

TABLE OF PERMITTED USES  
ROCKAWAY TOWNSHIP, NEW JERSEY

<b>ZONE</b>	<b>PRINCIPAL USES</b>	<b>ACCESSORY USES</b>	<b>CONDITIONAL USES</b>
R-20 AC (See § 54-30.19)	<ol style="list-style-type: none"> <li>1. Single family detached dwellings;</li> <li>2. Plant material nurseries; parks, and golf courses</li> <li>3. Greenhouses, agricultural farming and truck gardening;</li> <li>4. Riding stables and boarding for horses.</li> </ol>	<ol style="list-style-type: none"> <li>1. Uses and structures customarily and subordinate to principal permitted use.</li> </ol>	<ol style="list-style-type: none"> <li>1. Institutional uses and municipal buildings used for public purposes, subj. to § 54-30.15b;</li> <li>2. Nursing homes, subj. to § 54-30.15c;</li> <li>3. Transitional uses, subj. to § 54-30-15d;</li> <li>4. Home occupations, subj. to § 54-30.15e;</li> <li>5. Home professional, subj. to § 54-30.15f;</li> <li>6. Community residences, subj. to § 54-30.15j.</li> </ol>
R-5 AC (See § 54-30.21)	<ol style="list-style-type: none"> <li>1. Single family detached dwellings;</li> <li>2. Plant material nurseries, parks and golf courses;</li> <li>3. Greenhouses, agricultural farming and truck gardening.</li> </ol>	<ol style="list-style-type: none"> <li>1. Uses and structures customarily and subordinate to principal permitted use.</li> </ol>	<ol style="list-style-type: none"> <li>1. Same as R-20 AC.</li> </ol>
R-88 (See § 54-30.22)	<ol style="list-style-type: none"> <li>1. Same as R-5 AC, pursuant to § 54-30.22</li> </ol>	<ol style="list-style-type: none"> <li>1. Uses and structures customarily and subordinate to principal permitted use.</li> </ol>	<ol style="list-style-type: none"> <li>1. Same as R-20 AC.</li> </ol>
R-20 (See § 54-30.23)	<ol style="list-style-type: none"> <li>1. Same as R-5 AC, pursuant to § 54-30.23</li> </ol>	<ol style="list-style-type: none"> <li>1. Uses and structures customarily and subordinate to principal permitted use.</li> </ol>	<ol style="list-style-type: none"> <li>1. Same as R-20 AC.</li> </ol>

<b>ZONE</b>	<b>PRINCIPAL USES</b>	<b>ACCESSORY USES</b>	<b>CONDITIONAL USES</b>
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, subj. 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.
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.

<b>ZONE</b>	<b>PRINCIPAL USES</b>	<b>ACCESSORY USES</b>	<b>CONDITIONAL USES</b>
OR-3 (See § 54-30.44)	<ol style="list-style-type: none"> <li>1. Same as PRD-1, pursuant to § 54-30.44 regulations;</li> <li>2. Office buildings and retail sales and services provided they are part of dev. With lower-income housing.</li> </ol>	<ol style="list-style-type: none"> <li>1. Uses and structures customarily and subordinate to principal permitted use.</li> </ol>	<ol style="list-style-type: none"> <li>1. Institutional uses and municipal buildings use for public purposes, subj. to § 54-30.15b.</li> <li>2. Home professional, subj. to § 54-30.15f.</li> <li>3. Hospitals or medical centers, subj. to § 54-30.15g.</li> <li>4. Helistops, heliports, subj. to § 54-30.15k.</li> </ol>
B-1 (See § 54-30.49)	<ol style="list-style-type: none"> <li>1. Retail stores (see § 54-30.49a.1 for detailed list);</li> <li>2. Banks, incl. drive-in;</li> <li>3. Business and professional offices;</li> <li>4. Eating and drinking establishments;</li> <li>5. General service establishments;</li> <li>6. Personal service establishments;</li> <li>7. Private schools and studios for dance and music institutions;</li> <li>8. One apartment building used for business;</li> <li>9. One single family dwelling per R-13 requirements.</li> </ol>	<ol style="list-style-type: none"> <li>1. Uses and structures customarily and subordinate to principal permitted use.</li> </ol>	<ol style="list-style-type: none"> <li>1. Public garages and gas stations, subj. to § 54-30.15a;</li> <li>2. Institutional uses and municipal buildings used for public purposes, subj. to § 54-30.15b;</li> <li>3. Home professional, subj. to § 54-30.15f.</li> <li>4. Hospitals, subj. to §54-30.15f.</li> <li>5. Outdoor recreation facilities, subj. to § 54-30.15i.</li> </ol>

