

§ 190-110. B-1 Retail Business District.

A. Principal uses and structures. The following principal uses and structures shall be permitted: **[Amended 2-8-2017 by Ord. No. 3579 ; 4-12-2017 by Ord. No. 3591 ; 11-7-2018 by Ord. No. 3686 ; 12-12-2018 by Ord. No. 3691 ; 11-9-2020 by Ord. No. 3818 ; 12-13-2023 by Ord. No. 3976 ; 6-12-2024 by Ord. No. 4002]**

- (1) Retail sales.
- (2) Retail and personal services.
- (3) Financial institutions, excluding drive-in banks.
- (4) Eating and drinking establishments.
- (5) Arts facilities.
- (6) Brew pubs.
- (7) Microbreweries.
- (8) Fitness and health clubs.
- (9) Flexible retail.
- (10) Instructional schools.
- (11) Microdistilleries.
- (12) Recreational facilities.
- (13) Flexible office/co-working/incubator space.
- (14) Professional or medical office on other than the ground floor, except that ground floor areas used for access to such uses shall be permitted.
- (15) Dwelling units above the ground floor that meet the inclusionary housing standards in § 190-124R. Ground-floor areas used for access to such uses shall be permitted, and ground-floor areas which do not face a public street and consist of common areas for the residential units shall also be permitted.
- (16) Parking lots and structures.
- (17) Child-care centers.
- (18) Municipal buildings owned or leased by the Village of Ridgewood and used for public purposes.
- (19) Club, fraternal, recreational, athletic, political, labor, civic, and social uses located above the ground floor, except that ground floor areas used for access to such uses shall be permitted.
- (20) Institutional uses.

- B. Accessory uses and structures. The following accessory uses and structures shall be permitted, provided that they are located on the same premises as the principal use or structure to which they are accessory: **[Amended 5-13-1996 by Ord. No. 2566]**
- (1) Parking and loading facilities, as regulated in §§ 190-90 and 190-121.
 - (2) Signs, as regulated in § 190-122.
 - (3) Outdoor cafes either on private property or within the public sidewalk right-of-way as an accessory use to an eating establishment, as regulated by Article VIII in Chapter 156. **[Amended 12-14-2011 by Ord. No. 3323]**
 - (4) Instruction and organized parties.
 - (5) Accessory uses and structures customarily incident to the above principal uses.
- C. Conditional uses and structures. The following conditional uses and structures shall be permitted in the B-1 District only if they comply with the appropriate regulations for such uses or structures in § 190-123: **[Amended 10-13-1998 by Ord. No. 2643 ; 2-8-2017 by Ord. No. 3579]**
- (1) Public utility buildings and structures.
 - (2) Cellular telecommunications antennas mounted on an existing structure at least 40 feet high.
- D. Prohibited uses. Any uses other than those uses permitted by this section are prohibited. In addition, without in any way limiting the generality and prohibition of this section, the following uses are specifically prohibited:
- (1) Residential construction or conversion unless permitted as regulated herein.
 - (2) The sale, delivery and/or serving of prepared food and/or beverages in a ready-to-consume state from a location within a building through a door, through a window or over a counter to a location outside the same building on the same site or within the adjacent public right-of-way. Such prohibition shall include but not be limited to the delivery to or receipt of food and/or beverages to customers in motor vehicles. The foregoing shall not be construed to prohibit: a) serving and consumption of food and beverages to and by customers seated at tables within outdoor cafes permitted by this chapter and licensed and regulated pursuant to Article VIII of Chapter 156; b) take-out sales of prepared food, where the customer must enter the building to purchase and/or pick up food for consumption at an off-site location; and c) the delivery of prepared foods to customers at an off-site location not located within the street-right-way. **[Amended 12-14-2011 by Ord. No. 3323 ; 2-8-2012 by Ord. No. 3327]**
 - (3) New or used car lots.
 - (4) Public garages and gasoline service stations.
 - (5) (Reserved)¹
 - (6) Drive-in or drive-through uses, including but not limited to drive-in banks, drive-in

pharmacies and drive-in restaurants. **[Amended 12-14-2011 by Ord. No. 3323]**

- E. Bulk regulations. The following conditions and requirements shall be complied with: **[Amended 5-12-2004 by Ord. No. 2891]**
- (1) Maximum building height: 45 feet, except as provided otherwise for affordable housing developments in § 190-124R.
 - (2) Minimum front yard: as established by adjacent buildings and as regulated by § 190-119A(1)(b). No vault rights shall extend past the existing curblines or the curblines proposed on the Master Plan or Official Map of the Village.
 - (3) Minimum side yard: none required, but if provided, 12 feet. If adjacent to a residential zone, a minimum twelve-foot side yard is required.
 - (4) Minimum rear yard: six inches for each foot of height of the principal building or 10 feet, whichever is greater.
 - (5) Maximum floor area ratio: 50%, except as provided otherwise for affordable housing developments in § 190-124R.
- F. Other regulations. In addition to the bulk regulations, the following shall be complied with:
- (1) The store frontage for each space devoted to a different occupant on the ground level abutting any street shall be at least 15 feet wide, exclusive of any entrances for upper floors.
 - (2) All ground level stores abutting any street shall contain window areas on any side of at least 10% of an area equal to 10 feet times the width of the wall abutting the street.
 - (3) No building shall be permitted which is not supported on a continuous footing and foundation and enclosed on all sides by an exterior wall that rests on said footing and foundation.
 - (4) Except for parking lots, outdoor cafes and sidewalk sales authorized pursuant to Chapter 239, any use permitted by this section shall only be conducted within the confines of a building. **[Amended 8-11-1998 by Ord. No. 2639 ; 12-14-2011 by Ord. No. 3323]**
 - (5) Any dwelling unit shall contain a minimum habitable floor area of 600 square feet.
 - (6) The gross floor area devoted to residential use, including hallways and other common areas accessory to the residential use, shall not exceed $\frac{2}{3}$ of the total gross floor area of the building within which the residential use is located. **[Added 5-12-2004 by Ord. No. 2891]**
 - (7) The maximum permitted density shall not exceed 12 dwelling units per acre of the lot. **[Added 5-12-2004 by Ord. No. 2891]**

1. Editor's Note: Former Subsection D(5), regarding places of amusement, was repealed 6-12-2024 by Ord. No. 4002 .