

TOWNSHIP OF MONTVILLE

SCHEDULE C

Schedule of Permitted Uses

[Amended 3-27-2012 by Ord. No. 2012-04; 8-14-2012 by Ord. No. 2012-22; 12-9-2014 by Ord. No. 2014-33; 9-27-2016 by Ord. No. 2016-23 and by Ord. No. 2016-24; 10-25-2016 by Ord. No. 2016-27; 6-13-2017 by Ord. No. 2017-24; 8-15-2017 by Ord. No. 2017-26A; 9-9-2019 by Ord. No. 2019-08; 7-16-2019 by Ord. No. 2019-23; 8-13-2019 by Ord. No. 2019-25, Ord No. 2019-26, Ord. No. 2019-27 and by Ord. No. 2019-30; 3-9-2021 by Ord No. 2021-03; 9-28-2021 by Ord No. 2021-22; 02-22-2022 by Ord No. 2022-06; 07-19-2022 by Ord Nos. 2022-22 and 2022-23]

	R-120	R-80	R-43	R-27 A, B, C, D, E, F	R-20 A, B, C	R-15	AH-1, -2, -4	AHR-1, -2	TH/MFD	PURD	TC1, TC2	B-1, -2	B-3, -4	B-5	OB-1, -3	OB-1A	OB-2A, -4	OB-5	I-1A, I-1B	I-2	I-2A	BIR	LR	PBR, PBO	Rt 202, Stiles	Two-Fam Ovly
Residential																										
Dwellings, one-family	X	X	X	X	X	X				X ¹	X ²															
Dwellings, two-family																										X ⁸³
Apartments, Multi-Family Residential							X ³	X ⁹	X ⁶⁰		X ⁴														X ³⁷	
Townhouses				X ⁵	X ⁶		X ³		X ⁶⁰	X ¹	X ⁷⁵															
Adult community housing				X ⁷												X ⁸										
Senior citizen housing							X ³																			
Business, Commercial, Industrial																										
Retail stores and shops											X	X	X				X ⁷³					X			X ⁷²	
Personal service establishments											X	X	X				X ⁷³					X			X ⁷²	
Banks and financial institutions, including banks											X ¹¹	X	X				X ⁷³		X	X ¹²	X	X			X ⁷²	

	R-120	R-80	R-43	R-27 A, B, C, D, E, F	R-20 A, B, C	R-15	AH-1, -2, -4	AHR-1, -2	TH/MFD	PURD	TC1, TC2	B-1,-2	B-3,-4	B-5	OB-1, -3	OB-1A	OB-2A, -4	OB-5	I-1A, I-1B	I-2	I-2A	BIR	LR	PBR, PBO	Rt 202, Stiles	Two-Fam Ovlly	
with drive-through facilities																											
Offices for business, professional and administrative purposes											X ¹³	X	X		X	X	X	X	X	X	X	X					
Restaurants											X	X ¹⁴	X									X			X ⁷²		
Restaurants, fast-food											X ¹¹	X ¹¹	X										X			X ⁷²	
Theaters, indoor													X										X				
Hotels and motels													X										X			X ⁷²	
Banquet Halls																										X ⁷²	
Funeral homes												X	X		X	X							X				
Business and vocational schools												X	X		X	X				X	X	X	X				
Studios for instruction in voice, dance, martial art, musical instruments and art											X	X	X		X	X	X	X					X			X ⁷²	
Medical offices											X ¹³	X	X		X	X	X	X	X	X	X	X					
Bowling alleys													X										X				
Indoor tennis, racquetball and similar court sports													X				X	X	X	X	X	X					
Country clubs																								X			
Municipal uses not including municipal administrative offices											X						X	X									
Motor vehicle sales, new ¹⁵													X										X			X ⁷²	

