

**ORDINANCE NO. 2303**

**AN ORDINANCE TO AMEND CHAPTER 40 OF THE REVISED  
GENERAL ORDINANCES OF THE BOROUGH OF ROSELLE PARK  
TO REVISE THE REQUIREMENTS FOR THE SENIOR CITIZEN  
HOUSING ZONE IN ACCORDANCE WITH THE ADOPTED HOUSING  
ELEMENT AND FAIR SHARE PLAN OF THE BOROUGH OF  
ROSELLE PARK**

**BE IT ORDAINED** by the Governing Body of the Borough of Roselle Park that it does hereby supplement and amend Chapter 40 of the Revised General Ordinances of the Borough of Roselle Park as follows:

**SECTION 1.** Section 40-1602.1 is hereby amended to include the following sentence:

The Borough of Roselle Park Zoning Map is amended to provide that the Senior Citizen Housing (SCH) Zone District shall apply to Lot 1 in Block 506.

**SECTION 2.** Chapter 40 of the Revised General Ordinances of the Borough of Roselle Park is hereby replaced with the following requirements:

**40-2601 Purpose.** The purpose of the Senior Citizen Housing (SCH) Zone District is to provide an opportunity for the construction of affordable senior citizen housing and associated public purpose uses.

**40-2602 Principal Permitted Uses.** A building or premises shall be used only for the following purposes:

- A. 100 percent affordable senior citizen apartment dwellings.
- B. Family day-care centers.
- C. Group homes for the developmentally disabled.
- D. Public parks, playgrounds, buildings, structures and uses owned and operated by the Borough of Roselle Park.
- E. Accessory uses that are customarily incidental to a principal permitted use.

**40-2603 Bulk Regulations.**

- A. Minimum tract area: eighty thousand (80,000) square feet.
- B. Minimum front yard: twenty-five (25) feet.
- C. Minimum rear yard: twenty-five (25) feet.
- D. Minimum side yard: fifteen (15) feet.
- E. Maximum height of principal structure: five (5) stories or fifty-five (55) feet.
- F. Maximum height of accessory structure: sixteen (16) feet.
- G. Maximum impervious coverage: seventy-five (75%) percent.

- H. Open Space. At least twenty-five (25%) percent of the tract shall be open space. A variety of amenities shall be provided, including but not limited to benches, walkways and tables.
- I. Parking requirements for senior citizen housing: one-half (0.5) space per dwelling unit.
- J. No more than twenty-five (25%) percent of the parking shall be located in the front yard setback, and all parking areas shall be screened from view.

**SECTION 3.** Except as herein amended and supplemented, the Land Use Ordinance of the Borough of Roselle Park remains in full force and effect.

**SECTION 4.** Each part of this ordinance is independent of the remainder, and the holding of any part to be unconstitutional, void, or ineffective for any cause shall not be deemed to affect the validity of constitutionality of any other sections or parts thereof.

**SECTION 5.** This ordinance shall take effect after passage and publication as provided by law.

Introduced: June 3, 2010

Adopted:

\_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_  
Borough Clerk