

UNIFIED DEVELOPMENT ORDINANCE

400 Attachment 1

City of Trenton

TABLE OF PERMISSIBLE USES

[R.O. 2011 Art. XI; Ord. No. 01-10 Art. XI, 4-9-2001; Ord. No. 04-25 §1, 7-26-2004; Ord. No. 09-47 §1, 12-14-2009; Ord. No. 10-2 §1, 1-11-2010; Ord. No. 2015-14 §1, 3-23-2015; Ord. No. 2019-46, 6-10-2019; Ord. No. 2019-76, 10-28-2019]

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For purposes of this table "NP" means not permitted, "P" permitted, "C" conditional use permit														
	ZONES													
USES DESCRIPTION	"R-1"	"R-2"	"R-3"	"R-4"	"R-5"	"B-1"	"B-2"	"B-3"	"B-4"	"M-U"	"I-1"	"I-2"	"P/SP"	"O-1"
A. Single-family residence														
Single-family detached, one dwelling unit per lot	P	P	P	C	C	NP	NP	NP	NP	C	NP	NP	C	C
Site-built/modular structures	P	P	P	P	P	C	C	C	C	P	NP	NP	NP	C
B. Single-family detached, more than one dwelling unit per lot														
Site-built/modular structures	P	C	C	C	NP	NP	NP	NP	NP	C	NP	NP	NP	C
Modular homes	C	C	C	C	C	C	C	NP	NP	C	NP	NP	C	C
Mobile homes (mobile home parks)	C	NP	NP	C	NP	NP	NP	NP	NP	C	NP	NP	NP	C
C. Two-family residence														
Two-family conversion	C	C	C	P	P	P	P	NP	NP	P	NP	NP	C	C
Primary residence with accessory apartment	P	P	P	C	C	C	C	C	C	C	NP	NP	C	C
Duplex	P	P	P	C	C	C	C	C	C	C	NP	NP	C	C
Two-family apartment	C	C	C	C	C	C	C	C	C	C	NP	NP	C	C
D. Multifamily residence														
Multifamily conversion	C	P	P	P	P	P	P	C	C	P	NP	NP	C	C
Multifamily town homes	C	C	C	C	C	C	C	NP	NP	C	NP	NP	NP	NP
Multifamily apartments	C	C	C	C	C	C	C	NP	NP	C	NP	NP	NP	NP
E. Homes emphasizing special services, treatment or supervision														
Group homes	C	P	P	P	P	C	C	C	C	P	NP	NP	C	C
Nursing care, intermediate care homes	C	C	C	C	C	C	C	C	C	C	NP	NP	C	C
Child-care homes	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Halfway houses	C	C	C	C	C	C	C	C	C	C	NP	NP	C	C

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F. Miscellaneous, rooms for rent situations														
Rooming houses, boardinghouses	C	C	C	C	C	C	C	NP	NP	C	NP	NP	C	C
Tourist homes, bed-and-breakfast establishments and other temporary residences renting by the day or week	C	C	C	C	C	C	C	C	C	C	NP	NP	NP	C
Hotels, motels and similar businesses or institutions providing overnight accommodations	NP	NP	NP	NP	NP	C	C	C	C	C	NP	NP	NP	NP
G. Temporary residential situations														
Temporary emergency, construction and repair residences	P	P	P	P	P	P	P	P	P	P	P	P	C	C
H. Home occupations														
Home occupations as defined herein	P	P	P	P	P	P	P	NP	NP	P	NP	NP	C	C
I. Planned residential development														
Planned residential development as defined herein	C	P	P	C	C	NP	NP	NP	NP	C	NP	NP	NP	NP
J. Sales and rental of goods, merchandise and equipment														
Sales and rental stores	NP	NP	NP	C	C	P	P	P	P	P	C	C	C	C
K. General business with no storage or display of goods outside fully enclosed building														
Higher-volume traffic generation (>50 cars/day)	NP	NP	NP	NP	NP	P	P	P	P	C	NP	NP	NP	NP
Miscellaneous (retail sales)	NP	NP	NP	NP	NP	P	P	P	P	C	NP	NP	NP	NP
Convenience stores	NP	NP	NP	NP	NP	P	P	P	P	C	C	C	NP	C
Low-volume traffic generation (<50 cars/day)	C	NP	NP	NP	NP	P	P	P	P	C	C	C	C	C
Wholesale sales	NP	NP	NP	NP	NP	P	P	P	C	C	C	C	NP	NP