	R-120	R-80	R-43	R-27 A, B, C, D, E, F	R-20 A, B, C	R-15	AH-1, -2, -4	AHR-1, -2	TH/MFD	PURD	TC1, TC2	B-1, -2	B-3, -4	B-5	OB-1, -3	OB-1A	OB-2A, -4	OB-5	I-1A, I-1B	I-2	I-2A	BIR	LR	PBR, PBO	Rt 202, Stiles	Two-Fam Ovly
Wholesale distribution centers													X						X	X	X	X				
Health and fitness centers													X		X ¹⁶	X	X	X	X	X	X	X				
Professional studios for photography and fine arts											X	X	X		X	X							X			
Bars and taverns												X ¹⁷	X										X		X ⁷²	
Museums, art galleries and libraries											X	X	X		X	X							X			
Animal hospitals and clinics											X ²⁴	X	X										X			
Public garages ¹⁸													X										X			
Motor vehicle service stations ¹⁸												X	X										X			
Automatic car washes ¹⁸												X	X										X			
Greenhouses and garden centers												X	X	X ¹⁹						X	X	X	X			
Printing and duplicating												X	X				X	X	X	X	X	X				
Computer and data processing centers													X		X	X				X	X	X	X			
Convention, conference and corporate training centers													X		X	X							X			
Laundromats												X	X										X			
Plumbing, heating, electrical supply and air-conditioning showrooms and shops													X										X			

	R-120	R-80	R-43	R-27 A, B, C, D, E, F	R-20 A, B, C	R-15	AH-1, -2, -4	AHR-1, -2	TH/MFD	PURD	TC1, TC2	B-1, -2	B-3, -4	B-5	OB-1, -3	OB-1A	OB-2A, -4	OB-5	I-1A, I-1B	I-2	I-2A	BIR	LR	PBR, PBO	Rt 202, Stiles	Two-Fam Ovlly
Building materials and contractor's yards													X						X	X	X	X				
Manufacturing, fabrication, packaging and treatment of products ²⁰																	X	X	X	X	X	X				
Laboratories for research, design and experimentation ²⁰															X ²¹	X	X	X	X	X	X	X				
Warehousing ^{22, 23}																			X	X	X	X				
Moving and storage operations													X						X	X	X	X				
School bus storage and maintenance													X									X				
Self-storage facilities															X	X		X ⁶⁷								
Wineries & breweries ⁷⁹																			X	X						
Miscellaneous Uses																										
Public parks and recreation facilities	X	X	X	X	X	X	X			X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Municipal buildings	X	X	X	X	X	X	X			X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Public utility installations and facilities								X	X								X	X	X	X	X					
Nonprofit clubs, lodges, civic and fraternal organizations												X			X	X	X	X	X	X	X					
Farms & agricultural	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	

	R-120	R-80	R-43	R-27 A, B, C, D, E, F	R-20 A, B, C	R-15	AH-1, -2, -4	AHR-1, -2	TH/MFD	PURD	TC1, TC2	B-1,-2	B-3,-4	B-5	OB-1, -3	OB-1A	OB-2A, -4	OB-5	I-1A, I-1B	I-2	I-2A	BIR	LR	PBR, PBO	Rt 202, Stiles	Two-Fam Ovlly
activities ²⁵																										
Family child-care homes ⁶⁸	X	X	X	X	X	X			X	X	X															
Child-care centers ⁶⁴				X ²⁶							X	X	X		X	X	X	X	X	X	X	X			X	
Assisted living facilities															X	X	X	X	X	X	X					
Nursing homes															X	X	X	X	X	X	X					
Residential health care facilities				X ⁷⁶																						
Hospitals																			X	X	X					
Elder-care centers ⁶⁴				X ²⁶							X															
Places of worship ²⁷	X	X	X	X	X	X									X	X	X	X	X	X	X					
Wireless telecommunications towers ²⁸											X	X	X	X	X	X	X	X	X	X	X	X				
Parking garages																									X ⁸²	
Conditional Uses																										
Apartments ²⁹												X														
Public and private schools ³⁰	X ⁷¹	X ⁷¹	X ⁷¹	X ⁷¹	X ⁷¹	X ⁷¹												X	X	X	X					
Commercial stables and arenas ³¹			X ⁷¹																							
Kennels ⁶⁵	X ⁷¹	X ⁷¹	X ⁷¹	X ⁷¹																						
Community shelters ³²	X ⁷¹	X ⁷¹	X ⁷¹	X ⁷¹	X ⁷¹	X ⁷¹																				
Office buildings				X ^{33, 71}	X ^{34, 71}																					
Retail stores and shops				X ^{35, 71}																					X ³⁶	
Personal service establishments				X ^{35, 71}														X ⁷⁴							X ³⁶	

