

Existing permitted, accessory and conditional uses in Zoning Districts of Borough of Westwood

P= Permitted Use; A = Accessory Use; C= Conditional Use

#	Zone  Type of Use	Residential			Office		Limited Business			Industrial	Commercial				Hospital		C
		R-1	R-2	R-3	C.O.	O	LB-1	LB-2	LB-3	L.M	C.B.D	C.B.D/S.P.E	R.W	SC	H.S.O	H	
		Residential	Moderate Density/ Professional Offices	Medium Density Residential	Central Office	Office	Limited Business District-1	Limited Business District- 2	Limited Business District-3	Light Manufacturing	Central Business District	Central Business District/ Special Pedestrian District	Retail Wholesale	Shopping Center	Health Services Offices	Hospital District	Cemetery
1	Single Family Dwellings	P				P					P (R-1)			P			
2	Detached Two Family Dwellings		P		P												
3	Townhouses with specific bulk regs			P													
4	Multifamily dwellings with specific bulk regs			P													
5	Accessory structures and uses customarily incidental to permitted uses			A	A		A	A								A	
6	Municipal buildings and uses	P	P	P	P						P	P	P				
7	Essential Municipal Services								P						P	P	
8	Community Residences	P	P														
9	Child Care Centers with specific bulk regulations				P	P/A**	P	P/A**	P/A**	P/A**	P	P/A**	P	P/A**	P/A**	P/A**	
10	Family Day Care Homes	P	P														
11	Private Garages ( minimum two)	A	A														
12	Hothouses or green houses ( min. distance from side or rear yard 10 ft)	A	A														
13	Swimming Pool and tennis courts	A	A														
14	Fences and Walls	A	A	A	A	A		A	A	A		A		A	A	A	
15	Tool Sheds and Garden Sheds	A	A														
16	Home based business	A	A														
17	Business and Professional Offices		P		P	P	P	P	P	P	P (2ND FLR)		P		P		
18	Offices		P		P												
19	Medical Offices						P	P	P	P	P		P				
20	Medical Labs and service facilities														P		
21	Real Estate Offices						?	?			P		P				

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22	Upper floors only: brokerage houses, business and professional offices, custom packaging and retail mail services, provided that the service is incidental to main use, finance companies, nail salons, radio and television repair shops, stockbroker, tailor shops, travel and ticket agencies.										P-(both on ground and upper floor)	P (2ND FLR)		P (both on ground and upper floor)			
22	Multilevel Parking Garages															A	
23	Mixed Use Development permitting banks (including drive through), health clubs, offices per 195-131F					C											
24	Off Street Parking	A	A	A	A	A	P (subject to Article XX)	A	A	A	A	A	A	A	A	A	
25	Signs	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
26	Places of worship	C	C	C													
27	Public and Private Elementary Schools	C	C	C													
28	Quasi Public Swim Clubs	C															
29	Antique Shops						P	P	P		P	P		P			
30	Art Galleries, arts and crafts shops										P	P		P			
31	Books, record and CD stores; book stores										P	P		P			
32	Eyewear and Optical Stores										P	P	P	P			
33	Butcher Shops, delicatessens										P	P		P			
34	Bakery Shops, candy stores and confectioneries										P	P		P			
35	Banks						P	P	P		P	P		P			
36	Drive through banks						P		P					P			
37	Hair Salons, Hair accessory shops										P	P		P			
38	Clothing stores, dress shops, wearing apparel										P	P	P	P			
39	Camera Stores, photographic equipment and studios										P	P		P			
40	Drapers										P	P		P			
41	Furniture store, home furnishing store						P				P	P	P	P			

