

LAND USE
17 Attachment 1

SCHEDULE A – CITY OF PLAINFIELD USE RESTRICTIONS (Section 17:9)

[MC 2006-37, November 22, 2006; MC 2010-27, November 22, 2010; MC 2010-37, December 20, 2010; MC 2012-20, November 26, 2012; MC 2013-13, December 9, 2013; MC 2013-15, December 9, 2013; amended 8-16-2021 by Ord. No. MC 2021-24]

ZONES	PERMITTED USES	ACCESSORY USES
R-1 Very Low Density Residential	<ul style="list-style-type: none"> • Single-family dwellings • Community residences as per N.J.S.A. 40:55D-66.1 	<ul style="list-style-type: none"> • Home occupations • Family day care homes per N.J.S.A. 40:55D-66.5b
R-2 Low Density Residential	<ul style="list-style-type: none"> • Single-family dwellings • Community residences as per N.J.S.A. 40:55D-66.1 	<ul style="list-style-type: none"> • Home occupations • Family day care homes per N.J.S.A. 40:55D-66.5b
R-3 Low/Moderate Density Residential	<ul style="list-style-type: none"> • Single-family dwellings • Community residences as per N.J.S.A. 40:55D-66.1 	<ul style="list-style-type: none"> • Home occupations • Family day care homes per N.J.S.A. 40:55D-66.5b
R-4 Moderate Density Residential	<ul style="list-style-type: none"> • Single-family dwellings • Two-family dwellings • Community residences as per N.J.S.A. 40:55D-66.1 	<ul style="list-style-type: none"> • Home occupations • Family day care homes per N.J.S.A. 40:55D-66.5b
R-5 Medium Density Residential	<ul style="list-style-type: none"> • Single-family dwellings • Two-family dwellings • Community residences as per N.J.S.A. 40:55D-66.1 	<ul style="list-style-type: none"> • Home occupations • Family day care homes per N.J.S.A. 40:55D-66.5b
R-6 Medium/High Density Residential	<ul style="list-style-type: none"> • Single-family dwellings • Two-family dwellings • Apartments • Townhouses • Community residences as per N.J.S.A. 40:55D-66.1 • Nursing homes • Assisted living facility • Houses of worship • Senior citizen housing 	<ul style="list-style-type: none"> • Home occupations • Family day care homes per N.J.S.A. 40:55D-66.5b

PLAINFIELD CODE

ZONES	PERMITTED USES	ACCESSORY USES
R-7 High Density Residential	<ul style="list-style-type: none"> • Single-family dwellings • Two-family dwellings • Apartments • Townhouses • Community residences as per N.J.S.A. 40:55D-66.1 • Nursing homes • Assisted living facility • Houses of worship • Senior citizen housing 	<ul style="list-style-type: none"> • Home occupations • Family day care homes per N.J.S.A. 40:55D-66.5b
R-B Broadway Historic District	<ul style="list-style-type: none"> • Single-family dwellings • Community residences as per N.J.S.A. 40:55D-66.1 • Bed-and-breakfasts, home stays, guest houses 	<ul style="list-style-type: none"> • Home occupations • Family day care homes per N.J.S.A. 40:55D-66.5b
R-CA Crescent Area Historic District	<ul style="list-style-type: none"> • Single-family dwellings • Two-family dwellings • Community residences as per N.J.S.A. 40:55D-66.1 • Bed-and-breakfasts, home stays, guest houses • Houses of worship 	<ul style="list-style-type: none"> • Home occupations • Family day care homes per N.J.S.A. 40:55D-66.5b
R-HA Hillside Avenue Historic District	<ul style="list-style-type: none"> • Single-family dwellings • Community residences as per N.J.S.A. 40:55D-66.1 • Bed-and-breakfasts, home stays, guest houses 	<ul style="list-style-type: none"> • Home occupations • Family day care homes per N.J.S.A. 40:55D-66.5b
R-NH Netherwood Heights Historic District	<ul style="list-style-type: none"> • Single-family dwellings • Community residences as per N.J.S.A. 40:55D-66.1 • Bed-and-breakfasts, home stays, guest houses 	<ul style="list-style-type: none"> • Home occupations • Family day care homes per N.J.S.A. 40:55D-66.5b
R-PW Putnam-Watchung Historic District (This HD is divided into two sub-zones: PW-1 and PW-2.)	PW-1 Zone: <ul style="list-style-type: none"> • Single-family dwellings • Community residences as per N.J.S.A. 40:55D-66.1 • Bed-and-breakfasts, home stays, guest houses PW-2 Zone: <ul style="list-style-type: none"> • Single-family dwellings, two-family dwellings • Community residences as per N.J.S.A. 40:55D-66.1 • Bed-and-breakfasts, home stays, guest houses 	<ul style="list-style-type: none"> • Home occupations • Family day care homes per N.J.S.A. 40:55D-66.5b

