

ARTICLE XXV
B-2 General Business Zone

§ 245-213. Applicability.

The following regulations shall apply in the B-2 General Business Zone.

§ 245-214. Permitted uses. [Amended 7-15-1980 by Ord. No. 354-2M-80; 5-22-1984 by Ord. No. 354-2WW-84; 12-31-1990 by Ord. No. 354-2H-90; 8-6-2001 by Ord. No. 354-2JJ-01; 3-25-2003 by Ord. No. 354-2C-03; 4-5-2011 by Ord. No. 9-11]

A. The following are permitted uses in the B-2 Zone:

- (1) The retail sale of goods, such as but not limited to:
 - (a) Food stores.
 - (b) Drugstores.
 - (c) Dry goods stores.
 - (d) Meat and poultry stores.
 - (e) Baked goods stores.
 - (f) Packaged liquor stores.
 - (g) Flower shops.
 - (h) Confectionary stores.
 - (i) Household supplies stores.
 - (j) Stationery supplies stores.
 - (k) Haberdashery, dress goods and notions.
 - (l) Hardware and electrical appliances.
 - (m) Fishing and boating supplies.
 - (n) Restaurants and luncheonettes.
 - (o) Microbrewery. [Added 6-27-2017 by Ord. No. 13-17]
 - (p) Craft cidery and meadery. [Added 7-26-2022 by Ord. No. 15-22]
 - (q) Craft distillery. [Added 7-26-2022 by Ord. No. 15-22]
 - (r) Winery salesroom. [Added 7-26-2022 by Ord. No. 15-22]
 - (s) Instructional winemaking facility. [Added 7-26-2022 by Ord. No. 15-22]
- (2) Personal services establishments, such as but not limited to:
 - (a) Barber- and beauty shops for both humans and domestic animals.
 - (b) Tailoring and dressmaking shops.

§ 245-214

§ 245-216

- (c) Dry-cleaning and laundry collection shops.
- (d) Shoe repair shops.
- (e) Appliance repair shops.
- (f) Radio and television repair shops.
- (g) Self-service laundries.
- (h) Business, professional, governmental and educational offices, including banks and fiduciary institutions.
- (3) Shops of a plumber, electrician, carpenter, printer, painter or similar tradesman.
- (4) Boat sales and showrooms not in conjunction with a marina, provided that the following standards and conditions are complied with.
 - (a) Outdoor storage of inventory shall not be stored closer than 25 feet to a right-of-way line or side or rear lot line nor closer than 10 feet to a building.
 - (b) If adjacent to a residential zone or existing residential use, a twenty-five-foot-wide buffer area shall be provided. Said buffer areas shall consist of evergreen plantings and/or screen fencing capable of providing appropriate screening of the operations of the lot from adjoining residential uses and districts.
 - (c) One parking space shall be provided for each 200 square feet of gross floor area or as otherwise determined by the Planning Board.
- (5) Adult day-care centers.
- (6) Studios for such activities as aerobics, fitness and personal training, domestic animal training, martial arts, dance, music and art; health and fitness facilities; and indoor batting cages and indoor basketball courts shall be considered permitted uses and not conditional uses subject to the requirements of § 245-286.
- (7) Municipal buildings, volunteer first-aid buildings and firehouses.
- (8) Public libraries.
- (9) Taxicab and limousine services. **[Added 3-27-2012 by Ord. No. 5-12]**
- B. The aforesaid permitted uses may be located in attached structures using common facilities which may be planned, developed and managed as a unit and in an enclosed building or buildings and utilizing such common facilities as customer parking areas, pedestrian walkways, truck loading and unloading space and utilities and sanitary facilities.

§ 245-215. Accessory uses.

Permitted accessory uses shall be accessory uses as defined in Part 1 of this chapter.

§ 245-216

§ 245-220

§ 245-216. Conditional uses. [Amended 12-8-1981 by Ord. No. 354-2EE-81; 4-13-1982 by Ord. No. 354-2LL-82; 12-31-1990 by Ord. No. 354-2J-90; 6-3-1991 by Ord. No. 354-2K-91; 11-28-2006 by Ord. No. 37-06; 5-27-2008 by Ord. No. 25-08; 4-5-2011 by Ord. No. 9-11]

The following uses are defined as conditional uses and may be permitted subject to the requirements as set forth for each particular use in Article XXXII, § 245-279 et seq.:

- A. Utility installations, provided that the requirements of Article XXXII are met.
- B. Commercial recreation, provided that the requirements of § 245-286 are met, such as, but not limited to:
 - (1) Miniature golf.
 - (2) Driving ranges.
 - (3) Game rooms.
 - (4) Amusement centers.
 - (5) Billiards.
 - (6) Tennis.
 - (7) Racquetball.
 - (8) Bowling alleys.
 - (9) Theaters.
 - (10) Swimming clubs.
 - (11) Roller rinks.
- C. Automobile sales and/or rental facilities listed as a conditional use pursuant to § 245-289.
- D. Places of assembly, parish houses, convents and cemeteries. [Amended 4-19-2011 by Ord. No. 13-11]
- E. Scattered-site affordable housing units. [Added 11-5-2012 by Ord. No. 34-12]

§ 245-217. Area, yard and building requirements.

Area, yard and building requirements shall be as specified in the schedule, § 245-10 of this chapter, unless modified in accordance with Article XXXIII, § 245-299 et seq.

§ 245-218. Off-street parking, loading and vehicular access.

Off-street parking, loading and vehicular access requirements shall be provided for the use of patrons and employees as further detailed in Article XXXV, § 245-310 et seq.

§ 245-219. Sign requirements.

Sign requirements shall be as per Article XXXVI, § 245-312 et seq., of this chapter.

§ 245-220. Miscellaneous requirements. [Amended 6-26-79 by Ord. No. 354-2B-79; 5-27-80 by Ord.

§ 245-220

No. 354-2I-80; 4-13-1982 by Ord. No. 354-2KK-82; 1-28-1986 by Ord. No. 354-2MMM-86]

§ 245-222

A. Landscaping and buffer requirements.

- (1) Total landscaped area shall be a minimum of 20% of the total lot area.
- (2) Wherever the property line of an occupied lot in the B-2 Zone abuts or is directly across a street from a residential use or zone, a buffer zone of at least 15 feet in width shall be established in accordance with the provisions of § 245-409.

B. Such driveways shall be provided as are necessary to provide proper means of ingress and egress for the parking areas, subject to the restrictions set forth in § 245-310.

C. Directional signs in conjunction with said driveways are necessary for the proper guidance and control of vehicular traffic, provided that not more than one such sign is erected in conjunction with each such driveway, and further provided that the sign conforms to the appropriate restrictions set forth in Article XXXVI, § 245-312 et seq.

§ 245-221. Performance standards.

All uses permitted in the B-2 Zone shall conform to the performance standards set forth in § 245-250 of this chapter.

§ 245-222. Affordable Housing Trust Fund contribution. [Added 5-25-1993 by Ord. No. 354-2D-93]

The provisions of this article are subject to the mandatory fee contribution to the Brick Township Affordable Housing Trust Fund established in Article VI.