

**§ LU-122.6. B-D Downtown Valley Commercial Zone District. [ Ord. No. 24A-99 § 1; Ord. No. 08-236 § 3; Ord. No. 392-2016 § 4]**

a. Permitted Primary Uses.

1. Retail trade uses, including: supermarkets, food and convenience stores, home, garden supply and nursery centers, hobby supply stores, florists, bakeries, pharmacies and drug stores, general merchandise, clothing and antique stores, sporting equipment, furniture stores, and wine and liquor stores.
2. Retail service uses, including barber shops and hair/beauty salons, repair shops, dry cleaners, and tailors.
3. Business and professional offices.
4. Medical and dental offices and clinics.
5. Financial institutions.
6. Restaurants, including outdoor dining and live entertainment.
7. Banquet facilities, including outdoor dining and live entertainment.
8. Child care centers and nursery schools.
9. Small hotel, inn or bed & breakfast establishments.
10. Funeral homes.
11. Health clubs, fitness centers.
12. Recreational uses utilizing the Passaic River that provide water craft that do not require a license.
13. Recreational uses.
14. Non-profit membership organizations and fraternal organizations.
15. Movie theaters of up to six screens and taverns with live music.
16. Arts Centers including live entertainment venues and/or instruction in any of the arts.
17. Art Galleries and studios.
18. Any other use, in the opinion of the approving authority, substantially similar to those identified in this subsection.

b. Permitted Accessory Uses.

1. Signs.
2. Parking facilities.
3. Satellite earth station antennas, in accordance with Subsection 124.6.

4. Street furniture and other pedestrian amenities.
  5. Bicycle parking facilities.
  6. Amenities which encourage pedestrian traffic by removing natural or man-made barriers to circulation.
  7. Drive up windows for banks and pharmacies.
  8. Any other accessory use, which in the opinion of the approving authority is customarily incidental or accessory to a permitted primary use.
- c. Permitted Conditional Uses.
1. Public and institutional uses.
  2. Public utilities.
- d. Prohibited Uses.
- Single family detached residences or any other residential uses on the first floor.
- e. All development in the zone shall conform to the Township architectural standards in Section 152 of this Ordinance, and the landscaping standards of Section 153 of this Ordinance.