

*Borough of Alpha, NJ
Monday, February 24, 2025*

Chapter 410. Zoning

Article III. Use Regulations

§ 410-18. B-2 Business Zone.

A. Permitted principal uses. This zone district is intended for neighborhood-scale retail, service, restaurant, and office uses in addition to residential uses at R-4 standards. The following principal uses are permitted in the B-2 Business Zone:
[Amended 5-26-2015 by Ord. No. 2015-02]

- (1) Retail shops and personal services.
- (2) Banks.
- (3) Professional offices.
- (4) General business offices.
- (5) Restaurants.
- (6) Food stores.
- (7) Cultural and educational facilities.
- (8) Studios.
- (9) Public buildings.
- (10) Clubs, fraternal groups and nonprofits.
- (11) Residential uses permitted in the R-4 Residence Zone in accordance with R-4 area, yard and building requirements.
- (12) Churches and similar places of worship, parish houses, convents, and other facilities of recognized religious groups.

B. Permitted accessory uses. The following accessory uses are permitted in the B-2 Business Zone:

- (1) Off-street parking in accordance with Article **VI**.
- (2) Signs in accordance with Article **VII**.
- (3) Accessory buildings and structures normally incident to and subordinate to the principal use.

C. Conditional uses shall be as follows:

- (1) Motor vehicle service stations in accordance with the regulations in Article **IX**.
- (2) Conversion of a residential property to an office or retail use in accordance with the following standards:
[Added 5-26-2015 by Ord. No. 2015-02]

Borough of Alpha, NJ B-2 Business Zone.

- (a) All converted residential buildings shall maintain a residential exterior. The footprint of an existing residential building shall not be expanded to accommodate a nonresidential use.
- (b) The nonresidential use shall not require any more than five off-street parking spaces and shall not exceed the required number of spaces if less than five. Parking requirements for the nonresidential use must be satisfied without encroaching on any required setback area for accessory structures and without increasing the existing impervious surface on the lot by more than 10%. Parking is prohibited within the required front yard setback for the principal structure.
- (c) Deliveries to the site are limited to occasional delivery vans operating during normal business hours.
- (d) Outside storage of any kind is prohibited.
- (e) Nonresidential signage is restricted to the identification of the name and address of the business.
- (f) Any lighting beyond that normally associated with a residential use is prohibited unless it is absolutely necessary for safe pedestrian or vehicular movement of patrons on the site.
- (g) Live-work opportunities are permitted where the first floor of a single-family detached home is converted to a professional office or retail use while maintaining a residential use on the upper floors only if the office or retail use is owned or operated by the resident of the building.