

*Borough of Roseland, NJ  
Tuesday, December 3, 2024*

## Chapter 30. Land Development

### Article IV. Zoning

#### § 30-404.3. B-1, B-2 Business Zone.

[Ord. No. 20-1993; Ord. No. 23-1997 § II; Ord. No. 13-2000; Ord. No. 6-2001 § XI; Ord. No. 21-2003; Ord. No. 07-2017 § 2]

##### a. Permitted Principal Uses.

1. Retail sales and services with the exception that convenience stores are permitted in the B-2 Business Zone only and are permitted as a conditional use in the B-1 Business Zone only.  
[Ord. No. 07-2017 § 2]
2. Business and professional offices.
3. In the B-1 Business Zone only, all uses as permitted in the R-4 Residential Zone, provided that such use shall meet the greater (more restrictive) of the lot and yard requirements of the R-4 Residential Zone or B-1 Business Zone.
4. Traditional full service restaurants. No restaurant of any kind shall include drive-in or drive-through service; ordering and pickup of food shall not be permitted to take place from a vehicle, nor shall exterior playgrounds or play areas be permitted. For the purposes of this chapter, a bar or tavern shall be considered a restaurant. A snack bar at a public or a nonprofit playground playfield, park, or swimming club, maintained solely by the agency or group operating the recreational facilities and for the sole use of the patrons of the facility, shall not be deemed to be a restaurant.
5. Fast-service restaurants, B-1 Zone only.
  - (a) Fast service restaurants shall be permitted only as an integral part of a retail complex, such as a strip center or shopping center, and shall not be a freestanding or stand alone use. The floor area of a fast service restaurant, in combination with all other restaurant uses, shall not exceed twenty (20%) percent of the gross floor area of the retail complex.
  - (b) Off-Street Parking. Off-street parking for a retail center containing any fast-service restaurant use shall be provided at a rate of six (6) parking spaces per one thousand (1,000) square feet of gross floor area of the entire retail center.
  - (c) No restaurant of any kind shall include drive-in or drive-through service; ordering and pickup of food shall not be permitted to take place from a vehicle, nor shall exterior playgrounds or play areas be permitted.  
[Ord. No. 07-2017 § 2]
6. Banks.
7. Clubs, lodges, and fraternal, civic and charitable organizations.
8. Child care centers. Where the child care center is provided as an accessory to other uses on the same premises, the space it occupies will be exempt from any parking or density

calculations required by this chapter.

b. Permitted Accessory Uses and Structures.

1. Off-street parking and other accessory uses customarily incidental to the permitted principal use.
2. Apartments above the first floor, in the B-1 Zone only.

c. Permitted Conditional Uses.

1. Church or other place of worship.
2. Public and private schools.
3. Municipal uses.
4. Board of education uses.
5. Public utility facilities.
6. Profit-making private schools and trade schools.
7. Public garages and gasoline service stations.
8. Fast service restaurants, B-2 Zone only.
9. Wireless telecommunication antennas and equipment, in the B-2 Zone only.
10. Convenience stores in the B-1 Zone.  
[Ord. No. 07-2017]

d. Lot, Yard and Height Regulations. See Schedule I.

Editor's Note: Schedule I, referred to herein, may be found at the end of this chapter.

e. General Provisions.