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L. General business with storage and display of goods outside fully enclosed building allowed														
M. Office, clerical, research and services not primarily related to goods and merchandise														
All operations conducted entirely within fully enclosed building	C	C	C	C	C	P	P	P	P	P	C	C	C	C
Operations designed to attract and serve customers or clients on the premises, such as the offices of attorneys, physicians, other professions, insurance, and stock brokers, travel agents, government office buildings, etc.	C	C	C	C	C	P	P	P	P	P	NP	NP	C	C
Operations designed to attract little or no customers or clients on the premises	C	C	C	C	C	P	P	P	P	C	C	C	C	C
Offices or clinics of physicians or dentists	NP	C	C	C	C	P	P	P	P	C	NP	NP	C	NP
N. Commercial operations conducted within or outside fully enclosed building														
Operations designed to attract and serve customers or clients on the premises	NP	NP	NP	NP	NP	P	P	C	C	C	C	C	NP	NP
Operations designed to attract little or no customer or client traffic other than the employees of the entity operating the principal use	NP	NP	NP	C	C	P	P	P	P	C	C	C	C	C
Banks with drive-in windows	NP	NP	NP	NP	C	C	C	C	C	C	NP	NP	NP	NP

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O. Manufacturing, processing, creating, repairing, renovating, painting, cleaning, assembling of goods, merchandise and equipment														
All operations conducted entirely within fully enclosed buildings	NP	NP	NP	NP	NP	NP	NP	NP	NP	C	P	P	NP	NP
Majority of dollar volume of business done with walk-in trade	NP	NP	NP	NP	NP	C	C	C	C	C	P	P	NP	NP
Majority of dollar volume of business not done with walk-in trade	NP	NP	NP	NP	NP	NP	C	C	C	C	C	C	NP	NP
Operations conducted outside fully enclosed building	NP	NP	NP	NP	NP	NP	NP	C	C	C	C	C	NP	NP
P. Educational, cultural, religious, philanthropic, social, fraternal uses														
Schools (including preschools)	NP	NP	NP	C	C	C	C	C	C	C	NP	NP	P	NP
Elementary and secondary (including associated grounds and athletic and other facilities)	C	C	C	C	C	NP	NP	NP	NP	C	NP	NP	P	NP
Trade or vocational schools	NP	NP	NP	C	C	C	C	C	C	C	NP	NP	NP	NP
Colleges, universities, community colleges (including associated facilities such as dormitories, offices, buildings, athletic fields, etc.)	C	C	C	C	C	C	C	C		C	NP	NP	P	NP
Churches, synagogues and temples (including associated residential structures for religious personnel and associated buildings but not including elementary school or secondary school buildings)	C	C	C	C	C	P	C	C	C	C	NP	NP	C	NP

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Q. Libraries, museums, art galleries, art centers and similar uses (including associated education and instructional activities)														
Located within a building designed and previously occupied as a residence or within a building having a gross floor area not exceeding 3,500 square feet	C	C	C	C	C	P	P	P	NP	P	NP	NP	C	NP
Located within any permissible structure	NP	NP	NP	NP	C	P	P	P	C	P	NP	NP	P	NP
Social, fraternal clubs and lodges, union halls	NP	NP	NP	NP	NP	P	P	P	P	C	NP	NP	C	NP
R. Recreation, amusement, entertainment														
Activity conducted entirely within building or substantial structure	C	C	C	C	C	P	P	P	P	P	NP	NP	C	NP
Bowling alleys, skating rinks, indoor tennis and squash courts, billiard and pool halls, indoor athletic and exercise facilities and similar uses	NP	NP	NP	NP	NP	C	C	C	C	C	P	NP	C	NP
Movie theaters	NP	NP	NP	NP	NP	P	P	P	P	C	NP	NP	P	NP
Seating capacity of not more than 300	NP	NP	NP	NP	NP	P	P	P	P	C	NP	NP	P	NP
Outdoor exhibitions, concerts, rallies	C	NP	NP	NP	NP	NP	NP	NP	NP	C	C	C	C	NP
Coliseums, stadiums and all other facilities listed in the 6,100 classification designed to seat or accommodate simultaneously more than 300 persons	C	NP	NP	NP	NP	NP	NP	C	C	C	NP	NP	P	NP
Activity conducted primarily outside enclosed buildings or structures	C	NP	NP	NP	NP	C	C	C	C	C	NP	NP	C	NP
Privately owned outdoor recreational facilities such as	C	C	C	C	C	NP	NP	NP	NP	C	NP	NP	P	C