LAND USE

ZONES	PERMITTED USES	ACCESSORY USES
R-VWB Van Wyck Brooks Historic District (This HD is divided into two sub-zones: VWB-1 and VWB-2.)	VWB-1 Zone: <ul style="list-style-type: none"> • Single-family dwellings • Community residences as per N.J.S.A. 40:55D-66.1 • Bed-and-breakfasts, home stays, guest houses VWB-2 Zone: <ul style="list-style-type: none"> • Single-family dwellings, two-family dwellings • Community residences as per N.J.S.A. 40:55D-66.1 • Bed-and-breakfasts, home stays, guest houses 	<ul style="list-style-type: none"> • Home occupations • Family day care homes per N.J.S.A. 40:55D-66.5b
NAHD North Avenue Historic District	<ul style="list-style-type: none"> • Mixed-use residential dwellings • Child care centers per N.J.S.A. 40:55D-66.6 • Retail (excluding drive-in establishments) • Personal and commercial service establishments (excluding drive-in establishments) • Offices, including medical offices • Banks • Health and fitness clubs • Art studios and art galleries • Theaters • Hotels • Restaurants (excluding drive-in establishments) • Taverns • Recording studios • Repair shops 	<ul style="list-style-type: none"> • Outdoor dining
Historic Park GB Green Brook Park	<ul style="list-style-type: none"> • Parks • Open space and trails • Community gardens • Recreational areas • Stormwater retention • Accessory buildings and structures 	

PLAINFIELD CODE

ZONES	PERMITTED USES	ACCESSORY USES
Historic Park CB Cedar Brook Park	<ul style="list-style-type: none"> • Parks • Open space and trails • Community gardens • Recreation area • Stormwater retention • Accessory buildings and structures 	
NC Neighborhood Commercial	<ul style="list-style-type: none"> • Mixed-use residential dwellings • Child care centers per N.J.S.A. 40:55D-66.6 • Retail • Personal service establishments • Laundromats • Offices • Banks • Funeral homes/mortuary • Restaurants • Community centers, public and nonprofit • Nursing homes • Houses of worship • Assisted living facilities, senior citizen housing • Adult day care facility • Recording studios • Repair shops 	<ul style="list-style-type: none"> • Outdoor dining

LAND USE

ZONES	PERMITTED USES	ACCESSORY USES
CBD Central Business District	<ul style="list-style-type: none"> • Mixed-use residential dwellings • Child care centers per N.J.S.A. 40:55D-66.6 • Retail (excluding drive-in establishments) • Personal service establishments (excluding drive-in establishments) • Offices, including medical offices • Banks • Health and fitness club • Art studios and art galleries • Theaters • Hotels • Restaurants (excluding drive-in establishments) • Taverns, nightclubs, banquet halls • Parking lots and parking garages • Recording studios • Repair shops • Cannabis Class 5 (See § 17:9-24A) 	<ul style="list-style-type: none"> • Outdoor dining
PO Professional Office/Medical	<ul style="list-style-type: none"> • Single-family dwellings, two-family dwellings • Apartments • Mixed-use residential dwellings • Child care centers per N.J.S.A. 40:55D-66.6 • Offices, including medical offices • Hospital • Telecommunication facilities on existing buildings and structures 	

