

§ 215-4.19. GB General Business Zone.

A. Permitted principal uses of buildings and structures are as follows: **[Amended 12/27/2001 by Ord. No. 2001-035]; [Amended 6/27/2002 by Ord. No. 2002-017]; [Amended 8/8/2002 by Ord. No. 2002-30]; [Amended 12/23/2002 by Ord. No. 2002-043]; [Amended 6/9/2005 by Ord. No. 2005-14]**

- (1) All principal uses permitted in the NB Neighborhood Business Zone.
 - (2) Art, dance, gymnastics, music, or other similar instructional school.
 - (3) Auto parts store, excluding, however, auto repair shops and installation services.
 - (4) Bar/Cocktail lounge/nightclub.
 - (5) Bicycle sale, repair or rental establishment.
 - (6) Bowling alley.
 - (7) Commercial office.
 - (8) Building materials retail sales establishment.
 - (9) Commercial retail use.
 - (10) Contractor's office, showroom, garage, warehouse and shop; provided, however, that all materials and equipment are stored within a completely enclosed building.
 - (11) Department store.
 - (12) Municipal parks, playgrounds and other municipal buildings and uses as are deemed appropriate and necessary by the Township Committee.
 - (13) Federal, State, County, and other public buildings and grounds; including, public schools, parks, playgrounds or other recreational uses and areas. **[Amended 6/9/2005 by Ord. No. 2005-14]**
 - (14) Funeral home.
 - (15) Furniture store.
 - (16) Garden center.5/12/2022
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- (17) Indoor commercial health/recreational facility.
 - (18) Nurseries and greenhouses.
 - (19) Personal and professional service establishments.
 - (20) Pet shop; excluding, however, the boarding or treatment of animals.

- (21) Printing, lithography, publishing or photocopying establishment.
 - (22) Restaurant with or without a liquor license.
 - (23) Shopping centers.
 - (24) Shops of artisans, carpenters, craftsmen, electricians, painters, plumbers, printers or other similar trade.
 - (25) Sign shop.
 - (26) Nursing home.
 - (27) Supermarket.
 - (28) Theater (indoor only).
 - (29) Vocation/Trade school. **[Amended 6/9/2005 by Ord. No. 2005-14]**
 - (30) Outside boat storage provided, however, that there shall be no boats placed or stored within ten (10) feet of any property line and the boat storage is not within any required parking area. Such screening may consist of fence, walls, natural vegetation and landscaping, or combination thereof, and shall be specifically approved by the Planning Board. Open rack storage is prohibited. **[Amended 6/27/2002 by Ord. No. 2002-017]**
 - (31) Combinations of two (2) or more of the above permitted uses. **[Amended 6/27/2002 by Ord. No. 2002-017]**
 - (32) Other uses similar to those above. **[Amended 6/27/2002 by Ord. No. 2002-017]**
- B. Permitted accessory uses of buildings and structures are as follows:
- (1) Bulk storage subject to the provisions of Section 215-11.9.
 - (2) Fences and walls subject to the provisions of Section 215-12.17.
 - (3) Off-street loading, subject to the provisions of Section 215-12.16.
 - (4) Off-street parking, subject to the provisions of Section 215-12.16.
 - (5) Satellite dish antennas, subject to the provisions of Section 215-5.2.
 - (6) Other customary accessory uses, buildings and structures, which are clearly incidental to the principal use.
- C. Conditional uses subject to the provisions of Section 215-5. of this chapter, are as follows:
- (1) Automobile repair shop (motor vehicle repair shop).
 - (2) Automobile sales establishment for new or used cars.
 - (3) Automobile service station (gas station or motor vehicle service station).

- (4) Car wash.
- (5) Churches and places of worship.
- (6) Commercial recreation activities.
- (7) Health care facility.
- (8) Hotel or motel.
- (9) Mini-storage facility.
- (10) Public utilities.^{5/12/2022}

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- (11) Veterinary clinic hospital or animal care facility.
- (12) Sexually-oriented businesses subject to the provisions of 215-23. **[Amended 12/27/2001 by Ord. No. 2001-035]**
- (13) Boat repair shop and boat storage. **[Amended 12/23/2002 by Ord. No. 2002-043]**