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golf courses and country clubs, swimming or tennis clubs, etc., not constructed of some residential development														
Publicly owned and operated outdoor recreational facilities such as athletic fields, golf courses, tennis courts, swimming pools, parks, etc., not constructed pursuant to a permit authorizing the construction of another use such as a school	C	C	C	C	C	C	C	C	C	C	NP	NP	P	C
Golf driving ranges not accessory to golf courses, par 3 golf courses, miniature golf courses, skateboard parks, water slides and similar uses	P	NP	NP	NP	NP	NP	C	C	C	C	NP	NP	NP	C
Horseback riding; stables (not constructed pursuant to permit authorizing residential development)	C	NP	NP	NP	NP	NP	NP	C	NP	NP	NP	NP	NP	C
Automobile and motorcycle racing tracks	C	NP	NP	NP	NP	NP	NP	NP	NP	NP	C	C	NP	C
Adult uses	NP	NP	NP	NP	NP	NP	NP	NP	C	NP	NP	NP	NP	NP
S. Institutional residence or care or confinement facilities														
Hospitals, clinics, other medical (including mental health) treatment facilities in excess of 10,000 square feet of floor area	NP	NP	NP	NP	NP	C	C	C	C	C	NP	NP	C	NP
Nursing care institutions, intermediate care institutions, handicapped or infirm institutions, child care institutions	NP	NP	NP	NP	NP	C	C	C	C	C	NP	NP	C	NP
Institutions (other than halfway houses) where mentally ill persons are confined	NP	NP	NP	NP	NP	C	C	C	C	C	NP	NP	C	NP

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Penal and correctional facilities	NP	NP	NP	NP	NP	NP	NP	NP	C	C	C	C	C	NP
T. Restaurants, bars, nightclubs														
No substantial carry-out or delivery service, no drive-in service, no service or consumption outside fully enclosed structure	NP	NP	NP	NP	NP	P	P	P	P	C	NP	NP	C	NP
No substantial carry-out or delivery service, no drive-in service, service or consumption outside fully enclosed structure allowed	NP	NP	NP	NP	C	P	P	P	P	C	NP	NP	C	NP
Carry-out and delivery service, consumption outside fully enclosed structure allowed	NP	NP	NP	NP	C	C	P	P	P	C	NP	NP	C	NP
Carry-out and delivery service, drive-in service or consumption outside fully enclosed structure allowed	NP	NP	NP	NP	NP	C	C	P	P	C	NP	NP	C	NP
U. Motor-vehicle-related sales and service operations														
Motor vehicle sales or rental; mobile home sales	C	NP	NP	NP	NP	C	C	P	P	C	NP	NP	NP	NP
Sales with installation of motor vehicle parts or accessories (e.g., tires, mufflers, etc.)	NP	NP	NP	NP	NP	C	C	P	P	C	NP	NP	NP	NP
Motor vehicle repair and maintenance, not including substantial body work	NP	NP	NP	NP	NP	C	C	P	P	C	P	P	NP	NP
Motor vehicle, painting and body work	C	NP	NP	NP	NP	NP	C	C	C	C	P	P	NP	NP
Gas sales	NP	NP	NP	NP	NP	C	P	P	P	C	C	C	NP	NP
Car wash	NP	NP	NP	NP	NP	C	P	P	P	C	C	C	NP	NP
V. Storage and parking														
Automobile parking garages or parking lots not located on a lot on which there is another principal use to which parking is related	NP	NP	NP	NP	C	P	P	P	P	P	P	P	C	NP