PLAINFIELD CODE

ZONES	PERMITTED USES	ACCESSORY USES
GC General Commercial	<ul style="list-style-type: none"> • Child care centers per N.J.S.A. 40:55D-66.6 • Laundromats • Banks • Funeral homes/mortuary • Veterinary hospital • Restaurant, nightclubs • Drive-through facilities of any type • Health and fitness clubs • Commercial recreation facilities • Automobile dealership • Automobile service station • Automotive body shop • Car wash, repair shops • Nursery and landscaping facility • Recording studios • Repair shops 	<ul style="list-style-type: none"> • Outdoor dining

LAND USE

ZONES	PERMITTED USES	ACCESSORY USES
MU Mixed Use	<ul style="list-style-type: none"> • Mixed-use residential dwellings • Apartments, townhouses • Retail • Personal service establishments • Laundromats • Offices, including medical offices • Nursing homes • Senior citizen housing • Restaurants, banquet halls • Banks • Funeral homes • Health and fitness clubs • Car wash • Assisted living facility • Theater • Adaptive reuse of existing residential dwellings • Telecommunication facilities on existing buildings and structures • Taverns, nightclubs • Automobile service station • Houses of worship • Recording studio • Repair shops 	<ul style="list-style-type: none"> • Outdoor dining

PLAINFIELD CODE

ZONES	PERMITTED USES	ACCESSORY USES
LI Light Industrial	<ul style="list-style-type: none"> • Child care centers per N.J.S.A. 40:55D-66.6 • Manufacturing • Assembly • Automobile repair shop • Warehouse and/or distribution facility • Offices • Print shops • Health and fitness clubs • Banquet halls • Research facilities • Automotive body shop • Telecommunication facilities on existing buildings and structures • Taverns • Cannabis Classes 1 through 4 (See § 17:9-24A) <p>The following are MRC uses:</p> <ul style="list-style-type: none"> • Large-scale retail and entertainment as follows: <ul style="list-style-type: none"> • Supermarket • Community Shopping Center • Full-service restaurant, other than drive-in, drive-thru and/or fast-food establishments • Indoor amusement facilities • Bars and cocktail lounges without live entertainment or dancing as part of indoor amusement facilities, including theaters, bowling alleys, and skating rinks 	

LAND USE
SCHEDULE A – TODD USE RESTRICTIONS (Section 17:9)

TRANSIT ORIENTED DEVELOPMENT DOWNTOWN (TODD) DISTRICTS - SCHEDULE A
[MC 2012-20, November 26, 2012; MC 2015-34; amended 8-16-2021 by Ord. No. MC 2021-24; 12-13-2021 by Ord. No. MC 2021-39]

USES	TODD Central Business District (TODD/CBD)	TODD North Avenue Historic District (TODD/ NAHD)	TODD Cleveland Arts District (TODD/ CLAD)	TODD Parking District (TODD/PD)	TODD College District (TODD/CD)	TODD Civic Historic District (TODD/CHD)	TODD Transition District (TODD/TD)
Mixed-use structure	X	X	X	X	X	X	X
Apartments						X	X
Townhouses							X
Child-care center	X	X	X		X	X per N.J.S.A. 40:55D-66.6	X
Retail sales	X	X	X	X	X		X
Personal service establishment	X	X	X	X	X		X
Office	X	X	X	X	X	X	X
Art studio		X	X		X		X
Art gallery		X	X		X		X
Museum		X	X		X	X	X
Restaurants	X	X	X	X	X		X
Tavern	X	X	X		X		X
Nightclub	X	X	X		X		
Bank, with drive-through facility				X			X
Bank, excluding drive-through facility	X		X	X	X		X
Health and fitness club	X	X	X	X	X	X	X
Theater	X						
Hotel	X	X					
Banquet hall	X						X
Parking lot	X				X		X

PLAINFIELD CODE

USES	TODD Central Business District (TODD/CBD)	TODD North Avenue Historic District (TODD/ NAHD)	TODD Cleveland Arts District (TODD/ CLAD)	TODD Parking District (TODD/PD)	TODD College District (TODD/CD)	TODD Civic Historic District (TODD/CHD)	TODD Transition District (TODD/TD)
Parking structure				X			
Laundromat							X
Nursing home							X
Adult day care facility	X						X
Assisted living facility							X
Funeral home							X
Wireless communication facility	X			X			
House of worship							X
Fraternal organization	X						X
College					X		
Open space	X	X	X	X	X	X	X
Cannabis Class 5 (See § 17:9-24A)	X	X	X	X	X		X