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42	Paint, Wallpaper and related decorating item stores												P	P			
43	Chinaware/flatware/glassware shops										P	P		P			
44	Cigar stores										P	P		P			
45	Dry-cleaning stores						P	P			P( no laundromats)	P		P( no laundromats)			
46	Dry goods and variety stores										P	P		P			
47	Card shops, flower shops										P	P		P			
48	Coin stores										P	P		P			
49	Drugstores										P	P		P			
50	Gift shops										P	P		P			
51	Retail sale of prepared foods and related products to be consumed off premises										P			P			
52	Gourmet and specialty foods stores (food stores having 1,500 sq ft or more may install 8 seats and tables for consumption of food prepared by the establishment, provided that table service shall be prohibited)										P	P		P			
53	Interior decorating or home accessories store																
54	stores, interior decorators										P	P		P			
55	Hobby Shops										P	P		P			
56	Leather goods shops										P	P	P	P			
57	Jewelers										P	P		P			
58	Jewelry, crystal, flatware, sale of gold and silver and related products (not to be construed as pawn shop)												P				
59	Knitting supplies stores										P	P		P			
60	Picture framing shops										P	P		P			
61	Linen Stores										P	P	P	P			
62	Package liquor stores intended primarily for retail distribution for off-premises										P	P		P			
63	Music Shops, Music instruments stores										P	P		P			
64	Music studios and music instruction studios						P				2ND FLR?	2ND FLR?					

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65	Shoes and Footwear												P	P			
66	Shoe repair shops, Shoe sales stores										P	P		P			
67	Pet shops										P	P		P			
68	Post Office										P	P		P			
69	Telecommunication stores										P	P		P			
70	Coffee shops										P	P		P			
71	Ice cream parlors										P	P		P			
72	Sporting good stores										P	P	P	P			
73	Sporting good and related products (not to be construed to include the sale of guns, rifles, ammunitions or weapons)										P	P	P	P			
74	Stationers										P	P		P			
75	Toy Stores										P	P		P			
76	Parking areas or lots or buildings operated in conjunction with a permitted use.										P	P		P			
77	Upper floors only: brokerage houses, business and professional offices, custom packaging and retail mail services, provided that the service is incidental to main use, finance companies, nail salons, radio and television repair shops, stockbroker, tailor shops, travel and ticket agencies.										P-(both on ground and upper floor)	P (2ND FLR)		P (both on ground and upper floor)			
78	Appliance or electronic supply shops						P				P						
79	Retail appliance store										P			P			
80	Dance Studios							?	?		P		?	P			
81	Instructional Dance or martial arts studio						P	P	?								
82	Recording Studios							P									
83	Financial services, bond salespersons and sale of financial products.										P			P			
84	Fish Store										P			P			
85	Video Stores										P			P			

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86	Restaurant, restaurant with bar ( no portion of same shall be located within 100 feet of the R-1 residential zone)										P			P			
87	Fast-food restaurants						P										
88	Restaurants						p		P								
89	Bicycle Shops		?				?	?	?					P			
90	Department Stores													P			
91	Exercise and Tanning facilities					C								P			
92	Grocery and food stores													P			
93	Household appliance and repair shops						P							P			
94	Glass, window and mirror stores													P			
95	Office equipment stores												?	P			
96	Radio and Television repair shops													P			
97	Custom packaging and retail mail services						P	P	?			P (2ND FLR)		P			
98	Shopping centers or multiple -unit shops or stores developed and managed as a single unit engaged in retail merchandising only, provided that they include only the forgoing permitted uses.													P			
99	Computer, telephone and related electronic equipment sales and rentals												P				
100	Electronic Sales and Service																
101	Retail Office Supplies						P	P									
102	Retail sales of durable products, such as furniture manufactured, stored or assembled for sale on site, with a minimum retail area of 25% of the total building area						P										

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103	Retail sales of appliances, furniture, office equipment or similar bulky durable items.						P		P								
104	square foot of gross leasable area						P										
105	Health Club														C		
106	Indoor ice skating rinks							P									
107	Recreation Uses						P										
108	Passenger Car Rentals						P										
109	Light Manufacturing									P							
110	Warehouses									P							
111	Self storage facilities									P							
112	Laboratories									P							
113	Hospitals														P	P	
114	Nursing Homes														P		
115	Medical Schools															P	
116	Pharmacies structurally incorporated in the principal use															A	
117	Congregate Care and Assisted Living Facilities														P		
118	Research and development uses														P		
119	Gasoline and service stations														C		

\*\* permits child care facilities as both permitted and accessory use referencing to two sections §195-129B or §195-130H