

LAND USE AND DEVELOPMENT REGULATIONS

185 Attachment 2

Township of Rochelle Park

SCHEDULE B

Schedule of District Use Regulations

[Amended 4-24-2019 by Ord. No. 1137-19; 7-24-2019 by Ord. No. 1144-19; 12-18-2019 by Ord. No. 1153-19; 3-25-2020 by Ord. No. 1156-20]

No building or premises shall be erected, altered or used except for uses designated for each district as follows:

Zone	Principal Permitted Uses	Conditional Uses	Accessory Uses
Residential	1. Single-family detached dwellings 2. Community residences subject to § 185-108A 3. Municipal buildings and facilities	1. Essential services subject to § 185-126C 2. Public, private or parochial schools for general education licensed by the State of New Jersey, subject to § 185-126B 3. Churches, temples or other places of worship, including parish houses, Sunday schools, rectories, parsonages or convents subject to § 185-126A 4. Veterans, civic and community clubs, and charitable, religious and philanthropic uses subject to § 185-126D 5. Satellite dish antennas, subject to § 185-126E 6. Home occupations subject to § 185-126G	1. Private garages, subject to § 185-120 2. Swimming pools and tennis courts, subject to § 185-121 3. Garden houses, sheds and playhouses, subject to § 185-118 4. Fences and walls, subject to § 185-122 5. Signs subject to Article XX 6. Off-street parking subject to § 185-103E 7. Offices of resident professionals, subject to § 185-124
Garden Apartment	1. Garden apartments 2. Community residences subject to § 185-108A 3. Municipal buildings and facilities	Any Residential District conditional use under the same conditions as prescribed therein	Any Residential District permitted accessory use under the same conditions as prescribed therein

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Zone	Principal Permitted Uses	Conditional Uses	Accessory Uses
Affordable Housing AH	<ol style="list-style-type: none"> 1. Multifamily dwellings 2. Community residences subject to § 185-108A 3. Municipal buildings and facilities 	1. None	1. All customary and incidental uses
Affordable Housing Overlay-1	<ol style="list-style-type: none"> 1. Uses permitted in the underlying zoning 2. Multifamily dwellings and townhouse dwellings subject to a minimum affordable set-aside in conformance with § 185-110.1 3. Community residences subject to § 185-108A 4. Municipal buildings and facilities 	1. None	1. All customary and incidental uses
Affordable Housing Overlay-2	<ol style="list-style-type: none"> 1. Uses permitted in the underlying zoning 2. Multifamily dwellings and townhouse dwellings subject to a minimum affordable set-aside in conformance with § 185-110.2 3. Community residences subject to § 185-108A 4. Municipal buildings and facilities 	1. None	1. All customary and incidental uses
Senior Citizen Accommodation SCA	<ol style="list-style-type: none"> 1. Age restricted dwellings for senior citizens 2. Assisted living facilities 3. Residential health care facilities 4. Community residences subject to § 185-108A 	Any Affordable Housing District conditional use under the same conditions as prescribed therein	Any Affordable Housing District permitted accessory use under the same conditions as prescribed therein

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Zone	Principal Permitted Uses	Conditional Uses	Accessory Uses
Senior Citizen Housing SCH ³	<ol style="list-style-type: none"> 1. Multifamily dwellings, garden apartments and townhouse dwellings age restricted for senior citizens 2. Community residences subject to § 185-108A 	Any Senior Citizen Accommodation District conditional use under the same conditions as prescribed therein	Any Senior Citizen Accommodation District accessory use under the same conditions as prescribed therein
Business A	<ol style="list-style-type: none"> 1. Retail trade and service establishments, excluding drive-in facilities 2. Eating and drinking establishments, excluding drive-in facilities 3. Business and professional offices 4. Banks and financial institutions, excluding drive-in facilities 5. Municipal buildings and facilities 6. Child-care centers subject to § 185-108B 7. Hand wash systems² [Added 12-20-2000 by Ord. No. 811] 	<ol style="list-style-type: none"> 1. Essential services subject to § 185-126C 2. Service stations subject to § 185-126H 3. Veterans, civic and community clubs, charitable, religious and philanthropic organizations subject to § 185-126D 4. Satellite dish antennas, subject to § 185-126E 5. Churches, temples or other places of worship, including Sunday Schools, rectories, parsonages and convents, subject to § 185-126A 6. Public, private or parochial schools for general education licensed by the State of New Jersey, subject to § 185-126B 7. Nursing homes and residential health care facilities subject to § 185-126J 8. Auto sales shall be permitted as a conditional use only along Route 17. 	<ol style="list-style-type: none"> 1. Off-street parking and loading facilities 2. Signs 3. Fences
Business B	1. Any Business A District Use	1. Motels, subject to § 185-126I	<ol style="list-style-type: none"> 1. Off-street parking and loading facilities 2. Signs 3. Fences

