taverns. 14. Assisted Living/Skilled Nursing Facilities. 15. Public Library, parks, and playgrounds. 16. Utility services 	<ol style="list-style-type: none"> 1. Off-street parking and loading areas. 2. Fences and walls. 3. Parking garages 	<ol style="list-style-type: none"> 1. Automobile Fueling stations. 2. Automobile Repair shops. 3. Automobile car wash. 4. Automobile oil change and lubrication shops. 5. Car and truck dealers. 6. Hotels 7. Swim clubs, tennis clubs 8. Golf driving range, miniature golf and par-3 golf course 9. Churches and places of religious worship. 10. Schools. 11. Convenience Store with Gas 12. Retail Warehouse 13. Transportation Services

**SCHEDULE A - DISTRICT USE REGULATIONS –NONRESIDENTIAL USES
BOROUGH OF TINTON FALLS
(Section 40-28D)**

District	Permitted Principal Use	Permitted Accessory Uses	Permitted Conditional Uses
HCC Highway/ Community Commercial (Continued)	<ul style="list-style-type: none"> 17. Borough uses, firehouses, and first aid stations. 18. Child Care Centers 		
IOP Industrial Office Park	<ul style="list-style-type: none"> 1. Offices such as professional, medical, veterinary and financial services. 2. Office parks. 3. Research facilities. 4. Hospitals. 5. Veterinary hospitals without outside kennels or runs. 6. Light Industrial facilities such as warehousing, shipping and receiving, fabrication and assembly operations within an enclosed building. 7. Landscaping/ construction contractors and landscaping/ construction contractor storage yards. 8. Theaters, bowling alleys, gymnasiums, weight rooms, fitness centers, training and instructional classes, and instructional centers such as dance and rehearsal studios permitted only as indoor facilities. 9. Flex space buildings of a light industrial type. 10. Retail warehouse. 11. Public Library, parks, and playgrounds. 12. Borough uses, firehouses, and first aid stations. 13. Utility services. 14. Child Care Centers 15. Recreation and Sports Fields. 16. Assisted Living/Skilled Nursing Facilities. 	<ul style="list-style-type: none"> 1. Off-street parking and loading areas. 2. Supply and equipment storage within accessory structures 3. Cafeterias and eating areas accessory to permitted use facilities. 4. Fences and walls. 5. Parking garages 6. Wireless telecommunications equipment wholly installed within existing structures and utilizing fully screened antennas installed on top of or exterior to existing structures. 	<ul style="list-style-type: none"> 1. Hotels 2. Swim clubs and tennis clubs 3. Golf driving range, miniature golf and par-3 golf course. 4. Wireless telecommunications equipment utilizing new monopoles subject to the conditional use standards of the Wireless telecommunications equipment chapter. 5. Churches and places of religious worship. 6. Schools. 7. Convenience Store with Gas

SCHEDULE A - DISTRICT USE REGULATIONS –NONRESIDENTIAL USES
 BOROUGH OF TINTON FALLS
 (Section 40-28D)

District	Permitted Principal Use	Permitted Accessory Uses	Permitted Conditional Uses
MFG Manufacturing	<ol style="list-style-type: none"> 1. Offices such as professional, medical, veterinary and financial services. 2. Research facilities. 3. Light Industrial facilities such as warehousing, shipping and receiving, fabrication and assembly operations within an enclosed building. 4. Landscaping/ construction contractors and landscaping/ construction contractor storage yards 5. Hospitals. 6. Veterinary hospitals without outside kennels 7. Manufacturing within an enclosed building. 8. Flex space buildings of a light industrial type. 9. Public Library, parks, and playgrounds. 10. Borough uses, firehouses, and first aid stations. 11. Utility services. 12. Child Care Centers 13. Assisted Living/Skilled Nursing Facilities. 	<ol style="list-style-type: none"> 1. Off-street parking and loading areas. 2. Supply and equipment storage within accessory structures 7. Cafeterias and eating areas accessory to permitted use facilities. 3. Fences and walls. 4. Wireless telecommunications equipment wholly installed within existing structures and utilizing fully screened antennas installed on top of or exterior to existing structures 	<ol style="list-style-type: none"> 1. Commercial radio towers. 2. Wireless telecommunications equipment utilizing new monopoles subject to the conditional use standards of the Wireless telecommunications equipment chapter. 3. Churches and places of religious worship. 4. Schools. 5. Single Stream Recycling Facilities. 6. Convenience Store with Gas

**SCHEDULE A - DISTRICT USE REGULATIONS –NONRESIDENTIAL USES
BOROUGH OF TINTON FALLS
(Section 40-28D)**

District	Permitted Principal Use	Permitted Accessory Uses	Permitted Conditional Uses
MFG 2 Manufacturing 2	<ol style="list-style-type: none"> 1. Offices such as professional, medical, veterinary and financial services. 2. Research facilities. 3. Light Industrial facilities such as warehousing, shipping and receiving, fabrication and assembly operations within an enclosed building. 4. Landscaping/ construction contractors and landscaping/ construction contractor storage yards 5. Manufacturing within an enclosed building. 6. Concrete Manufacturing Plants 7. Asphalt Manufacturing Plants 8. Waste Transfer Stations 9. Flex space buildings of a light industrial type. 10. Public Library, parks, and playgrounds. 11. Borough uses, firehouses, and first aid stations. 12. Utility services. 13. Child Care Centers 14. Assisted Living/Skilled Nursing Facilities. 	<ol style="list-style-type: none"> 1. Off-street parking and loading areas. 2. Supply and equipment storage within accessory structures 3. Cafeterias and eating areas accessory to permitted use facilities. 4. Fences and walls. 	<ol style="list-style-type: none"> 1. Commercial radio towers. 2. Wireless telecommunications equipment utilizing new monopoles subject to the conditional use standards of the Wireless telecommunications equipment chapter. 5. Resource Recycling Facilities. 6. Churches and places of religious worship. 7. Schools. 8. Convenience Store with Gas

**SCHEDULE A - DISTRICT USE REGULATIONS –NONRESIDENTIAL USES
BOROUGH OF TINTON FALLS
(Section 40-28D)**

District	Permitted Principal Use	Permitted Accessory Uses	Permitted Conditional Uses
RET - Large Scale Planned Retail Overlay Zone (Requires certain requirements be met prior to application per 40-36 J)	<ol style="list-style-type: none"> 1. Regional Shopping Center 2. Public Library, parks, and playgrounds. 3. Borough uses, firehouses, and first aid stations. 4. Utility services. 5. Child Care Centers 	<ol style="list-style-type: none"> 1. Off-street parking and loading areas. 2. Fences and walls. 3. Parking garages 	<ol style="list-style-type: none"> 1. Churches and places of religious worship. 2. Schools. 3. Convenience Store with Gas
OS/GU Open Space/Government Use	<ol style="list-style-type: none"> 1. Open space. 2. Borough and Government uses. 		<ol style="list-style-type: none"> 1. Churches and places of religious worship. 2. Schools. 3. Convenience Store with Gas
Route 66 Redevelopment Area	Pursuant to the district use standards of the Route 66 Redevelopment Plan		