

LAND USE AND DEVELOPMENT

54 Attachment 1

Township of Rockaway

Table of Permitted Uses [Ord. No. O-20-18; Ord. No. O-21-23; Ord. No. O-23-23]

Zone	Principal Uses	Accessory Uses	Conditional Uses
R-20 AC (See § 54-30.19)	1. Single family detached dwellings; 2. Plant material nurseries; parks, and golf courses; 3. Greenhouses, agricultural farming and truck gardening; 4. Riding stables and boarding for horses.	1. Uses and structures customarily and subordinate to principal permitted use.	1. Institutional uses and municipal buildings used for public purposes, subject to § 54-30.15B; 2. Nursing homes, subject to § 54-30.15C; 3. Transitional uses, subject to § 54-30.15D; 4. Home occupations, subject to § 54-30.15E; 5. Home professional, subject to § 54-30.15F; 6. Community residences, subject to § 54-30.15J.
R-5 AC (See § 54-30.21)	1. Single family detached dwellings; 2. Plant material nurseries, parks and golf courses; 3. Greenhouses, agricultural farming and truck gardening.	1. Uses and structures customarily and subordinate to principal permitted use.	1. Same as R-20 AC.
R-88 (See § 54-30.22)	1. Same as R-5 AC, pursuant to § 54-30.22	1. Uses and structures customarily and subordinate to principal permitted use.	1. Same as R-20 AC.
R-20 (See § 54-30.23)	1. Same as R-5 AC, pursuant to § 54-30.23	1. Uses and structures customarily and subordinate to principal permitted use.	1. Same as R-20 AC.
R-13 (See § 54-30.29)	1. Same as R-5 AC, pursuant to § 54-30.29 regulations.	1. Uses and structures customarily and subordinate to principal permitted use.	1. Same as R-20 AC.
RMF-5 (See § 54-30.30)	1. Same as R-5 AC, pursuant to § 54-30.30 regulations; 2. Multi-family residential uses; 3. Single family attached residential use; 4. Single family detached residential use.	1. Uses and structures customarily and subordinate to principal permitted use.	1. Same as R-20 AC. 2. Day-care center, subject to § 54-30.15H.
RMF-8 (See § 54-30.31)	1. Same as RMF-5, pursuant to § 54-30.31 regulations.	1. Uses and structures customarily and subordinate to principal permitted use.	1. Same as RMF-5.

ROCKAWAY CODE

Zone	Principal Uses	Accessory Uses	Conditional Uses
RMF-15 (See § 54-30.32)	1. Same as RMF-5, pursuant to § 54-30.32.	1. Uses and structures customarily and subordinate to principal permitted use.	1. Same as RMF-5.
R-P (See § 54-30.39)	1. Single family detached residential use; 2. Professional offices.	1. Same as PRD-1.	1. Same as RMF-5.
OR-3 (See § 54-30.44)	1. Same as PRD-1, pursuant to § 54-30.44 regulations; 2. Office buildings and retail sales and services, provided they are part of dev. with lower- income housing.	1. Uses and structures customarily and subordinate to principal permitted use.	1. Institutional uses and municipal buildings used for public purposes, subject to § 54-30.15B. 2. Home professional, subject to § 54-30.15F. 3. Hospitals or medical centers, subject to § 54- 30.15G. 4. Helistops, Heliports, subject to § 54-30.15K.
B-1 (See § 54-30.49)	1. Retail stores (see § 54- 30.49A(1) for detailed list; 2. Banks, incl. drive-in; 3. Business and professional offices; 4. Eating and drinking establishments; 5. General service establishments; 6. Personal service establishments; 7. Private schools and studios for dance and music institutions; 8. One apartment building used for business; 9. One single family dwelling per R-13 requirements. 10. Fitness centers	1. Uses and structures customarily and subordinate to principal permitted use.	1. Public garages and gas stations, subject to § 54- 30.15A; 2. Institutional uses and municipal buildings used for public purposes, subject to § 54-30.15B; 3. Home professional, subject to § 54-30.15F; 4. Hospital, subject to § 54-30.15G; 5. Outdoor recreation facilities, subject to § 54-30.15I.