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Business C	<ol style="list-style-type: none"> 1. Any use permitted in residential districts except a residence 2. Professional and business offices and studios, data processing centers, travel agencies 3. Banks 4. Funeral homes 	<ol style="list-style-type: none"> 1. Any Business A conditional use 	<ol style="list-style-type: none"> 1. Off-street parking and loading facilities 2. Signs 3. Fences
Business Overlay BA 1	<ol style="list-style-type: none"> 1. Uses permitted in Business A zone 2. Adult video stores, establishments selling adult entertainment, theaters, minitheaters, adult book stores, live entertainment consisting of adult themes or other sexually oriented businesses subject to the provisions of N.J.S.A. 2C:34-2 3. Restaurants, catering and fast-food establishments 4. Tattooing parlors or studios⁽⁵⁾ 5. Body piercing parlors or studios⁽⁵⁾ 6. Retail establishments for the sale of medical marijuana licensed by the State of New Jersey under the Compassionate Use Medical Marijuana Act, not including cultivation, harvesting, manufacturing or processing facilities. 	None	<ol style="list-style-type: none"> 1. Off-street parking and loading facilities 2. Signs 3. Fences

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Zone	Principal Permitted Uses	Conditional Uses	Accessory Uses
Neighborhood Business ⁽¹⁾	<ol style="list-style-type: none"> 1. Beauty parlors 2. Barbershops 3. Cleaning establishments 4. Candy stores 5. Drugstores 6. Bakeries 7. Shoe repair shop 8. Real estate offices⁽⁴⁾ 9. Insurance offices⁽⁴⁾ 10. Locksmith⁽⁴⁾ 11. Martial arts studio⁽⁴⁾ 12. Hardware store⁽⁴⁾ 13. Photographic studio⁽⁴⁾ 14. Mailbox/business service⁽⁴⁾ 15. Newsstand⁽⁴⁾ 16. Tanning salon⁽⁴⁾ 17. Sports memorabilia store⁽⁴⁾ 18. Pet supply store⁽⁴⁾ 19. Stationery store⁽⁴⁾ 20. Antique store⁽⁴⁾ 21. Tailor shop⁽⁴⁾ 22. Art gallery⁽⁴⁾ 23. Financial services office⁽⁴⁾ 24. Butcher shop⁽⁴⁾ 25. In addition to the foregoing specific uses, the permitted uses within this zone shall include retail establishments which provide goods and services which are substantially similar to those specifically listed above and which provide goods and services for limited areas of the community. Specifically excluded, however, shall be those uses which are permitted in the BA-1 District (Business Overlay).⁽⁶⁾ 	<ol style="list-style-type: none"> 1. None 	<ol style="list-style-type: none"> 1. Off-street parking and loading facilities 2. Signs 3. Fences

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Zone	Principal Permitted Uses	Conditional Uses	Accessory Uses
Industrial A	1. Any Business A use 2. Storage, warehouses and truck terminals 3. Assembly and/or distribution of goods or products 4. Light manufacturing plants which do not entail emission of odor, dust, gas or excessive amount of noise	1. Essential services subject to § 185-126C 2. Satellite dish antennas, subject to § 185-126E 3. Service Stations, subject to § 185-126H 4. Nursing homes and residential health care facilities, subject to § 185-126J	1. Off-street parking and loading facilities 2. Signs 3. Fences
Industrial B	1. Any Industrial A use	1. Motels, subject to § 185-126I 2. Billboards, subject to § 185-126K	1. Off-street parking and loading facilities 2. Signs 3. Fences

- (1) It is the intent of this zone to maintain the same types of retail establishments which exist in the zone, which generally allow for only low traffic retail uses. The following uses are prohibited in this zone: luncheonettes, taverns, sandwich stand, pizza stores and take-out facilities.
- (2) In addition to the requirements in Schedule A, this use shall require that the drainage and flow of water shall contain a recycling system, and no drainage and flow of water shall be allowed into the sewer or storm drain facilities within the township.
- (3) Prior uses in this zone, specifically business uses, are continued as alternate uses. **[Added 8-16-2000 by Ord. No. 806]**
- (4) **[Added 9-18-2002 by Ord. No. 864-02]**
- (5) **[Added 9-18-2002 by Ord. No. 866-02]**
- (6) **[Added 2-19-2003 by Ord. No. 875-03]**