	R-120	R-80	R-43	R-27 A, B, C, D, E, F	R-20 A, B, C	R-15	AH-1, -2, -4	AHR-1, -2	TH/MFD	PURD	TC1, TC2	B-1,-2	B-3,-4	B-5	OB-1, -3	OB-1A	OB-2A, -4	OB-5	I-1A, I-1B	I-2	I-2A	BIR	LR	PBR, PBO	Rt 202, Stiles	Two-Fam Ovly
Banks and financial institutions, excluding banks with drive-through facilities				X ^{35, 71}														X ⁷⁴								
Health and fitness centers				X ^{35, 71}																						
Animal hospitals and clinics				X ^{35, 71}																						
Public utility buildings and power-generating stations ³⁸																			X	X	X					
Self-storage facilities ³⁹													X			X		X ⁴⁰								
Restaurants, excluding fast-food restaurants and drive-through facilities																					X ³⁶					
Retail food establishments																					X ³⁶					
Accessory Uses																										
Roomers and boarders ⁴¹	X	X	X	X	X	X	X			X																X
Private garages	X	X	X	X	X	X	X	X	X	X						X									X	X
Residential storage and maintenance sheds	X	X	X	X	X	X	X	X	X	X						X									X	X
Shelters for domestic pets	X	X	X	X	X	X																				X
Private swimming pools ⁴²	X	X	X	X	X	X	X	X	X	X						X									X	X
Normal residential accessory	X	X	X	X	X	X	X	X	X	X	X	X				X									X	X

	R-120	R-80	R-43	R-27 A, B, C, D, E, F	R-20 A, B, C	R-15	AH-1, -2, -4	AHR-1, -2	TH/MFD	PURD	TC1, TC2	B-1, -2	B-3, -4	B-5	OB-1, -3	OB-1A	OB-2A, -4	OB-5	I-1A, I-1B	I-2	I-2A	BIR	LR	PBR, PBO	Rt 202, Stiles	Two-Fam Ovlly
structures, such as fireplaces, trellises, lampposts and the like																										
Off-street parking ⁴³	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Off-street loading ⁴⁴								X	X		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Signs ⁴⁵	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Sale of farm produce ⁴⁶	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Temporary structures ⁴⁷	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Private stables ⁴⁸	X	X	X	X	X	X																				X
Satellite dish antennas, amateur radio antennas, receive-only antennas ⁴⁹	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Wireless telecommunications antennas ⁵⁰	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Wireless telecommunications towers ⁵¹											X	X	X	X	X	X	X	X	X	X	X	X				
Tennis courts and other racquet courts ⁵²	X	X	X	X	X	X	X	X	X	X						X									X	X
Playhouses	X	X	X	X	X	X	X			X																X
Open decks, patios and porches	X	X	X	X	X	X	X	X	X	X	X	X				X									X	X
Walls and fences ⁵³	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Garbage, trash and recycling containers and enclosures	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

	R-120	R-80	R-43	R-27 A, B, C, D, E, F	R-20 A, B, C	R-15	AH-1, -2, -4	AHR-1, -2	TH/MFD	PURD	TC1, TC2	B-1,-2	B-3,-4	B-5	OB-1, -3	OB-1A	OB-2A, -4	OB-5	I-1A, I-1B	I-2	I-2A	BIR	LR	PBR, PBO	Rt 202, Stiles	Two-Fam Oonly
Outdoor cafés ⁵⁴											X	X	X								X ⁶⁹	X		X		
Parking garages ⁵⁵							X ¹⁰	X							X	X	X	X	X	X	X	X			X	
Accessory uses normally incidental to hotels, including news stands, tobacconists, gift shops, restaurants, bars, beauty parlors, conference rooms													X									X		X		
Accessory uses normally incidental to office buildings, including news stands, convenience stores, coffee shops, snack bars, child care and adult care facilities, health clubs												X	X		X	X	X	X	X	X	X	X				
Accessory uses normally incidental to country clubs, including court sports, ball fields, swimming pools, boat-houses, docks, playgrounds, picnic areas, locker rooms, gate houses, storage and maintenance buildings, sales or rental of recreational																							X			