LAND USE AND DEVELOPMENT

Zone	Principal Uses	Accessory Uses	Conditional Uses
B-2 (See § 54-30.50)	1. Same as B-1, pursuant to § 54-30.50A; 2. Storage buildings and yards, fuel distributing plants, lumber yards, warehouses, and wholesale distributing buildings; 3. Hotels, motels and nursing homes. 4. Amusement centers 5. Fitness centers 6. Indoor recreation	1. Uses and structures customarily and subordinate to principal permitted use.	1. Public garage and gas service station, subject to § 54-30.15A; 2. Institutional uses and municipal buildings used for public purposes subject to § 54-30.15B; 3. Home professional, subject to § 54-30.15F; 4. Hospital, subject to § 54-30.15G; 5. Helistop/heliport, subject to § 54-30.15K.
R-B (See § 54-30.51)	1. Retail sales and service businesses; 2. Public repair garages associated with tire battery and auto accessory sales establishment in conjunction with dept. store [see § 54-30.51A(2)]; 3. Business and professional offices, banks, savings and loan, and other financial institutions; 4. Hotels and motels; 5. Food and beverage operations; 6. Theaters and bowling alleys. 7. Medical cannabis dispensaries; 8. Cannabis retailers; 9. Cannabis delivery services. 10. Private schools and studios for dancing and music instruction and similar uses 11. Amusement centers; 12. Fitness centers; 13. Indoor recreation	1. Uses and structures customarily and subordinate to principal permitted use.	1. Institutional uses and municipal buildings used for public purposes, subject to § 54-30.15B; 2. Home professional, subject to § 54-30.15F; 3. Hospitals, subject to § 54-30.15G; 4. Helistop/heliport, subject to § 54-30.15K.

ROCKAWAY CODE

Zone	Principal Uses	Accessory Uses	Conditional Uses
O-1 (see § 54-30.56)	1. Business offices, adm. and professional offices; 2. Banks; 3. Restaurants; 4. Conference centers/hotels containing at least 150 hotel rooms.	1. Uses and structures customarily and subordinate to principal permitted use.	1. Same as R-B.
O-2 (See § 54-30.57)	1. Business offices, adm. and professional offices; 2. Banks; 3. Restaurants; 4. Conference centers/hotels containing at least 150 hotel rooms; 5. Retail shopping centers; 6. Amusement centers 7. Fitness centers; 8. Indoor recreation	1. Uses and structures customarily and subordinate to principal permitted use.	1. Same as R-B.

LAND USE AND DEVELOPMENT

Zone	Principal Uses	Accessory Uses	Conditional Uses
OB-RL (See § 54-30.58)	Professional, exec. or adm. offices, and labs devoted exclusively to research, design and experimentation, subject to § 54-30.58A.	- Uses and structures customarily and subordinate to principal permitted use. - Garages for storage and maintenance of company employee and visitor vehicles; - Parking facilities; - Maintenance and utility shops for upkeep of buildings and structures and service; - Central heating and power plants for site only; - Storage buildings for documents, records and personal property; - Communication facilities and clinics; - Dining and recreational facilities; - Banks, post offices, company stores and guest lodges for company employees and visitors.	Same as R-B.

ROCKAWAY CODE

Zone	Principal Uses	Accessory Uses	Conditional Uses
PED (See § 54-30.62)	1. Restricted manufacturing and industrial operations; 2. Warehousing; 3. Wholesale distribution centers; 4. Office buildings. 5. Commercial Planned Village Center, subject to the regulatory controls set forth in Subsection 54-30.62G; 6. Medical Cannabis Alternative Treatment Centers, including: a. Medical Cannabis Clinical Registrants; b. Medical Cannabis Cultivators; c. Medical Cannabis Dispensaries; d. Medical Cannabis Manufacturers; 7. Cannabis Research and Development Facilities; 8. Recreational Cannabis Uses, including: a. Cannabis Cultivators b. Cannabis Manufacturers c. Cannabis Wholesalers d. Cannabis Distributors e. Cannabis Retailers f. Cannabis Delivery Services; 9. Cannabis Testing Facilities; 10. Fitness centers; 11. Indoor recreation	1. Uses and structures customarily and subordinate to principal permitted use.	1. Same as R-B.

LAND USE AND DEVELOPMENT

Zone	Principal Uses	Accessory Uses	Conditional Uses
I (See § 54-30.63)	- Limited Manufacturing and industrial operations; - Office buildings; - Restaurants; - Banks; - Medical Cannabis Alternative Treatment Centers, including: - Medical Cannabis Clinical Registrants; - Medical Cannabis Cultivators; - Medical Cannabis Dispensaries; - Medical Cannabis Manufacturers. - Cannabis Research and Development Facilities; - Recreational Cannabis Uses, including: - Cannabis Cultivators - Cannabis Manufacturers - Cannabis Wholesalers - Cannabis Distributors - Cannabis Retailers - Cannabis Delivery Services; - Cannabis Testing Facilities; - Fitness centers; - Indoor recreation	Uses and structures customarily and subordinate to principal permitted use.	Same as B-2.
M (See § 54-30.64)	- Extraction of rock, stone, gravel and ore [See § 54-30.64A(1)]; - Processing and utilization of materials extracted from site [See § 54-30.64A(2)]; - Single family residential use per R-88 regulations.	Uses and structures customarily and subordinate to principal permitted use.	Same as R-B.