LAND USE
SCHEDULE A – TODN USE RESTRICTIONS (Section 17:9)

TRANSIT ORIENTED DEVELOPMENT NETHERWOOD (TODN) DISTRICTS -SCHEDULE A
[MC 2013-01, May 13, 2013]

USES	TODN Train Station Area Zone (TODN/TSA)	TODN Trainside Commercial Zone (TODN/TSC)	TODN Trainside Residential Zone (TODN/TSR)	TODN Professional Office Zone (TODD/PO)	TODN Parkside Residential Zone (TODN/PSR 1)	TODN Parkside Residential Zone (TODN/ PSR 2)	High Density Residential R-8 Zone
Single-family dwellings				X	X	X	
Two-family dwellings				X	X	X	
Mixed-use structure		X	X	X			X
Apartments		X	X			X	X
Townhouses			X		X	X	X
Child-care center		X	X	X		X	X
Retail sales	X	X	X				
Personal service establishment	X	X	X				
Office	X	X	X	X			
Art studio		X					
Art gallery		X					
Museum	X	X					
Restaurants	X	X					
Tavern		X					
Nightclub		X					
Bank, with drive-through facility		X					
Bank, excluding drive-through facility		X	X				
Health and fitness club		X					
Theater		X					
Hotel		X					

PLAINFIELD CODE

USES	TODN Train Station Area Zone (TODN/TSA)	TODN Trainside Commercial Zone (TODN/TSC)	TODN Trainside Residential Zone (TODN/TSR)	TODN Professional Office Zone (TODD/PO)	TODN Parkside Residential Zone (TODN/PSR 1)	TODN Parkside Residential Zone (TODN/ PSR 2)	High Density Residential R-8 Zone
Banquet hall		X					
Parking lot	X	X					
Parking structure	X	X					
Laundromat		X					
Nursing home						X	X
Adult day care facility						X	X
Assisted living facility						X	X
Funeral home		X	X	X			
Wireless communication facility		X					
House of worship			X				
Fraternal organization		X					
Open space	X	X	X	X	X	X	X
Electric vehicle charging station (EVCS) – as principal use	X	X					

§ 17:9-18.2. Transit Oriented Development Downtown Zones (TODD). [MC 2012-20, November 26, 2012]

- A. Purpose. The purpose of the Transit Oriented Development Downtown Zones (TODD) is to provide the foundation for a complementary mixture of appropriately intensive commercial and high-density residential land uses in close proximity to the downtown train station. The TODD Zones are intended to be pedestrian friendly to create a symbiotic benefit through the provision of an aesthetically improved, vibrant, and commercially active downtown for Plainfield residents and visitors. The TODD Zones consolidate most of the existing zones within an irregularly based one-quarter (1/4) mile distance from the downtown Plainfield train station. The TODD Zones are seven (7) distinct zone districts, with different purposes, that foster formation of an active, thriving downtown appropriately buffered from surrounding lower density residential uses. Related goals include the following:
1. To increase the use of the downtown train station by providing for a concentrated mix of retail, office, residential, public and open space uses that are within walking distance of each other and the train station for shoppers, commuters, residents, employees and visitors;
 2. To revitalize the downtown train station area by providing for land uses that generate train ridership and enhance economic activity and vitality during day and evening use;
 3. To improve the appearance and safety of the downtown from the transit corridor to attract shoppers and visitors;
 4. To encourage a safe, efficient, user friendly and environmentally conscious pedestrian and bicycle oriented system linked to transit use;
 5. To encourage public and private investment and thereby improve the tax base of the City;
 6. To provide transit supportive and user-friendly site-design guidelines;
 7. To preserve and maintain residential neighborhoods in and adjacent to the zones;
 8. To advance the development of the Green Brook walkway through the area and to add a linkage between the train station and Green Brook through physical and visual connections;
 9. To address existing and future parking needs of residents, businesses, shoppers and commuters;
 10. To develop an improved coordinated, visual streetscape within the zones.
- B. Master Plan and New Jersey Transit Plan Consistency. Design of all development in the TODD Zones shall take into consideration the City master plan guidelines regarding transit-oriented development, most particularly within the Land Use and Circulation elements. The Planning Board may submit site plans for developments within the TODD Zones to New Jersey Transit (NJT) for its advice and comments concerning the relationship of the development to NJT facilities and services and the NJT "Planning for Transit-Friendly Land Use" handbook.

