

§ 250-16. B General Business District.

A. Permitted principal uses. No building, structure or premises shall be used, and no building or structure shall be erected or structurally altered, except for the following permitted uses:
[Amended 3-28-1995 by Ord. No. 988-95]

- (1) Retail stores where goods are sold only to the local trade and where nothing is fabricated, manufactured, converted or altered except for such local trade, such as or similar to the following: grocery store, bakery, drug store, packaged liquor store, garden and flower shop, household supply and furniture store, apparel store, hardware, plumbing supplies and electrical appliance stores, antique and hobby shops and stationery stores.
- (2) Personal service establishments, such as or similar to the following: beauty shops or barbershops, dry-cleaning or tailoring shops, radio and electrical repair establishments and studios for instruction in music, singing or dancing.
- (3) Shopping centers.
- (4) Restaurants and other eating and drinking establishments not of the development type.
- (5) Banks and fiduciary institutions.
- (6) Hotels.
- (7) Business and professional offices.
- (8) Poultry killing, dressing or live storage, only for sale exclusively at retail on the premises.
- (9) Studios and art galleries.
- (10) Public and private nonprofit educational institutions.
- (11) Funeral homes.
- (12) Wholesale salesrooms or similar rooms for articles needed in connection with any permitted use.
- (13) Upholstery shops.
- (14) Job printing.
- (15) Theaters.

- B. Permitted accessory uses and buildings. Uses and buildings incidental to the above uses, including but not limited to those specified below:
- (1) Maintenance and storage buildings for articles in connection with any of the above permitted uses.
 - (2) Private off-street parking areas.
 - (3) Massage, bodywork and somatic therapy, subject to the requirements established in § 250-8. **[Added 3-8-2005 by Ord. No. 1152-05]**
- C. Conditional uses. The following conditional uses may be permitted, provided that all of the terms and conditions specified for the particular use in § 250-19 are complied with:
- (1) Quasi-public clubs and organizations.
 - (2) Gasoline service stations and public garages.
 - (3) Billboards or outdoor advertising signs.
- D. Prohibited uses. Uses which are not specifically permitted in the B General Business District pursuant to Subsection A are deemed to be prohibited. Uses permitted within the General Business District shall not be interpreted to include and are hereby defined to exclude: **[Amended 3-28-1995 by Ord. No. 988-95]**
- (1) Drive-in operations.
 - (2) Junkyards.
 - (3) Abortion clinics.
 - (4) Narcotics clinics.
 - (5) Peep shows.
 - (6) Massage parlors.
 - (7) Adult bookstores.
 - (8) Discotheques or similar dancing facilities.
 - (9) Tattoo parlors and establishments of any nature whatsoever which utilize needles of the purpose of making indelible markings upon the body by the insertion of pigment under the skin or by production of scars. **[Added 10-8-1996 by Ord. No. 1027-96]**

- (10) Fortune-telling, or any service designed to foretell, reveal, disclose, divine or attempt to foretell, reveal, disclose or divine any event, past, present or future, by means of the possession or alleged possession of any occult or mysterious power, whether the same be manifested through a medium, cards, hypnotism, clairvoyance, fortune-telling, palmistry, phrenology or any other mode or fashion. **[Added 10-8-1996 by Ord. No. 1027-96]**
 - (11) Sale of display of paraphernalia relating to controlled dangerous substances as defined by N.J.S.A. 24:21-1, et seq. **[Added 10-8-1996 by Ord. No. 1027-96]**
 - (12) Sale or display of "obscene material" as defined by N.J.S.A. 2C:34-2 et seq.
 - (13) The operation of a "sexually oriented business," as defined by N.J.S.A. 2C:34-6, within 1,000 feet of any existing sexually oriented business or any church, synagogue, temple or other place of public worship or any elementary or secondary school or any school bus stop or any municipal or county playground or place of residential use. **[Added 10-8-1996 by Ord. No. 1027-96]**
- E. Height, area and yard requirements. As specified in the schedule of regulations, located at the end of this chapter, except as hereinafter provided:
- (1) Front yards. A front yard is generally not required. However, a front yard of not less than 25 feet in depth is required where all of the first story or any part of an upper story is currently used for dwelling purposes. In addition, a front yard of 25 feet in depth shall be required in the B General Business Zone in the area south of the Erie Railroad right-of-way between approximately Elm Road and Dewey Avenue.
 - (2) Side yards. Side yards are generally not required, but where any part of a building or structure is currently used for human habitation, there shall be side yards, each of a minimum width of 15 feet. In addition, side yards of a minimum width of 15 feet shall be required in the B General Business Zone in the area described in Subsection E(1) above.
- F. Off-street parking requirements. As specified in § 250-20.
- G. Signs. Signs are subject to the sign regulations of § 250-21.

- H. Requirements for the storage and display of materials. All materials and equipment except gardening supplies, nursery stock and automobile accessories shall be stored and displayed in completely enclosed buildings, except as permitted by the Borough Council.