D. Signs:

- (1) Same as permitted in NB Neighborhood Business Zone.
- (2) Only wall mounted signs shall be permitted for each permitted use, and may be an illuminated, business sign, provided that the total area of any sign shall not exceed 150 square feet. Such signs shall be displayed so as not to project more than 12 inches from the surface of the building or beyond the ends of the building.
- (3) Identification signs. Free-standing signs may be erected to identify a shopping center and to list individual occupants, provided that not more than one (1) such sign shall be erected for each 300 feet of frontage on a public street and, further provided, that the aggregate area of all sides of any such signs shall not exceed 200 square feet. Such signs may be illuminated, but shall not be of the flashing type, shall not exceed one and one-half times the height of the principal building, not to exceed 35 feet, shall not be located within 50 feet of a public street or parking area exits or entrances or within 200 feet of the boundary of a residence zone, and shall in no way interfere with the safe functioning of any traffic control signal or directional device.
- (4) Directional signs (ingress). One (1) free-standing sign may be erected at each driveway which provides a means of ingress for off-street parking facilities on the

premises, shall relate only the name of the use of the facility and appropriate traffic instructions, shall not exceed 10 square feet in area for each of two (2) faces, shall be mounted so as not to obstruct vision for a height of 7 feet above ground level, and shall not exceed 10 feet in height.

(5) Direction signs (egress). Free-standing signs may be erected on the premises for the purpose of providing directions to traffic leaving the premises, shall not exceed 10 square feet in area on each of two (2) sides, shall be mounted so as not to obstruct vision for a height of 7 feet above ground level, and shall not exceed 10 feet in height.

(6) Traffic control signs. Free-standing signs may be erected which are necessary to control and regulate the movement of traffic on the interior roadways on the premises, provided the number and location of such signs are approved by the Planning Board. Such signs shall not exceed 4 square feet in area, and shall not exceed a height of 6 feet.

(7) Parking lot signs. Free-standing signs may be erected within the parking areas to identify particular areas or sections of the parking lot, provided that not more than one (1) such sign shall be permitted for each 40,000 square feet of parking area, and further provided that such signs shall not exceed an area of 3 square feet on each of four (4) faces, nor exceed a height of 25 feet. In addition, free-standing signs may be erected at each of a parking aisle for identification purposes, provided that such signs shall not exceed one (1) square foot in area, nor exceed a height of 5/12/2022

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11 feet. All of the above described signs must be mounted not less than 7 feet above the ground.

E. Area, yard and building requirements:

- (1) Minimum lot area: 22,500 square feet.
- (2) Minimum lot width: 150 feet.
- (3) Minimum lot depth: 150 feet.
- (4) Minimum front yard setback: 70 feet.
- (5) Minimum side yard setback: 20 feet.

- (6) Minimum combined side yard setback: 40 feet.
- (7) Minimum rear yard setback: 40 feet.
- (8) Minimum accessory building side and rear yard setback: 5 feet.
- (9) Maximum building height: 40 feet and 2 ½ stories.
- (10) Maximum percent building coverage: 50 percent.

Following NB Zone to be Used Only as Referenced Above:

§ 215-4.18. NB Neighborhood Business Zone.

A. Permitted principal uses of buildings and structures are as follows: 5/12/2022

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- (1) Antique shop.
- (2) Appliance store.
- (3) Art/Graphic/Photo supply store.
- (4) Artist/Photo store.
- (5) Bakery.
- (6) Bank and financial institution.
- (7) Barbershop or beauty/hair salon.
- (8) Bookstore.
- (9) Business office.
- (10) Candy store.
- (11) Clothing/Dry goods store.
- (12) Convenience store.
- (13) Gift store.
- (14) News/Magazine store.
- (15) Produce market.
- (16) Ice cream parlor.
- (17) Delicatessen.
- (18) Dry cleaners.
- (19) Municipal parks, playgrounds and other such municipal buildings and uses as are

deemed appropriate and necessary by the Township Committee.

(20) Essential services.

B. Permitted accessory uses of buildings and structures are as follows:

- (1) Fences and walls subject to the provisions of Section 215-12.17.
- (2) Off-street loading, subject to the provisions of Section 215-12.16.
- (3) Off-street parking, subject to the provisions of Section 215-12.16.
- (4) Satellite dish antennas, subject to the provisions of Section 215-5.2.
- (5) Signs, subject to the provisions of Section 215-7.6.
- (6) Other customary accessory uses, buildings and structures, which are clearly incidental to the principal use.

C. Conditional uses, subject to the provisions of Section 215-5. of this chapter, are as follows:

- (1) Childcare centers, nursery schools and day care centers.
- (2) Churches and places of worship.
- (3) Public utilities.

D. Signs:

- (1) One (1) free standing sign located at the primary entrance to a development not to exceed 32 square feet in area for the purpose of advertising the name of the development. Such sign may be illuminated by flood lighting, provided that the light is not directed onto adjoining properties or into the eyes of passing motorists.
- (2) One (1) sign shall be permitted for each permitted use and may be an illuminated, business sign, providing that the total area of any sign should not exceed 150 square feet. Such signs shall be displayed so as not to project more than 12 inches from the surface of the building or beyond the ends of the building.