

ARTICLE XII

B-2 Business - Highway Zone

[Amended 2-21-2006 by Ord. No. O:2006-05; 4-18-2006 by Ord. No. O-2006-18; 4-18-2006 by Ord. No. O:2006-19; 5-20-2014 by Ord. No. O:2014-13]

§ 625-57. Permitted uses and activities.

Permitted uses and activities in the B-2 Business - Highway Zone shall be as follows:

- A. Uses and activities permitted in the B-1 Zone.
- B. Retail shops and service businesses.
- C. (Reserved)¹
- D. Restaurants and taverns.
- E. Parking garages and lots.
- F. Theaters, bowling alleys, skating rinks or other similar family entertainment facilities.
- G. Service stations.

§ 625-58. Permitted accessory uses. [Added 9-20-2016 by Ord. No. O:2016-22]

Permitted accessory uses shall be as follows:

- A. Off-street parking in accordance with Article VII.
- B. Signs in accordance with Article VIII.
- C. Used clothing bins.
- D. Other accessory uses customarily incident to the uses listed in §§ 625-54 through 625-57 above.

§ 625-59. Conditional uses. [Added 11-12-2025 by Ord. No. O:2025-18]

- A. Single-family dwelling and multi-family dwellings less than two units per lot.
 - (1) No expansion of existing principal structure footprint or square footage dwelling > 500 square feet.
 - (2) Provides for residential parking standards for off-street parking that meet or exceed New Jersey Residential Site Improvements Standard.
 - (3) Driveway/parking pad access is not permitted to provide direct access Route 22 right-of-way.
 - (4) Lot size maximum lot area of 0.25 acres (10,890 square feet) or less.

1. Editor's Note: Ordinance No. O:2015-02, adopted 1-20-2015, removed hotels and motels as permitted uses and activities in the B-2 Business - Highway Zone.

- (a) Lot must have existed prior to October 1, 2025.
- (5) Maximum height of 2.5 stories.
- (6) Maximum height of 35 from average grade to roof peak.
- (7) Maximum height requirements shall not apply to existing principal structure should the building height not be modified or expanded.
- (8) Minimum square footage of 800 square feet per residential unit.
- (9) Maximum square footage of all dwelling units 3,500 square feet.

§ 625-60. Supplemental standards.

It is the Town's intention to provide alternatives to the strip development pattern currently found along the Route 22 corridor and to upgrade the corridor from an economic, aesthetic and functional perspective. The following standards are to be applied to all development proposals located in the B-2 Zone. Each application for development shall document how each standard is addressed.

A. General.

- (1) There shall be no outside display or storage of materials or merchandise in a required front yard area.
- (2) When a written agreement is provided by adjoining property owners, no side yard is required between properties of separate ownership where two or more commercial uses abut side to side. A series of abutting structures paralleling a public right-of-way shall provide an unobstructed passage of at least 30 feet in width at intervals of not more than 200 feet.
- (3) As viewed from the street, buildings shall have at least 50% of the front facade located as close to the street line as is allowed in the schedule of area requirements.
- (4) A required rear yard that is adjacent to a residential zone shall be no less than the rear yard requirements in the adjacent residential zone.
- (5) Abutting residential zones shall be buffered and screened in accordance with § 625-12.
- (6) Whenever feasible, mass transit opportunities shall be enhanced through the incorporation of design features that accommodate bus and shuttle service such as shelters, street furniture, and pull-off lanes within reasonable proximity to major uses and destinations.
- (7) Sidewalks and appropriate landscaped areas shall be provided along the roadway edge.
- (8) Freestanding signs should be consolidated at strategic locations, complement the architectural style of the development, and avoid a cluttered appearance. Tenant directory signs should be located away from the right-of-way. Facade signs should complement and not interfere with, be out of proportion with, or cover over a building's architectural details.

B. Parking and circulation.

- (1) Safe and attractive pedestrian circulation systems shall be provided within each development with linkages to surrounding developments and neighborhoods.
- (2) Parking lots shall be located behind or next to buildings, so that the buildings can be closer to the roadway, be more visible and be more accessible to pedestrians.
- (3) Surface parking lots shall be extensively landscaped to provide visual relief from large expanses of parking, to guide circulation and to minimize impervious coverage.
- (4) Shared parking arrangements among adjacent properties not under common ownership may be permitted if the owners demonstrate that the supply of parking spaces will be adequate to service the aggregate demand of the uses sharing the parking based on such factors as alternating peak hours; and that the shared arrangement will allow a reduction in impervious coverage of the site below the maximum permitted in the zone and will provide a more efficient circulation pattern, including a reduction in curb cuts and access points on Route 22.
- (5) No parking space shall be closer than 10 feet to any building to allow for pedestrian circulation to and between stores.
- (6) In no case shall the number of parking spaces exceed the minimum requirements by more than 5%.

§ 625-61. (Reserved)