

**§ 245-204. Applicability.**

The following regulations shall apply in the B-1 Neighborhood Business Zone.

**§ 245-205. Permitted uses.**

The following are permitted uses in the B-1 Zone:

- A. Retail business and personal service establishments which are clearly of a neighborhood service character, such as the following:
  - (1) Stores selling groceries, meats, baked goods and other such food items.
  - (2) Drugstores and pharmaceutical stores.
  - (3) Hardware, household supply and electrical appliance stores.
  - (4) Package liquor stores.
  - (5) Stationery, tobacco and newspaper stores.
  - (6) Luncheonettes, restaurants and confectionery stores.
  - (7) Barber- and beauty shops.
  - (8) Shoe repair shops.
  - (9) Tailor shops, dry-cleaning pickup stores and self-service laundries, provided that public sewerage facilities are available.
  - (10) Professional offices, banks and fiduciary institutions.
- B. Municipal buildings, volunteer first aid buildings and firehouses. **[Added 3-25-2003 by Ord. No. 354-2C-03]**
- C. Public libraries. **[Added 3-25-2003 by Ord. No. 354-2C-03]**

**§ 245-206. Accessory uses.**

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

**§ 245-207. Conditional uses. [Added 12-8-1981 by Ord. No. 354-2EE-81; amended 12-31-1990 by Ord. No. 354-2J-90; 6-3-1991 by Ord. No. 354-2K-91; 6-11-2001 by Ord. No. 354-2II-01; 3-23-2004 by Ord. No. 354-2A-04]**

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

- A. Utility installations, provided that the requirements of Article XXXII are met.
- B. Commercial recreation, as follows, provided that the requirements of § 245-286 are met.
  - (1) Game rooms and amusement centers.

- C. Places of assembly, parish houses, convents and cemeteries. **[Amended 4-19-2011 by Ord. No. 13-11]**
- D. Scattered-site affordable housing units. **[Added 11-5-2012 by Ord. No. 34-12]**

**§ 245-208. Area, yard and building requirements.**

Area, yard and building requirements shall be as specified in the schedule, § 245-10 of this chapter, except as modified in Article XXXIII, § 245-299 et seq. A minimum landscape area of 10% of the lot area shall be provided.

**§ 245-209. Off-street parking.**

Off-street parking space for the use of patrons and employees of a permitted business use shall be provided in accordance with Article XXXV, § 245-310 et seq., of this chapter.

**§ 245-210. Sign requirements.**

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

**§ 245-211. Buffer zones; performance standards. [Amended 6-26-1979 by Ord. No. 354-2B-79; 5-27-1980 by Ord. No. 354-21-80; 11-10-1981 by Ord. No. 354-2AA-81; 1-28-1986 by Ord. No. 354-2MMM-86]**

- A. Wherever the property line of an occupied lot in the B-1 Zone abuts 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. Performance standards. All uses permitted in the B-1 Zone shall conform to the performance standards set forth in § 245-250 of this chapter.

**§ 245-212. 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.