C. Transit Oriented Development Downtown/Central Business District (TODD/ CBD).

1. Purpose. This zone serves as the main pedestrian shopping district.
2. Permitted Uses. See Schedule A which may be found as an attachment to this chapter.
3. Accessory uses as defined in Section 17:1-6 are permitted subject to the supplementary zoning restrictions where applicable.
4. Bulk Requirements. See Schedule B which may be found as an attachment to this chapter.

D. Transit Oriented Development Downtown/North Avenue Historic District (TODD/NAHD).

1. Purpose. This district serves as the entryway into the City for transit users, since it is adjacent to the north side of the downtown train station, and the North Avenue Historic District is the first impression that many travelers have of Plainfield. In addition to Planning Board approval, development is subject to review by the Historic Preservation Commission.
2. Permitted uses are as shown in Schedule A which may be found as an attachment to this chapter.
3. Accessory uses as defined in Section 17:1-6 are permitted subject to the supplementary zoning restrictions where applicable.
4. Bulk Requirements. See Schedule B which may be found as an attachment to this chapter.

E. Transit Oriented Development Downtown/Cleveland Arts District (TODD/ CLAD).

1. Purpose. This district is intended to promote arts, culture, restaurant and entertainment immediately adjacent to the south of the train station. These facilities shall provide pedestrian connections to existing art-oriented activities and historic structures to the surrounding neighborhoods.
2. Permitted uses are as shown in Schedule A which may be found as an attachment to this chapter.
3. Accessory uses as defined in Section 17:1-6 are permitted subject to the supplementary zoning restrictions where applicable.
4. Bulk Requirements. See Schedule B which may be found as an attachment to this chapter.

F. Transit Oriented Development Downtown/Parking District (TODD/PD).

1. Purpose. This district provides parking for the entire TODD Zone. Regulations requiring property owners/developers to pay assessments based on parking needs will be implemented in the future as part of a TODD parking/traffic study.
2. Permitted uses are as shown in Schedule A which may be found as an attachment to this

chapter.

3. Accessory uses as defined in Section 17:1-6 are permitted subject to the supplementary zoning restrictions where applicable.
4. Bulk Requirements. See Schedule B which may be found as an attachment to this chapter.

G. Transit Oriented Development Downtown/College District (TODD/CD).

1. Purpose. This district provides for the present and future needs of the Plainfield campus of Union County College (UCC), which anchors this district. This district designates the college as a permitted use and promotes its expansion. Blocks 308 and 309 shall be developed as one unified college campus with linked buildings, open space and safe pedestrian crossings.
2. Permitted uses are as shown in Schedule A which may be found as an attachment to this chapter.
3. Accessory uses as defined in Section 17:1-6 are permitted subject to the supplementary zoning restrictions where applicable.
4. Bulk Requirements. See Schedule B which may be found as an attachment to this chapter.

H. Transit Oriented Development Downtown/Civic Historic District (TODD/ CHD).

1. Purpose. This district preserves the character of the existing Civic Historic District composed of City Hall, the City Hall Annex, the YMCA building and the War Memorial monument within the larger TODD.
2. Permitted uses are as shown in Schedule A which may be found as an attachment to this chapter.
3. Accessory uses as defined in Section 17:1-6 are permitted subject to the supplementary zoning restrictions where applicable.
4. Bulk Requirements. See Schedule B which may be found as an attachment to this chapter.

I. Transit Oriented Development Downtown/Transition District Zone (TODD/TD).

1. Purpose. This district serves as a transition between the high intensity uses permitted in the TODD, CBD, NAHD, CLAD and PD Districts and the surrounding lower density housing and commercial uses at the perimeter of the TODD Zone.
2. Permitted uses are as shown in Schedule A which may be found as an attachment to this chapter.
3. Accessory uses as defined in Section 17:1-6 are permitted subject to the supplementary zoning restrictions where applicable.

4. Bulk Requirements. See Schedule B which may be found as an attachment to this chapter.