

*Township of Roxbury, NJ
Thursday, July 17, 2025*

Chapter 13. Land Development

Article VII. Zoning Regulations

§ 13-7.23. B-1 LIMITED BUSINESS DISTRICT.

§ 13-7.2301. Purpose.

This district is designated for retail and service type businesses compatible with nearby residential uses.

§ 13-7.2302. Required Conditions.

[Ord. No. 17-09 § 13]

A. Principal Uses.

1. Retail and service businesses, excluding theaters, cinemas, garden centers and plant nurseries.
2. Business and professional offices.
3. Banks and financial institutions.
4. Restaurants, excluding drive-thru facilities.
5. Taverns and bars.
6. Child care centers as governed by C. 40:55D-66.6 of the Municipal Land Use Law.
7. Essential services.

B. Accessory Uses.

1. Off-street parking.
2. Fences.
3. Signs subject to the provisions of Section **13-8.9**.
4. Customary accessory uses and buildings which are clearly incidental to the principal use and building.

C. Conditional Uses.

1. Institutional uses.
2. Residential apartments located on the second floor in a building containing a retail store or service establishment on the first floor. Not more than two family units shall be permitted in any one structure and one additional family unit can be added for each additional three thousand five hundred (3,500) square feet of lot area in excess of the required ten thousand (10,000) square feet. The maximum number of family units on any lot shall not exceed five. A minimum of fifty (50%) percent of these units shall meet the requirements and objectives set forth in Section **13-7.826** to create additional apartments for low and moderate income units within the Township of Roxbury. Of these affordable units, one-half shall be set aside for low income and one-half shall be set aside for moderate income units. Low and moderate units constructed pursuant to this Section shall be rental units and shall be subject to the affordability controls found in Section **13-7.826** for a period of not less than 30 years. Except as otherwise noted above, such apartments shall meet the following criteria:

(a) Minimum floor area for accessory dwelling units:

- (1) Efficiency units: 450 square feet.
- (2) One-bedroom units: 600 square feet.
- (3) Two-bedroom units: 750 square feet.
- (4) Three-or-more bedroom units: 880 square feet.

Bedroom mix for multiple dwelling unit buildings shall be in accordance with Section **13-7.826**.

- (b) The dwelling units shall be a complete and independent living area containing a living/sleeping area with a kitchen and complete sanitary facilities for the exclusive use of its occupants. It shall consist of not less than two (2) rooms, one (1) of which shall be a full bathroom.
- (c) The dwelling unit may only be developed in combination with a permitted nonresidential use which must be the primary use of the structure.
- (d) No dwelling unit may be located on the ground floor, basement or attic area.
- (e) For each dwelling unit, there shall be provided at least one (1) off-street parking space in addition to the parking requirement otherwise specified in Section **13-8.701** having direct and unrestricted driveway access and not blocked by any other parking space.
- (f) No directly contiguous nonresidential use shall be permitted on the same floor with a residential use.
- (g) The residential portion of any structure shall have a separate entrance upon a street either directly or via an unobstructed passageway.

D. Area, Yard and Building Requirements.

- 1. Minimum lot area: 10,000 square feet.
- 2. Minimum lot width at setback: 100 feet.
- 3. Minimum lot frontage: 100 feet.
- 4. Minimum front yard setback: 35 feet.
- 5. Minimum rear yard setback:
 - (a) Principal building: 20 feet.
 - (b) Accessory building: 20 feet.
- 6. Minimum side yard setback:
 - (a) Principal building: 10 feet.
 - (b) Accessory building: 10 feet.

7. Maximum building height: 2 stories and not more than 28 feet.
8. Maximum floor area ratio: .20.
9. Maximum impervious coverage: sixty (60%) percent.
10. Parking setbacks: parking, including access aisles and driveways, shall be located no closer than 10 feet to a front building wall and no closer than 5 feet to the side and rear building walls.

§ 13-7.24. B-1A LIMITED BUSINESS DISTRICT.

§ 13-7.2401. Primary Intended Use.

This district is limited to principal uses and accessory uses permitted in the B-1 Limited Business District.

§ 13-7.2402. Prohibited Uses.