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Storage of goods not related to sale or use of those goods on the same lot where they are stored	NP	NP	NP	NP	NP	C	C	C	C	C	P	P	C	NP
All storage within completely enclosed structures	NP	NP	NP	NP	NP	P	P	P	P	P	P	P	C	NP
Storage inside or outside completely enclosed structures	NP	NP	NP	NP	NP	C	C	C	C	C	P	P	C	NP
Parking of vehicles or storage of equipment outside enclosed structures where (i) vehicles or equipment are owned and used by the person making use of the lot; and (ii) parking or storage is more than a minor and incidental part of the overall use made of the lot	C	NP	NP	NP	NP	C	C	C	C	C	C	C	C	NP
Scrap materials salvage yards, junk yards, automobile graveyards	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
W. Services and enterprises related to animals														
Veterinarian	C	NP	NP	NP	NP	C	C	C	C	C	NP	NP	NP	C
Kennel	C	NP	NP	NP	NP	C	C	C	C	C	NP	NP	NP	C
X. Emergency services														
Police stations	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Fire stations	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Rescue squad, ambulance service	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Civil defense operation	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Y. Agricultural, silvicultural, mining, quarrying operations														
Agricultural operations, farming	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	C	C	NP	P
Excluding livestock	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	C	C	NP	P
Including livestock	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Silvicultural (forestry)	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Mining/quarrying operations, including on-site sales of	C	NP	NP	NP	NP	NP	NP	NP	NP	NP	C	C	C	C

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products														
Reclamation landfill	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	C	C	NP	C
Z. Miscellaneous public and semi-public facilities														
Post office	NP	NP	NP	NP	NP	C	C	C	P	C	NP	NP	P	NP
Airport	C	NP	NP	NP	NP	NP	NP	NP	NP	NP	C	C	P	C
Sanitary landfill	C	NP	NP	NP	NP	NP	NP	NP	NP	NP	C	C	C	C
Military reserve, National Guard centers	C	NP	NP	NP	NP	NP	NP	NP	C	C	C	C	C	NP
AA. Dry cleaner, laundromat														
Dry cleaning facilities, laundromats, commercial or institutional	NP	NP	NP	NP	C	P	P	P	P	C	C	NP	C	NP
BB. Utility facilities, public or private (does not include distribution or collection systems) but does include substations, pump stations, facilities with local impact														
Neighborhood	C	C	C	C	C	C	C	C	C	C	C	C	C	P
Community or regional	C	NP	NP	NP	NP	NP	NP	NP	C	C	C	C	C	C
CC. Towers and related structures														
Towers and antennas 50 feet tall or less (private)	P	P	P	P	P	P	P	P	P	P	P	P	NP	P
Towers and antennas 50 feet tall or less (commercial)	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Towers and antennas over 50 feet tall	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Open air markets and horticultural sales	P	NP	NP	C	C	P	P	P	P	P	NP	NP	C	C
Open air markets (farm and craft markets, flea markets, produce)	P	NP	NP	C	C	P	P	P	P	P	NP	NP	C	C
Horticultural sales with outdoor display	P	NP	NP	NP	NP	P	P	P	P	C	NP	NP	C	C
Funeral home (no crematorium)	NP	NP	NP	NP	NP	P	P	P	C	C	NP	NP	C	C
DD. Cemetery and crematorium														

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Cemetery	C	NP	NP	NP	NP	NP	NP	C	NP	NP	C	C	NP	C
Crematorium	C	NP	NP	NP	NP	NP	NP	NP	NP	NP	C	C	NP	C
EE. Nursery schools; day care	C	C	C	C	C	P	P	P	C	C	C	C	C	NP
FF. Temporary structures used in connection with the construction of a permanent building or for some non-recurring purpose	P	P	P	P	P	P	P	P	P	P	P	P	C	C
GG. Bus station, train station														
Bus station, train station	C	NP	NP	NP	C	P	P	P	P	C	P	P	C	NP
HH. Commercial greenhouse														
Commercial greenhouse operations	C	NP	NP	NP	NP	NP	NP	NP	C	C	P	P	C	C
No on-premises sales	C	C	NP	NP	NP	C	P	P	P	C	P	P	C	C
On-premises sales permitted	C	C	NP	NP	NP	C	P	P	P	C	P	P	C	C
II. Special events														
Special events	C	C	C	C	C	C	C	C	C	C	C	C	C	C
JJ. Off-premises signs														
Off-premises signs	C	NP	NP	NP	C	C	C	C	P	C	P	P	C	C
KK. Subdivisions														
Major	C	C	C	C	C	C	C	C	C	C	C	C	C	NP
Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	C
LL. Combination uses														
Combination uses	C	C	C	C	C	C	C	C	C	C	C	C	C	C
MM. Planned unit developments (permissible only in planned unit development districts with a conditional use permit)	C	C	C	C	C	C	C	C	C	C	C	C	C	NP

No group home shall be located within two thousand five hundred (2,500) feet of another group home. The exterior appearance of the home and property shall be in reasonable conformance with the general neighborhood standards. Group homes shall be eleemosynary or not-for-profit in nature.