

**§ 17-23.6. B-1 General Business Zone Regulations. [Ord. #1/6/78, A XXI]**

- a. Permitted principal uses.
  1. Retail businesses.
  2. Personal services establishments.
  3. Business, professional and governmental offices.
  4. Banks and fiduciary institutions.
  5. Cultural sales, instruction and supply sales.
  6. Professional and business schools.
  7. Food consumption establishments (except curb service food sales).
- b. Permitted accessory uses.
  1. Off-street parking spaces.
  2. Off-street loading spaces.
  3. Residential use over top of commercial uses, apartment not occupying ground floor, not exceeding forty-nine (49%) percent of total combined floor area.
  4. Storage of goods under roof and enclosed, incidental to conduct of the principal commercial activity. Interior storage areas must be permanent, non-movable structures on a permanent foundation and so constructed as to be both architecturally and aesthetically harmonious with the principal use.
  5. Any use not specifically listed in paragraph a., Permitted principal uses which is substantially similar in purpose, function, character and effect to any one of the uses listed or can reasonably be considered accessory thereto.
- c. Conditional uses. Permitted upon application and approval of the Board of Adjustment.
  1. Structures for public utilities and municipal services.
  2. Filling stations, gas stations, service stations.
  3. Public and quasi-public facilities and places of assembly, such as but not limited to meeting halls operated for profit, storefront churches, etc.
- d. Bulk regulations. As specified in the Bulk Schedule, attached to, and made part of this chapter.

Editor's Note: The Bulk schedule for all zones is included as an attachment to this chapter. For the bulk schedule for the Pinelands Area, see Section 17-27.
- e. Permitted signs.<sup>1</sup>

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1. Editor's Note: Sign regulations also included in subsection 17-21.3 (paragraph s).

1. All signs in this zone must conform to Chapter 13, Signs.
  2. No neon sign or similar illuminated advertisements shall be of such a color or located in such a fashion as to diminish or detract in any way from the effectiveness of any traffic signal or similar official safety or warning device.
- f. Parking and other provisions and requirements.
1. Off-street parking facilities in addition to all other parking and off-street facilities required on the basis of two (2) spaces for every dwelling unit in accordance with the provision of this section.
  2. For permitted business and service establishments one (1) parking space for each three hundred (300) square feet of gross floor area of the establishment.
  3. Off-street loading berths for all retail and commercial establishments having a gross floor area in excess of ten thousand (10,000) square feet - one (1) loading berth for every ten thousand (10,000) square feet or fraction thereof, of gross floor area.
  4. Public and private parking lots are permitted.
- g. Prohibited uses.
1. All residential, service, commercial, or industrial uses not specifically permitted in this zone.
  2. Any use that may be noxious or injurious by reason of the production or emission of dust, smoke, refuse, matter, coal or gas fumes, noise, vibration, or similar substances or conditions is specifically prohibited.
  3. Billboards or signs painted upon the exterior side or rear walls of any principal or accessory building or structure.
  4. Curb service facilities or drive-in type restaurants, junkyards, livestock and poultry keeping.
  5. The sale, rental, leasing, storage and/or repairs of new and/or used cars, trucks or other vehicles.
  6. All classes of cannabis establishments or cannabis distributors or cannabis delivery services as said terms are defined in Section 3 of P.L. 2021, c. 16,<sup>2</sup> but not the delivery of cannabis items and related supplies by a delivery service. **[Added 5-5-2021 by Ord. No. 2021-06]**

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2. Editor's Note: See N.J.S.A. 24:61-31 et seq.