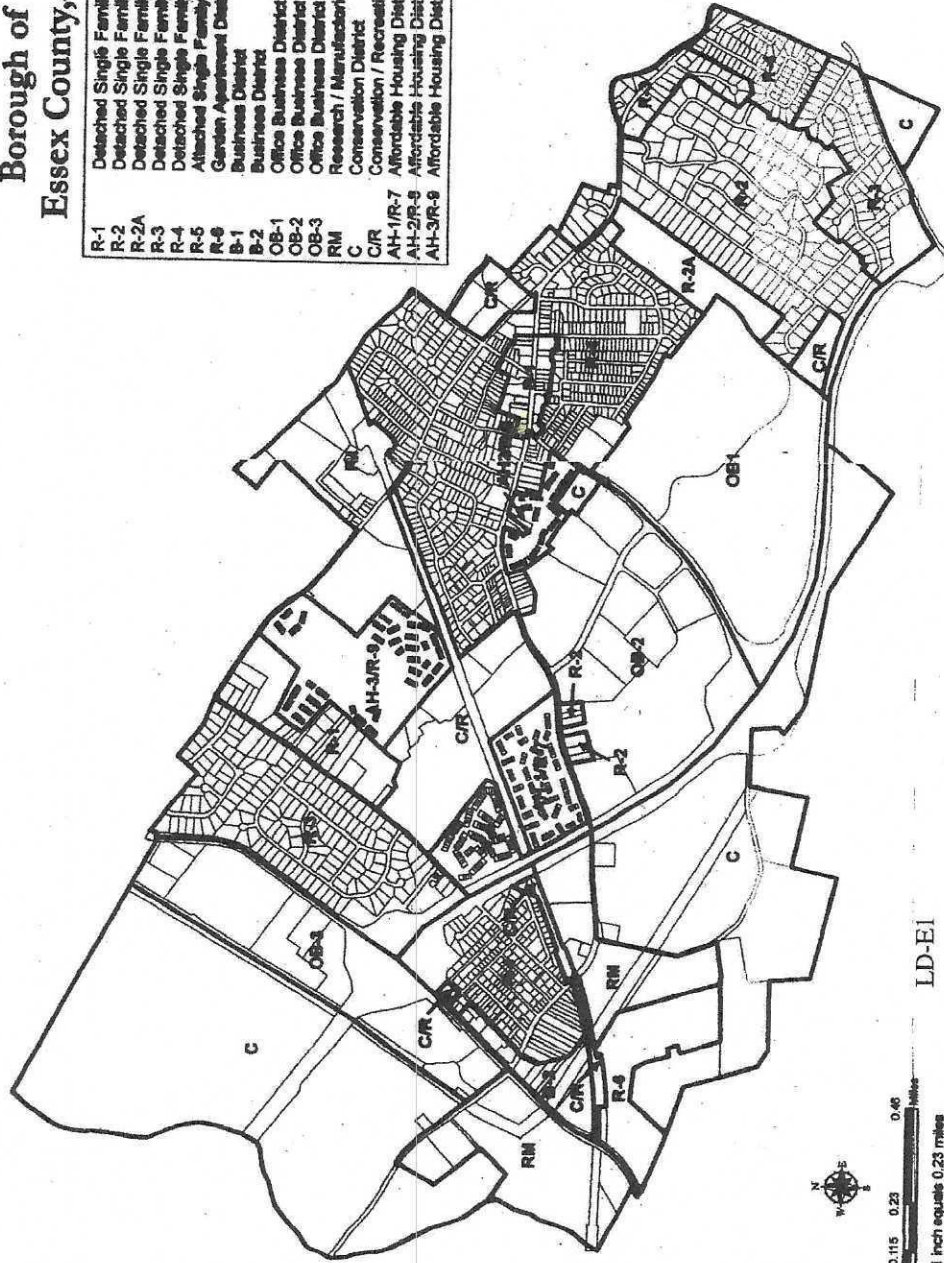
1. Permitted principal buildings shall not be erected closer than fifty (50) feet to any other principal building situated on the same lot.
2. Curbed pedestrian walks, not less than ten (10) feet wide, shall be provided along the entire length of any wall of stores which contain public entrance or exit ways and/or display windows.

f. Emergency Provision for the B-1 Zone to Temporarily Operate in the RM Zone. At such time as the Mayor of the Borough, with the advice and consent of two-thirds (2/3) of the Council members present, formally, proclaims that in the judgment of the Mayor and Council an emergency condition exists to structures caused by fire, explosion, act of God, or the like resulting in the temporary closure of a retail business or businesses located in a B-1 Zone, the Council herewith determines as a matter of public policy that while such structures are being repaired and restored said retail business or businesses may temporarily operate in a RM Zone for a period not to exceed six (6) months from the date of the commencement of such emergency condition, which time may be extended for up to an additional six (6) months if the Construction Official determines that the structures in the B-1 Zone are being repaired and restored in a timely and diligent manner.



# **Borough of Roseland Essex County, New Jersey**

R-1	Detached Single Family Residence District
R-2	Detached Single Family Residence District
R-2A	Detached Single Family Residence Overlay District
R-3	Detached Single Family Residence District
R-4	Detached Single Family Residence District
R-5	Detached Single Family Residence District
R-6	Detached Single Family Residence District
B-1	Garden Apartment District
B-2	Business District
OB-1	Office Business District
OB-2	Office Business District
OB-3	Office Business District
RM	Research / Manufacturing District
C	Conservation District
CIR	Conservation / Recreation District
AH-1/R-7	Affordable Housing District 1
AH-2/R-8	Affordable Housing District 2
AH-3/R-8	Affordable Housing District 3



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Section	Designation
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