

ZONING

172 Attachment 1

Schedule of Zoning Requirements Borough of Rockaway, New Jersey [Amended 6-13-2024 by Ord. No. 24-09; 9-11-2025 by Ord. No. 25-19]

Zone District	Primary Principal Use	Maximum Height		Minimum Yards (feet)			Maximum Lot Area (square feet)	Minimum Lot Width (feet)		Maximum Depth (feet)	Maximum Improved Coverage (percentage of lot area)
		Stories	Feet	Front	Rear	Side		At Street	At Setback Line		
R-1A	One-family dwellings	2 1/2	35	50	50	10	20,000	75	100	200	25%
R-1	One-family dwellings	2 1/2	35	35	50	10	15,000	75	100	150	25%
R-2	One-family dwellings	2 1/2	35	35	35	10	10,000	60	80	125	25%
R-3	One-family dwellings	2 1/2	35	25	35	6 ¹	6,250	40	50	125	35%
R-4	One-, two-, three- and four-family dwellings ²	2 1/2	35	25	30	6 ¹	5,000 ³	40	50	100	50%
R-5	Garden apartments	See § 172-54, Requirements for garden apartments									
	Townhouses	See § 172-55, Requirements for townhouses									
O-B	Office buildings (including mixed use)	2 1/2	35	35	35	10	—	—	—	—	60%
	One-family buildings	2 1/2	35	35	35	10	10,000	60	80	125	25%
BCC	Borough Center Commercial	3	40	See § 172-61, Borough Center District design criteria and bulk standards							
N-C	Neighborhood Commercial	3	40	10	10	10	—	—	—	—	60%
HC-1	Highway Commercial 1	3	40	10	10	10	—	—	—	—	60%
HC-2	Highway Commercial 2	3	40	75	40	20	—	—	—	—	60%
GLI	General Light Industrial ⁴	3	40	25	40	20	—	—	—	—	50%
HT/LI	Hight-Tech/Light Industrial ⁴	3	40	25	40	20	—	—	—	—	50%

ROCKAWAY CODE

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P	Open Space - Government Use ⁵	—	—	—	—	—	—	—	—	—	—
AHO	Affordable Housing Development	See Article XIV - Affordable Housing Overlay (AHO) Districts									
RDV	Redevelopment	See Article XVIII - Redevelopment Plan District(s) ⁶									

NOTES:

- ¹ In the R-3 and R-4 Residence Zone Districts, the aggregate width of the two side yards shall be at least 30% of the lot width at the building line.
- ² Two-, three- and four-family dwellings shall have a minimum floor area of 650 square feet per dwelling unit.
- ³ Buildings erected or converted to two- or three-family use shall have a minimum lot area of 4,000 square feet per dwelling unit.
- ⁴ See §§ 172-74 and 172-78, Conditional uses, for bulk requirements for planned industrial parks in the GLI and HT/LI Districts.
- ⁵ Because of the wide diversity and nature of the uses permitted in this zone, no specific area, bulk and yard requirements are provided. The Planning Board, in reviewing any site plan for uses proposed in this zone, shall use generally accepted planning standards to minimize the impact on surrounding development to ensure adequate circulation, protection, ecological and environmental elements and shall approve only those plans designed to carry out the general intent of this zone.

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⁶ Said plan/ordinance is on file in the Borough offices.