

- (13) Public uses.
 - (14) Commercial recreation uses.
 - (15) Automotive supply establishment in accordance with the provisions of § 421-39.
 - (16) Child-care centers.
 - (17) Massage, bodywork and somatic therapy establishments.¹ [Added 8-10-1998 by Ord. No. O-39-98]
- C. Permitted accessory uses and structures. The following accessory uses and structures are permitted:
- (1) Any accessory use or structure permitted in the B-1 Neighborhood Business Zone.
- D. Conditional uses. The following uses shall be permitted in the B-2 Regional Business Zone, provided they meet the conditions set forth in Article VII:
- (1) Automobile uses in accordance with § 421-60.
 - (2) Class 5 licensed cannabis retailer, including drive-through in accordance with § 421-64.1. [Added 4-10-2023 by Ord. No. O-15-23]
- E. Prohibited uses. The following uses shall be prohibited:
- (1) Hotels or motels.
 - (2) Bars and taverns.
 - (3) Drive-in restaurants.
 - (4) Automotive repair garages or automobile washes.
 - (5) Manufacturing, wholesale, storage, warehouse or distribution facilities.
 - (6) Utility installations.
 - (7) All residential uses.
 - (8) Cigar bars. [Added 10-10-2017 by Ord. No. O-29-17]
 - (9) Hookah lounges. [Added 10-10-2017 by Ord. No. O-29-17]
 - (10) Tobacco stores. [Added 10-10-2017 by Ord. No. O-29-17]
 - (11) Smoke stores. [Added 10-10-2017 by Ord. No. O-29-17]

§ 421-19. B-3 Highway Business Zone.

- A. Purpose. The purpose of this district is to provide goods and services for both local and regional customers as they pass through Rahway on their way to and from regional

1. Editor's Note: Former Subsection B(18), added 11-9-2022 by Ord. No. O-41-22, which immediately followed this subsection, was repealed 4-10-2023 by Ord. No. O-15-23.

destinations. Automobile-oriented uses are encouraged, with the exception of automotive repair establishments.

B. Principal permitted uses. The following principal uses shall be permitted:

- (1) Specialty or comparative retail uses.
- (2) Business service uses.
- (3) Shopping centers in accordance with the provisions of § 421-40.
- (4) Restaurants, including drive-through restaurants, in accordance with the provisions of § 421-37.
- (5) Eating and drinking establishments.
- (6) Public uses.
- (7) Child-care centers.²
- (8) Self-service storage facilities.
- (9) Automotive supply establishments, in accordance with the provisions of § 421-39.
- (10) Parks and playgrounds.
- (11) Marinas.
- (12) Drive-in uses, including drive-in restaurants.³

C. Permitted accessory uses and structures. The following accessory uses and structures shall be permitted:

- (1) Any accessory use or structure permitted in the B-1 Neighborhood Business Zone.

D. Conditional uses. The following uses shall be permitted in the B-3 Highway Business Zone, provided they meet the conditions set forth in Article VII:

- (1) Garden supply centers, in accordance with § 421-62.
- (2) Building supply or lumberyards, in accordance with § 421-61.
- (3) Automobile gas stations, automobile service stations, automobile sales and automobile washes, in accordance with § 421-60.
- (4) Trailer or outdoor recreational equipment sales in accordance with § 421-63.
- (5) Class 5 licensed cannabis retailer, including drive-through in accordance with § 421-64.1. [Added 4-10-2023 by Ord. No. O-15-23]

2. Editor's Note: Former § 195-18B(8), regarding hotels and motels, which previously followed this subsection, was repealed 11-8-1999 by Ord. No. O-49-99.

3. Editor's Note: Former Subsection B(13), added 11-9-2022 by Ord. No. O-41-22, which immediately followed this subsection, was repealed 4-10-2023 by Ord. No. O-15-23.

E. Prohibited uses. The following uses shall be prohibited:

- (1) Drive-in restaurants.
- (2) Utility installations.
- (3) Manufacturing, wholesale, storage, warehouse and distribution facilities, except self-service storage facilities.
- (4) Automotive repair garages.
- (5) Bars and taverns.
- (6) Hotels and motels. [Added 11-8-1999 by Ord. No. O-49-99]

§ 421-20. B-4 Service Business Zone.

A. Purpose. The purpose of this district is to encourage a mixed-use environment at the fringes of the central business district. Except for automobile-oriented uses, all forms of retail, office and multifamily residential uses are encouraged. Arts-related uses and artists' live/work spaces would be permitted within this zone north of the railroad trestle. Development which helps to preserve, protect or enhance buildings of historic or architectural importance is encouraged.

B. Permitted principal uses. The following principal uses are permitted: [Amended 8-10-1998 by Ord. No. O-39-98 ; 4-11-2005 by Ord. No. O-11-05]

- (1) Convenience retail uses.
- (2) Specialty or comparative retail uses.
- (3) Business service uses.
- (4) Restaurants, excluding drive-in or drive-through restaurants.
- (5) Eating and drinking establishments.
- (6) Professional offices.
- (7) Medical and dental offices.
- (8) General and business offices.
- (9) Banks, excluding drive-in or drive-through banks.
- (10) Civic and philanthropic uses.
- (11) Public uses.
- (12) Child-care centers.
- (13) Quasi-educational uses.
- (14) Cultural facilities.