	R-120	R-80	R-43	R-27 A, B, C, D, E, F	R-20 A, B, C	R-15	AH-1, -2, -4	AHR-1, -2	TH/MFD	PURD	TC1, TC2	B-1,-2	B-3,-4	B-5	OB-1, -3	OB-1A	OB-2A, -4	OB-5	I-1A, I-1B	I-2	I-2A	BIR	LR	PBR, PBO	Rt 202, Stiles	Two-Fam Ovlly
equipment and related merchandise																										
Employee cafeteria and commissaries															X	X	X	X	X	X	X	X				
Retail sale of goods and products manufactured or warehoused on the premises by the firm or establishment occupying the premises ⁵⁶																			X	X	X	X				
Outdoor storage ⁵⁷												X	X	X					X	X	X	X	X			
Outdoor display of merchandise ⁷⁰										X	X	X	X									X				
Recreational vehicles and equipment ⁵⁸	X	X	X	X	X	X	X			X																X
Home occupations ⁵⁹	X	X	X	X	X	X				X	X															X
Solar energy devices ⁶¹	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Ecoroofs ⁶³	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
EVSE or Make-Ready parking spaces ⁷⁸	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Keeping of animals ⁸⁰	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Accessory uses normally incidental to apartment developments, including leasing and management							X	X	X		X	X													X	

	R-120	R-80	R-43	R-27 A, B, C, D, E, F	R-20 A, B, C	R-15	AH-1, -2, -4	AHR-1, -2	TH/MFD	PURD	TC1, TC2	B-1, -2	B-3, -4	B-5	OB-1, -3	OB-1A	OB-2A, -4	OB-5	I-1A, I-1B	I-2	I-2A	BIR	LR	PBR, PBO	Rt 202, Stiles	Two-Fam Ovly
offices, model apartments ⁷⁷																										
Accessory uses normally incidental to motor vehicle sales, including parking garages, outdoor display of vehicles for sale, vehicle inventory storage within a parking garage, and retail sales, limited to the sale of items related to the principal use.													X ⁸¹									X ⁸¹			X ⁷²	

Footnotes to Schedule C:

- ¹ See Article XXI.
- ² Limited to residential units along Waughaw Road which existed as of May 27, 2008 (see §230-188.E.).
- ³ See §230-179.A.
- ⁴ Only permitted above at-grade retail or other principal permitted uses set forth in §230-188.A.1. through 7.
- ⁵ Permitted in the R-27B District only. See §230-144.
- ⁶ Permitted in the R-20B District only. See §230-144.
- ⁷ Permitted in the R-27C District only. See §230-145.
- ⁸ See §230-146.
- ⁹ See Article XXIII for the AHR-1 District. See Article XXIII A for the AHR-2 District.
- ¹⁰ Permitted in the AHR-1 District only. See §230-193.D.
- ¹¹ Drive-through facilities prohibited.
- ¹² Banks prohibited in those portions of the I-2 District located along Route 202 to the east of Changebridge Road.
- ¹³ In TC1 District, only permitted above at-grade retail or other principal permitted uses set forth in §230-188.A.1. through 7.
- ¹⁴ Excluding a restaurant serving alcoholic beverages unless said restaurant constitutes the only use of the property.
- ¹⁵ Not including used car lots except as accessory to a new motor vehicle franchise located on the premises.
- ¹⁶ Permitted in the OB-3 District only.
- ¹⁷ Permitted only when said facility constitutes the only use of the property, is part of a restaurant which is the only use of the property, or is operated in conjunction with a package liquor store which is the only use of the property.
- ¹⁸ See §230-147.
- ¹⁹ See §230-148.
- ²⁰ Not involving chemical or liquid treatment, processes or wastes when located in the CWR Overlay District.
- ²¹ In the OB-3 District only, engineering research and design of products and materials including the testing of finished or prototype products as an adjunct to an office facility subject to the following limitations:
- (a) No products or materials shall be manufactured or produced on the premises.
 - (b) The products and materials involved in the research process shall be those produced by a business of which the office facility is a part.
 - (c) The operation shall not involve biological research or the research, development and testing of organic, chemical or potentially hazardous products, materials or substances nor dispose of any materials, except water, into the sanitary sewer disposal system.
- (d) The floor area devoted to the design and testing of products and materials shall not exceed the lesser of 20% of the total floor area of the office facility including the research portion or 15,000 square feet.
- (e) Any research operation shall comply with limitations imposed by the performance standards set forth in §230-142.
- (f) The foregoing shall not be deemed to exclude economic, sociological and educational research which, for purposes of these provisions, shall be deemed to be office uses.
- ²² Limited to the storage of dry goods, products or other articles.
- ²³ Not involving the storage of liquid or chemical materials when located in the CWR Overlay District.
- ²⁴ Permitted in the TC2 District only. See §230-188.B.
- ²⁵ See §230-143.
- ²⁶ Permitted in the R-27D and R-27E Districts only.
- ²⁷ See §230-151.
- ²⁸ See §230-227.
- ²⁹ Permitted in the B-1 District only. See §230-170.
- ³⁰ See §230-163.
- ³¹ See §230-164.
- ³² See §230-166.
- ³³ Permitted in the R-27D and R-27E Districts only. For the R-27D District, see §230-167. For the R-27E District, see §230-168.
- ³⁴ Permitted in the R-20C District only. See §230-169.
- ³⁵ Permitted in the R-27E District only. See §230-168.
- ³⁶ See §230-171.
- ³⁷ See Article XXXII for the Route 202 Overlay District. See Article XXXIII for the Stiles Lane Overlay District.
- ³⁸ See §230-172.
- ³⁹ See §230-173.
- ⁴⁰ Permitted in the I-1B District only.
- ⁴¹ Limited to the leasing or rental of a room or rooms within a single-family dwelling owned by any senior citizen, provided such dwelling is the senior citizen's primary residence, and further provided such room or rooms are leased or rented to not more than one person (per N.J.S.A. 40:55D-68.4).
- ⁴² See §230-152.

