

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

| <b>District</b>                  | <b>Permitted Principal Use</b>   | <b>Permitted Accessory Uses</b>  | <b>Permitted Conditional Uses</b>   |
|----------------------------------|--|--|---|
| RA<br>RESIDENTIAL AGRICULTURE    | <ol style="list-style-type: none"> <li>1. Single Family detached dwellings</li> <li>2. Public Library, parks and playgrounds</li> <li>3. Borough uses, firehouses and first aid stations</li> <li>4. Utility services</li> </ol> | <ol style="list-style-type: none"> <li>1. Fences and walls</li> <li>2. Patios and decks</li> <li>3. Barns for keeping of sheet, cattle, pigs and other livestock.</li> <li>4. One (1) accessory building for household goods and equipment such as a barn, tool shed, storage shed, or garden shed, accessory to a detached single-family dwelling</li> <li>5. Gazebos, pergolas, greenhouses, atriums, orangeries and other such roofed structures</li> <li>6. One (1) detached garage and associated driveway provided there is no attached garage.</li> <li>7. One (1) swimming pool and hot tub with related decking and coping</li> <li>8. One (1) amateur radio and television transmitting and receiving tower</li> </ol> | <ol style="list-style-type: none"> <li>1. Agricultural use and farms</li> <li>2. Cemetery, with or without mausoleum or crematory.</li> <li>3. Churches and places of worship.</li> <li>4. Schools</li> </ol> |
| R-1<br>SINGLE FAMILY RESIDENTIAL | <ol style="list-style-type: none"> <li>1. Single family detached dwellings</li> <li>2. Public Library, parks and playgrounds</li> <li>3. Borough uses, firehouses and first aid stations</li> <li>4. Utility Services</li> </ol> | <ol style="list-style-type: none"> <li>1. Fences and walls</li> <li>2. Patios and decks</li> <li>3. One (1) detached garage and associated driveway provided there is no attached garage.</li> <li>4. One (1) swimming pool and hot tub with related decking and coping.</li> <li>5. One (1) accessory building for household goods and equipment such as a barn, tool shed, storage shed, or garden shed, accessory to a detached single-family dwelling</li> <li>6. One (1) amateur radio and television transmitting and receiving tower</li> </ol>   | <ol style="list-style-type: none"> <li>1. Cemetery, with or without mausoleum or crematory.</li> <li>2. Churches and places of worship.</li> <li>3. Schools</li> </ol>  |

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|--|---|---|--|
| R-2<br>SINGLE FAMILY RESIDENTIAL             | Any principal use permitted in the R-1 Single Family Residential District   | Any accessory use permitted in the R-1 Single Family Residential District   | Any conditional use permitted in the R-1 Single Family Residential District  |
| R-3<br>Residential                           | <ol style="list-style-type: none"> <li>1. Single Family detached dwellings</li> <li>2. Public Library, parks and playgrounds</li> <li>3. Borough uses, firehouses, and first aid stations</li> <li>4. Utility services</li> </ol> | Any accessory use permitted in the R-1 Single Family Residential District   | <ol style="list-style-type: none"> <li>1. Townhouses</li> <li>2. Garden Apartments</li> <li>3. Churches and places of religious worship</li> <li>4. Schools</li> </ol> |
| R-4<br>Residential                           | Any principal Use permitted in the R-3 Residential District   | Any accessory use permitted in the R-1 Single Family Residential District   | Any conditional use permitted in the R-3 District  |
| AR<br>Age Restricted Housing                 | <ol style="list-style-type: none"> <li>1. Active adult community of single family detached dwelling units with at least one resident with a minimum age of fifty- five (55)</li> </ol>  | <ol style="list-style-type: none"> <li>1. Fences and walls</li> <li>2. Patio and decks</li> <li>3. Club house with meeting rooms, social rooms, indoor and outdoor recreation area.</li> </ol>  | <ol style="list-style-type: none"> <li>1. Townhouses</li> </ol>  |
| CCRC<br>Continuing Care Retirement Community | <ol style="list-style-type: none"> <li>1. Continuing Care Retirement Community (CCRC) with a minimum age of fifty-five (55).</li> <li>2. Assisted Living/Skilled Nursing Facilities.</li> </ol>                                   | <ol style="list-style-type: none"> <li>1. Fences and walls</li> <li>2. Health Center</li> <li>3. Club house with meeting rooms, social rooms, indoor and outdoor recreation areas</li> <li>4. Cafeterias and eating areas</li> <li>5. Lecture halls, libraries, places of worship, post office, banks, news and entertainment centers, and swimming pools.</li> <li>6. Operation and maintenance facilities related to the principal use such as, administrative office, food and record storage areas, property maintenance facility, radio and satellite dish antennas, non-age restricted day care center for relatives of employees, security operations and off street parking as surface parking or garages.</li> </ol> |  |

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|---------------------------|--|---|--|
| R-3-I, R4A<br>Residential | 1. Single family detached dwellings<br>2. Townhomes<br>3. Public Libraries, parks and playgrounds<br>4. Borough uses, firehouses and first aid stations<br>4. Utility Services | 1. Fences and walls<br>2. Patio and decks<br>3. Community Clubhouse<br>4. One (1) detached garage and associated driveway provided there is no attached garage<br>5. One (1) swimming pool and hot tub with related decking and coping<br>6. Outdoor recreation facilities such as a putting green, bocce courts, tennis courts, etc. | 1. Any conditional use permitted in the R-3 Residential District |
| AH<br>Affordable Housing  | 1. Single family detached dwellings<br>2. Townhomes<br>3. Garden Apartments<br>4. Apartment Buildings  | 1. Fences and walls<br>2. Patio and decks<br>3. Community Clubhouse<br>4. One (1) detached garage and associated driveway provided there is no attached garage<br>5. One (1) swimming pool and hot tub with related decking and coping<br>6. Outdoor recreation facilities such as a putting green, bocce courts, tennis courts, etc. | 1. Churches and places of worship<br>2. Schools                  |
| CECOM Redevelopment Area  | Pursuant to the district use standards of the CECOM Redevelopment Plan.  |   |  |