

LAND DEVELOPMENT

30 Attachment 4

**CH. XXX APPENDIX D - SCHEDULE I SCHEDULE OF ZONE DISTRICTS
Borough of Roseland, New Jersey**

ZONE	USE	MINIMUM LOT				MINIMUM YARD							
		Frontage Feet	Width at Min. Setback Line	Lot Depth Feet	Size S.F. Acre	Front Feet	Side Feet	Rear Feet	Max. Bldg. Cover %	Max. Imp. Cover %	Max. Density D.U./AC	Floor Area Ratio %	Bldg. Ht. Feet
R-1	Single Family Residence	125	140	360	45,000	70	35	100	20	30			35
R-2	Single Family Residence	100	140	145	30,000	50	35	70	20	30			35
	Cluster	70	100	145	20,000	50	20	70	20	30	1.25		35
R-3	Single Family Residence	70	100	125	20,000	50	20	50	20	30			35
R-4	Single Family Residence	50	75	105	11,250	30	12	50	25	35			35
R-5	Single Family Residence	70	100		20,000	50	20	50	20	30			35
	Attached				See Section 30 - 404								
R-6	Garden Apartments				See Section 30 - 404								
R-7, R-8 R-9	Residential, Affordable Housing				See Section 30 - 404.2					6 d.u.			35
B-1	Retail Business & Service	100	100		20,000	50	25	70	30				2 stories/max. 35
B-2	Retail Business & Service	150	150		40,000	50	25	70	25				2 stories/max. 35
OB-1	Office Building	400	400		40 Ac. Av. 25 Ac. Min.	200	200	200	15			18	4 stories/max. 56
OB-2	Office Building	300	300		7.5 Ac. Av. 5 Ac. Min.	70	40	70	20			25	4 stories/max. 56
OB-3	Office Building	300	300		300,000	70	40	70	20			25	4 stories/max. 56
RM	Research and Mfg.	300	300		200,000	70	40	70	25			25	50
C	Conservation	300	250		5 Ac.	180	35	100	15				35
CR	Conservation-Recreation	200	200		2 Ac.	100	50	100	15				35

(Ord. No. 23 -1997 Sec. III; Ord. No. 13 - 2000; Ord. No. 6 - 2001 Sec. XIX - XXI)