

# SCHEDULE OF ZONE DISTRICTS

Borough of Roseland, New Jersey

Schedule 1

## MINIMUM LOT

## MINIMUM YARD

| ZONE     | USE                              | Frontage Width at Min. Feet | Lot Depth Feet | Size S.F. Acres | 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 Cluster  | 100<br>70                   | 140<br>100     | 145<br>145      | 30,000<br>20,000       | 50<br>50  | 35<br>20  | 70<br>70           | 20<br>20          | 30<br>30             | 1.25               | 35<br>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 Attached | 70                          | 100            |                 | 20,000                 | 50        | 20        | 50                 | 20                | 30                   |                    | 35                |
|          |                                  |                             |                | See Section 404 |                        |           |           |                    |                   |                      |                    |                   |
| R-6      | Garden Apartments                |                             |                |                 | See Section 404        |           |           |                    |                   |                      |                    |                   |
| R-7, R-8 | Residential, Affordable Housing  |                             |                |                 |                        |           |           |                    |                   | 6 d.u.               |                    | 35                |
|          |                                  |                             |                |                 | See Section 404B       |           |           |                    |                   |                      |                    |                   |
| 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 |
| ROM      | Research, Office, 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                |

1 acre - 43,560 sf