

Township of Raritan, NJ
Friday, February 6, 2026

Chapter 296. Land Development

Part 3. Zoning

Article XIII. District Regulations

§ 296-114. B-2 Commercial District.

[Amended by Ord. No. 02-9; Ord. No. 08-3]

- A. Purpose. It is the purpose of this zone to define and provide controls for the major shopping and business areas of the Township, serving the needs of both Township residents and the regional population, and transient highway users. Within this zone, no lot, structure or accessory structure shall be used in whole or in part unless it complies with Schedules I and II **attached to this chapter**, other applicable sections of this chapter and the following regulations.
- B. Principal permitted uses. Multiple permitted principal uses and structures are permitted as follows and subject to the standards set forth herein:
[Amended 6-5-2024 by Ord. No. 24-12]
- (1) Retail and retail service uses, excluding recreational facilities with loudspeakers and concessions unless the entire facility is located within a building and excluding those uses listed under Subsection D, which are conditionally permitted;
 - (2) Business and professional offices;
 - (3) Hotels and motels;
 - (4) Animal hospital and commercial kennels;
 - (5) Commercial greenhouses;
 - (6) Funeral homes, clubs, lodges and fraternal organizations;
 - (7) Self-storage;
 - (8) Child care center.
- C. Permitted accessory uses. Multiple permitted accessory uses and structures are permitted as follows:
[Amended 6-5-2024 by Ord. No. 24-12]
- (1) Public and private parking.
 - (2) Signs and fences.
 - (3) Outdoor dining;
 - (4) Apartments over shops and offices in accordance with § **296-113F**; and
 - (5) Other uses and structures customarily incidental to a principal permitted use.

D. Conditional uses.

- (1) Public and private schools.
[Amended 6-5-2024 by Ord. No. 24-12]
- (2) Public and institutional uses.
[Amended 6-5-2024 by Ord. No. 24-12]
- (3) Essential services.
- (4) Shopping centers.
- (5) Gasoline filling stations, gasoline filling stations with public and repair garages and gasoline filling stations with convenience stores.
[Amended 6-5-2024 by Ord. No. 24-12]
- (6) New car, farm machinery and construction equipment agencies.
- (7) Used car sales (see § 296-151E).
- (8) Home businesses.

- E. Buffer strips.** All lots or parts of lots which are improved with a predominantly nonresidential use and whose side or rear lines are adjacent to a residential zone shall be screened from such residential zone by landscaped buffer strips or other such screening along said side or rear lines as may be approved by the Planning Board in accordance with § 296-177.