

ARTICLE XIV
RB RETAIL BUSINESS ZONE

27-82 Statement of Intent.

The RB district is intended to serve as a pedestrian oriented shopping district, with retail facilities that service local needs. It is encouraged that generally retail stores and personal service establishments be located on the ground floor of buildings with offices occupying the upper floors.

27-83 Permitted Uses.

In the Retail Business zone, no building, structure or premises shall be used, and no building or structure shall be erected or structurally altered, except for the following permitted uses:

- A. Retail stores, including but not limited to the sale of antiques, art, dry goods, variety and general merchandise, clothing, fabrics, floor covering, food, books, hardware, hobby and art supplies, garden supplies, flowers, drugs, handicraft art, household supplies or furnishings, pets, sale or repair of jewelry, sporting goods, watches and clocks, optical goods, musical, professional and office supplies and packed goods when sold only on the premises.
- B. Personal services, including but not limited to barbershops, hairdressers, cleaning and pressing establishments, photographers, funeral homes, shoe repairs, tailors, newspaper, printers, frame shops, laundromats and travel agencies.
- C. On the first and/or second floor business, administrative, and professional offices or business establishments providing the following services:
 - 1) Finance, insure or real estate sales or services.
 - 2) Business or professional services.
 - 3) Health services.
 - 4) Social services.
 - 5) Consulting services.
- D. Gasoline service stations and public garages.
- E. Public parks, playground, buildings, structures and uses owned and operated by the Borough of Jamesburg.

27-84 Accessory Uses.

The following accessory uses, subject to the requirements of Article XVI, shall be permitted in this zone:

- A. Parking lots provided that:
 - 1) There is no automotive service or repair.
 - 2) The lot will not increase traffic congestion in the streets abutting the property.
- B. Fences and Walls, subject to the requirements of Section 27-96.
- C. Signs, subject to the requirements of Section 27-134.

27-85 Conditional Uses.

The following conditional uses shall be permitted in the zone:

- A. Earth terminal or earth terminal antennae, subject to the requirements of Section 27-107.
- B. Public utility installations, subject to the requirements of Section 27-108.
- C. Childcare centers, subject to the requirements of Section 27-109.

27-86 Area and Bulk Regulations.

Table 13 Regulations for the RB Zone	
REQUIREMENTS	BULK STANDARDS
Minimum lot area per dwelling unit or site area	5,000 sq. ft.
Minimum lot width	50 ft.
Minimum lot depth	100 ft.
Maximum height	3 stories or 45 ft.
Minimum depth of front yard	15 ft.
Minimum aggregate width of side yards	20 ft.
Minimum width of each side yard	10 ft.
Minimum depth of rear yard	15 ft.
Maximum lot building coverage	50%
Maximum lot impervious coverage	80%