In addition to the restrictions set forth in Section **13-7.815**, the following uses are also expressly prohibited:

- A. Any uses prohibited in the OR-5 District, except self-storage facilities and retail sales and services other than those specifically mentioned in Section 13-7.3302E1.
[Ord. No. 04-05 § 1]
- B. Any process of manufacture, fabrication, assembly, disassembly, treatment, conversion or alteration of any material.
- C. Outdoor storage or storage yards for materials or equipment, wholesale buildings, and storage buildings or warehouses, except self-storage facilities.
[Ord. No. 04-05 § 1]
- D. Fuel distributing plants, junk yards, lumber yards, incinerators, other solid waste facilities, hazardous waste facilities,

radioactive storage.

- E. Carting, hauling or expressing.
- F. Trailer camps or storage or parking of trailers.
- G. The commercial care, boarding, treatment or breeding of domestic animals.
- H. Storage of crude oil or any of its volatile products or other flammable products.
- I. Automotive/vehicular sales, service, repair or related use.

§ 13-7.2403. Required Conditions.

[Ord. No. 17-09 § 14]

The following requirements must be complied with in the B-1A District.

- A. Lot Area. There shall be a minimum lot area of 20,000 square feet.
- B. Lot Width at Setback. There shall be a minimum lot width at setback of 125 feet.
- C. Frontage. There shall be a minimum frontage of 125 feet measured along the right-of-way.
- D. Front Yard. There shall be a minimum front yard of 40 feet.
- E. Side Yard. There shall be two side yards and no side yard shall be less than 10 feet.
- F. Rear Yard. There shall be a rear yard of at least 20 feet unobstructed by buildings or other permanent structures.
- G. Height. No building shall exceed a height of 2 stories or 28 feet.
- H. Floor Area Ratio. There shall be a maximum floor area ratio of .15.
- I. Impervious Coverage. There shall be a maximum impervious coverage of the lot of fifty (50%) percent.
- J. Yards - Accessory Structures. There shall be a rear yard and side yard for accessory structures no less than that permitted

for principal structures. No accessory structure shall be permitted in the front yard.

- K. Where a parcel located in the B-1A district abuts a residential district, a 30 foot buffer in addition to the applicable setback shall be required abutting the residential district boundary. This buffer will be landscaped as required above in a manner that will provide an adequate buffer screen as determined by the reviewing board.
- L. Parking Setbacks: parking, including access aisles and driveways, shall be located no closer than 10 feet to a front building wall and no closer than 5 feet to the side and rear building walls.

§ 13-7.2404. Conditional Use.

[Ord. No. 04-05 § 3]

- A. All conditional uses permitted in the B-1 District.
- B. Self-storage facilities.

§ 13-7.25. B-2 HIGHWAY BUSINESS DISTRICT.

§ 13-7.2501. Purpose.

This district is designed for retail and service type business uses.

§ 13-7.2502. Required Conditions.

[Ord. 17-09 § 15]

- A. Principal Uses.
 - 1. All principal uses permitted in the B-1 Limited Business District.
 - 2. Restaurants with drive-thru facilities.

3. Lumber yards.
 4. Theaters and cinemas.
- B. Accessory Uses.
1. Off-street parking.
 2. Fences.
 3. Signs subject to the provisions of Section **13-8.9**.
 4. Outdoor display of merchandise subject to the provisions of Section **13-7.817**.
 5. Customary accessory uses and buildings which are clearly incidental to the principal use and building.
- C. Conditional Uses.
1. Institutional uses.
 2. Nursing homes and assisted living facilities.
 3. Motor vehicles sales establishments.
 4. Vehicular service stations.
- D. Area, Yard and Building Requirements.
1. Minimum lot area: 10,000 square feet.
 2. Minimum lot width at setback: 100 feet.
 3. Minimum lot frontage: 100 feet.
 4. Minimum front yard setback: 40 feet.
 5. Minimum rear yard setback:
 - (a) Principal building: 20 feet
 - (b) Accessory building: 20 feet
 6. Minimum side yard setback:
 - (a) Principal building: 10 feet
 - (b) Accessory building: 10 feet

7. Maximum building height: 2 stories and not more than 28 feet unless the lot shall be adjacent to an interstate highway interchange, in which event the maximum building height may be increased to, but shall not exceed, 40 feet. Design elements such as clock towers, sky lights, entrance treatments and similar features shall be permitted at the discretion of the Board but in no case exceed a 50 foot height from grade to top of roof.
8. Maximum floor area ratio: .20
9. Maximum impervious coverage: sixty (60%) percent.
10. Parking setbacks: parking, including access aisles and driveways, shall be located no closer than 10 feet to a front building wall and no closer than 5 feet to the side and rear building walls.