

15-29. - B-4 GENERAL COMMERCIAL DISTRICT

15-29.1. - Purpose.

This zone district is designed to encourage single-use commercial development patterns and restaurants and to discourage typical strip commercial developments. It is the intent of these regulations to promote the preservation of the character of Route 10 and promote quality, integrated development and compatible uses with flexible standards, such as restaurants, and to allow shopping center developments to occur on larger lots where such development is appropriate.

(Ord. No. 47-01, § 1, 12-6-2001; Ord. No. 22-19, § 1, 11-21-2019)

15-29.2. - Permitted uses.

A. *Principal uses* .

1. Retail and service businesses.
2. Business and professional offices.
3. Banks and fiduciary institutions.
4. Restaurants.
5. Bowling alley, theater and commercial recreational activities provided that the entire use takes place within a building with suitable acoustical construction so as to abate noise beyond the buildings walls.
6. Any combination of the enumerated principal uses in a single use commercial development.

B. *Accessory uses*.

1. Customary accessory uses to the uses permitted above are permitted accessory uses.
2. Outdoor dining areas associated with restaurants and limited-service restaurants. Seating for outdoor dining shall not exceed 16 seats or 20 percent of the indoor seating, whichever is greater. Outdoor dining shall not be conducted after 10:00 p.m. except that outdoor dining shall be permitted until 11:00 p.m. if the designated outdoor dining area is located between the restaurant building or limited-service restaurant building and a major arterial road as that term is defined in the Township of Randolph's Master Plan. An application may be made for permission to operate beyond the time period listed above if the applicant demonstrates to the satisfaction of the appropriate Board as set forth below in a written analysis that site conditions allow sound generated from outdoor dining to be in compliance with Section 15-49.12 (Noise) of the Land Development Ordinance of the Township of Randolph. Such an application shall be made as follows: (1) to the Planning Board if there is no application pending before either the Planning Board or Board of Adjustment; (2) to the Planning Board if there is an application pending before the Planning Board; or (3) to the Board of Adjustment if there is an application pending before the Board of Adjustment.

C. *Conditional uses, pursuant to the requirements in section 15-35.*

1. Institutional uses, government uses and public utility facilities.
2. Single-family detached residential uses as permitted and regulated in the R-2 Single-Family Residential District.
3. Shopping centers.
4. Congregate care retirement communities.

(Ord. No. 1-94, § 1, 2-15-94; Ord. No. 47-01, § 2, 12-6-2001; Ord. No. 8-02, § 4, 2-21-2002; Ord. No. 21-11, § 5, 11-3-2011; Ord. No. 18-12, § 2, 12-6-2012; Ord. No. 22-19, § 2, 11-21-2019)

15-29.3. - Prohibited uses.

Any use other than those listed above is prohibited. The following uses are specifically prohibited:

- A. Drive-in restaurants.
- B. Convenience stores.
- C. Gasoline service stations.
- D. Any business operation conducted outside confines of a building except as provided in 15-42.

15-29.4. - Area and bulk requirements.

- A. Minimum lot area: 60,000 square feet.
- B. Minimum lot dimensions: Neither the width nor the depth of any lot shall be less than 200 feet.
- C. Minimum front yard: 75 feet.
- D. Minimum side yard: There shall be 2 side yards and no side yard shall be less than 30 feet.
- E. Minimum rear yard: 50 feet.
- F. Maximum height: Two stories or 45 feet, whichever results in the lesser height.
- G. Maximum floor area ratio: .18.
- H. Maximum impervious coverage: 60 percent of the total lot area.
- I. Distance between buildings: Unattached buildings shall not be erected closer than 30 feet to any other building situated on the same lot.
- J. Outdoor dining areas shall be permitted in all yards and shall comply with the front yard requirement, accessory structure side and rear yard requirements and buffer requirements.

(Ord. No. 30-94, § 2, 9-20-94; Ord. No. 21-11, § 6, 11-3-2011)