

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)	<ol style="list-style-type: none"> 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. 	<ol style="list-style-type: none"> 1. Uses and structures customarily and subordinate to principal permitted use. 	<ol style="list-style-type: none"> 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)	<ol style="list-style-type: none"> 1. Single family detached dwellings; 2. Plant material nurseries, parks and golf courses; 3. Greenhouses, agricultural farming and truck gardening. 	<ol style="list-style-type: none"> 1. Uses and structures customarily and subordinate to principal permitted use. 	<ol style="list-style-type: none"> 1. Same as R-20 AC.
R-88 (See § 54-30.22)	<ol style="list-style-type: none"> 1. Same as R-5 AC, pursuant to § 54-30.22 	<ol style="list-style-type: none"> 1. Uses and structures customarily and subordinate to principal permitted use. 	<ol style="list-style-type: none"> 1. Same as R-20 AC.
R-20 (See § 54-30.23)	<ol style="list-style-type: none"> 1. Same as R-5 AC, pursuant to § 54-30.23 	<ol style="list-style-type: none"> 1. Uses and structures customarily and subordinate to principal permitted use. 	<ol style="list-style-type: none"> 1. Same as R-20 AC.
R-13 (See § 54-30.29)	<ol style="list-style-type: none"> 1. Same as R-5 AC, pursuant to § 54-30.29 regulations. 	<ol style="list-style-type: none"> 1. Uses and structures customarily and subordinate to principal permitted use. 	<ol style="list-style-type: none"> 1. Same as R-20 AC.
RMF-5 (See § 54-30.30)	<ol style="list-style-type: none"> 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. 	<ol style="list-style-type: none"> 1. Uses and structures customarily and subordinate to principal permitted use. 	<ol style="list-style-type: none"> 1. Same as R-20 AC. 2. Day-care center, subject to § 54-30.15H.
RMF-8 (See § 54-30.31)	<ol style="list-style-type: none"> 1. Same as RMF-5, pursuant to § 54-30.31 regulations. 	<ol style="list-style-type: none"> 1. Uses and structures customarily and subordinate to principal permitted use. 	<ol style="list-style-type: none"> 1. Same as RMF-5.

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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.

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<p>B-2 (See § 54-30.50)</p>	<ol style="list-style-type: none"> 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 	<ol style="list-style-type: none"> 1. Uses and structures customarily and subordinate to principal permitted use. 	<ol style="list-style-type: none"> 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.
<p>R-B (See § 54-30.51)</p>	<ol style="list-style-type: none"> 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 	<ol style="list-style-type: none"> 1. Uses and structures customarily and subordinate to principal permitted use. 	<ol style="list-style-type: none"> 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.

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O-1 (see § 54-30.56)	<ol style="list-style-type: none"> 1. Business offices, adm. and professional offices; 2. Banks; 3. Restaurants; 4. Conference centers/hotels containing at least 150 hotel rooms. 	<ol style="list-style-type: none"> 1. Uses and structures customarily and subordinate to principal permitted use. 	<ol style="list-style-type: none"> 1. Same as R-B.
O-2 (See § 54-30.57)	<ol style="list-style-type: none"> 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 	<ol style="list-style-type: none"> 1. Uses and structures customarily and subordinate to principal permitted use. 	<ol style="list-style-type: none"> 1. Same as R-B.

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OB-RL (See § 54-30.58)	1. Professional, exec. or adm. offices, and labs devoted exclusively to research, design and experimentation, subject to § 54-30.58A.	1. Uses and structures customarily and subordinate to principal permitted use. 2. Garages for storage and maintenance of company employee and visitor vehicles; 3. Parking facilities; 4. Maintenance and utility shops for upkeep of buildings and structures and service; 5. Central heating and power plants for site only; 6. Storage buildings for documents, records and personal property; 7. Communication facilities and clinics; 8. Dining and recreational facilities; 9. Banks, post offices, company stores and guest lodges for company employees and visitors.	1. Same as R-B.

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PED (See § 54-30.62)	<ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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 	<ol style="list-style-type: none"> 1. Uses and structures customarily and subordinate to principal permitted use. 	<ol style="list-style-type: none"> 1. Same as R-B.

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<p>I (See § 54-30.63)</p>	<ol style="list-style-type: none"> 1. Limited Manufacturing and industrial operations; 2. Office buildings; 3. Restaurants; 4. Banks; 5. Medical Cannabis Alternative Treatment Centers, including: <ol style="list-style-type: none"> a. Medical Cannabis Clinical Registrants; b. Medical Cannabis Cultivators; c. Medical Cannabis Dispensaries; d. Medical Cannabis Manufacturers. 6. Cannabis Research and Development Facilities; 7. Recreational Cannabis Uses, including: <ol style="list-style-type: none"> a. Cannabis Cultivators b. Cannabis Manufacturers c. Cannabis Wholesalers d. Cannabis Distributors e. Cannabis Retailers f. Cannabis Delivery Services; 8. Cannabis Testing Facilities; 9. Fitness centers; 10. Indoor recreation 	<ol style="list-style-type: none"> 1. Uses and structures customarily and subordinate to principal permitted use. 	<ol style="list-style-type: none"> 1. Same as B-2.
<p>M (See § 54-30.64)</p>	<ol style="list-style-type: none"> 1. Extraction of rock, stone, gravel and ore [See § 54-30.64A(1)]; 2. Processing and utilization of materials extracted from site [See § 54-30.64A(2)]; 3. Single family residential use per R-88 regulations. 	<ol style="list-style-type: none"> 1. Uses and structures customarily and subordinate to principal permitted use. 	<ol style="list-style-type: none"> 1. Same as R-B.