

**§ 215-150. District descriptions; compliance. [Amended 2-5-1991 by Ord. No. 2-1991]**

- A. The City of Northfield is hereby divided into districts as follows: **[Amended 4-24-2012 by Ord. No. 3-2012; 10-9-2012 by Ord. No. 9-2012; 12-16-2014 by Ord. No. 7-2014]**

R-1	Residential, Single Family	3 to 4 dwelling units/acre
R-1A	Residential, Single Family	3 to 4 dwelling units/acre; variable lot size
R-2	Residential, Single Family	4 to 5 dwelling units/acre
R-3	Residential, Single Family	6 to 7 dwelling units/acre
R-4	Residential, Single Family,	
R-SC	Residential, Senior Citizen	
PSU	Public Service Use	Block 69, Lots 1.01 and 4 only
AH	Adult Housing	
C-C	Country Club	
N-B	Neighborhood Business	
R-B	Residential Business	
C-B	Community Business	
R-C	Regional Commercial	
C-MF	Commercial Multifamily	
O-P	Office Professional	
O-PB	Office Professional Business	

- B. The regulations set forth in this chapter for each district shall be minimum regulations and shall apply uniformly to each class of structure or land within the district, except as hereinafter provided.
- C. No building shall hereafter be erected and no existing building shall be moved, altered, added to or enlarged, nor shall any land or building or portion of a building be used, designed, or arranged to be used for any purpose unless in conformity with all of the regulations herein specified for the district in which is it located.
- D. Every main building shall be located on a lot as defined in this chapter. Except for planned development groups complying with all the regulations applying thereto as prescribed by this chapter, no more than one single- or two-family dwelling building and its accessory buildings shall hereafter be erected on any one lot.
- E. No yard or lot existing at the time of passage of this chapter shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this chapter shall meet the minimum requirements established by this chapter.

- F. For the purpose of this chapter, uses and structures in each district shall conform to the standards of §§ 215-104, Off-street loading; 215-105, Off-street parking, and 215-113, Signs, which standards shall apply uniformly to each class of structure or land within the district. Development applications not conforming to the aforementioned sections shall require a variance or variances pursuant to this chapter and N.J.S.A. 40:55D-1 et seq.
- G. Where a "similar use" is permitted in a district as set forth in this chapter, the City Planning Board has the right to make an interpretation as to whether a "use" is a "similar use" for purposes of the district. **[Added 10-9-2012 by Ord. No. 9-2012]**