⁴³ See §230-203.

⁴⁴ See §230-204.

⁴⁵ See Article XXVII.

⁴⁶ See §230-143.

⁴⁷ See §230-133.

⁴⁸ Accessory to a one-family dwelling only. See §230-154.

⁴⁹ See §230-155.

⁵⁰ Antennas on existing principal structures shall be a permitted accessory use in all I Districts, pursuant to §230-226.A. In all other zones, antennas shall only be permitted on property owned, leased or otherwise controlled by the Township of Montville, pursuant to §230-226.C.

⁵¹ See §230-227.

⁵² See §230-153.

⁵³ See §230-159.

⁵⁴ See §230-96.C.1.

⁵⁵ See §230-157.

⁵⁶ Subject to the following limitations:

- (a) Said retail sales shall take place entirely within the confines of a building.
- (b) The area devoted to retail sales shall be limited to a maximum 10% of the floor area occupied by the firm or establishment or 2,500 square feet, whichever is the lesser.
- (c) There shall be at least one off-street parking space for each 200 square feet of floor area devoted to retail sales. The required number of parking spaces shall be determined separately from other operations in the building.
- (d) Said retail sales shall be conducted during the hours of 9:00 A.M. to 5:00 P.M., Monday through Friday only.

⁵⁷ See §230-156.

⁵⁸ See §230-136.

⁵⁹ See §230-158.

⁶⁰ See Article XXXIV.

⁶¹ See §230-160.

⁶² [Reserved]

⁶³ See §230-161.

⁶⁴ See §230-150.

⁶⁵ See §230-165.

⁶⁶ See §230-193.

⁶⁷ See §230-149.

⁶⁸ Family child-care homes shall be subject to the Manual of Requirements for Family Child Care Registration, N.J.A.C. 10:126, as well as the requirements for

home occupations, as set forth in §230-158. In the case of a conflict, N.J.A.C. 10:126 shall govern.

⁶⁹ Only permitted as an accessory to a conditionally permitted restaurant use pursuant to §230-171.B.

⁷⁰ See §230-156.1.

⁷¹ Also see §230-162.

⁷² For PBR See §230-245 through §230-249.1 and for PBO see §230-250 through §230-255.

⁷³ Permitted in the OB-4 Zone only.

⁷⁴ See §230-173.1.B.

⁷⁵ Permitted in the TC1 District only.

⁷⁶ Permitted in the R-27F District only. See §230-151.1.

⁷⁷ Model apartments shall not be used for residential occupancy and shall be utilized solely for prospective tenants to view.

⁷⁸ See §230-161.1.

⁷⁹ Including tasting rooms, microbreweries, distilleries, wine making and similar activities which allow for public consumption on the premises. (Proper licensing required based on New Jersey State Alcohol and Beverage Control).

⁸⁰ See §230-161.2.

⁸¹ Excluding parking garages.

⁸² Provided that a parking garage shall only be permitted as a principal use if same is developed with adjacent motor vehicle sales use(s) as an integrated whole and same is used solely by the adjacent motor vehicle sales use(s). See §230-249.1.B.(3).

⁸³ See Article XXXVI.