<b>ZONE</b>	<b>PRINCIPAL USES</b>	<b>ACCESSORY USES</b>	<b>CONDITIONAL USES</b>
B-2 (See § 54-30.50)	<ol style="list-style-type: none"> <li>1. Same as B-1, pursuant to § 54-30.50a;</li> <li>2. Storage buildings and yards, fuel distributing plants, lumber yards, warehouses, and whole-sale distributing buildings;</li> <li>3. Hotels, motels and nursing homes.</li> </ol>	<ol style="list-style-type: none"> <li>1. Uses and structures customarily and subordinate to principal permitted use.</li> </ol>	<ol style="list-style-type: none"> <li>1. Public garage and gas service station, subj. to § 54-30.15a;</li> <li>2. Institutional uses and municipal buildings used for public purposes, subj. to § 54-30.15b;</li> <li>3. Home professional, subj. to § 54-30.15f;</li> <li>4. Hospitals, subj. to § 54-30.15g;</li> <li>5. Helistop/heliport, subj. to §54-30.15k.</li> </ol>
R-B (See § 54-30.51)	<ol style="list-style-type: none"> <li>1. Retail sales and service businesses;</li> <li>2. Public repair garages associated with tire battery and auto accessory sales establishment in conjunction with dept. store (see § 54-30.51a, 2);</li> <li>3. Business and professional offices, banks, savings and loan, and other financial institutions;</li> <li>4. Hotels and motels;</li> <li>5. Food and beverage operations</li> <li>6. Theaters and bowling alleys.</li> </ol>	<ol style="list-style-type: none"> <li>1. Uses and structures customarily and subordinate to principal permitted use.</li> </ol>	<ol style="list-style-type: none"> <li>1. Institutional uses and municipal buildings used for public purposes, subj. to § 54-30.15b;</li> <li>2. Home professional, subj. to § 54-30.15f;</li> <li>3. Hospitals, subj. to § 54-30.15g;</li> <li>4. Helistop/heliport, subj. to § 54-30.15k.</li> </ol>
O-1 (see § 54-30.56)	<ol style="list-style-type: none"> <li>1. Business offices, adm. and professional offices;</li> <li>2. Banks.</li> <li>3. Restaurants.</li> <li>4. Conference centers/hotels containing at least 150 hotel rooms.</li> </ol>	<ol style="list-style-type: none"> <li>1. Uses and structures customarily and subordinate to principal permitted use.</li> </ol>	<ol style="list-style-type: none"> <li>1. Same as R-B.</li> </ol>

<b>ZONE</b>	<b>PRINCIPAL USES</b>	<b>ACCESSORY USES</b>	<b>CONDITIONAL USES</b>
O-2 (See § 54-30.57)	<ol style="list-style-type: none"> <li>1. Business offices, adm. and professional offices;</li> <li>2. Banks;</li> <li>3. Restaurants;</li> <li>4. Conference centers/hotels containing at least 150 hotel rooms; and</li> <li>5. Retail shopping centers.</li> </ol>	<ol style="list-style-type: none"> <li>1. Uses and structures customarily and subordinate to principal permitted use.</li> </ol>	<ol style="list-style-type: none"> <li>1. Same as R-B.</li> </ol>
OB-RL (See § 54-30.58)	<ol style="list-style-type: none"> <li>1. Professional, exec. or adm. offices, and labs devoted exclusively to research, design and experimentation, subj. to § 54-30.58a..</li> </ol>	<ol style="list-style-type: none"> <li>1. Uses and structures customarily and subordinate to principal permitted use.</li> <li>2. Garages for storage and maintenance of company employee and visitor vehicles;</li> <li>3. Parking facilities;</li> <li>4. Maintenance and utility shops for upkeep of buildings and structures and service;</li> <li>5. Central heating and power plants for site only;</li> <li>6. Storage buildings for documents, records and personal property;</li> <li>7. Communication facilities and clinics;</li> <li>8. Dining and recreational facilities;</li> <li>9. Banks, post offices, company stores and guest lodges for company employees and visitors.</li> </ol>	Same as R-B.

<b>ZONE</b>	<b>PRINCIPAL USES</b>	<b>ACCESSORY USES</b>	<b>CONDITIONAL USES</b>
<p>PED (See § 54-30.62)</p>	<p>1. Restricted manufacturing and industrial operations; 2. Warehousing; 3. Wholesale distribution centers; 4. Office buildings.</p>	<p>1. uses and structures customarily and subordinate to principal permitted use.</p>	<p>1. Same as R-B.</p>
<p>I (See § 54-30.63)</p>	<p>1. Limited Manufacturing and industrial operations; 2. Office buildings; 3. Restaurants; 4. Banks.</p>	<p>1. Uses and structures customarily and subordinate to principal permitted us.</p>	<p>1. Same as B-2.</p>
<p>M (See § 54-30.64)</p>	<p>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.</p>	<p>1. Uses and structures customarily and subordinate to principal permitted use.</p>	<p>1. Same as R-B.</p>