

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