

Chapter 40. Land Use

Part III. Zoning

Article XXIII. B-2 Central Business District

[1] *Editor's Note: Article **XXIII** was amended by Ord. No. 1113; Ord. No. 1140; Ord. No. 1348; Ord. No. 1367; Ord. No. 1622; Ord. No. 1976.*

§ 40-2301. APPLICABILITY OF REGULATIONS.

[1980 Code § 128-92]

The regulations set forth in this Article or set forth elsewhere in Part 3 of this chapter and referred to in this Article are the district regulations in the B-2 Central Business District.

§ 40-2302. PERMITTED USES.

[1980 Code § 128-93; Ord. No. 2221 § 1; Ord. No. 2257 § 1; Ord. No. 2298; Ord. No. 2375; Ord. No. 2377; Ord. No. 2422; Ord. No. 2439-2015; Ord. No. 2525-2018]

A. A building or premises may be used only for the following purposes:

1. Parks and parking areas owned and operated by the Borough or any of its agencies or by Union County.
2. Signs not to exceed four (4) square feet in area appertaining to the lease, hire or sale of a building or premises.
3. Accessory buildings and uses customarily incident to the above uses.
4. Retail trade.
5. Retail services.
6. Banks and financial institutions—NAICS Group 5221.
[Amended 2-6-2020 by Ord. No. 2605]
7. Institutional and public uses—NAICS Groups 71211 and 92.
[Amended 2-6-2020 by Ord. No. 2605]
8. Restaurants, excluding drive-in restaurants—NAICS Group 722110, excluding exotic and/or pornographic entertainment or activities.
[Amended 2-6-2020 by Ord. No. 2605]

9. Motion-picture theaters—NAICS Group 512131.
[Amended 2-6-2020 by Ord. No. 2605]
10. Insurance agencies and brokerage—NAICS 5242.
[Amended 2-6-2020 by Ord. No. 2605]
11. Pet grooming services—NAICS Group 812910.
[Amended 2-6-2020 by Ord. No. 2605]
12. Fitness and Recreational Sports Centers—NAICS Group 713940.
[Amended 2-6-2020 by Ord. No. 2605]

13. Permanent cosmetics, make up salon.

Color consulting services (i.e., personal care services).

Day spas.

Depilatory (i.e., hair removal) salons.

Ear piercing services.

Electrolysis (i.e., hair removal) salons.

Hair removal (i.e., depilatory, electrolysis) services.

Hair replacement services (except by offices of physicians).

Hair weaving services.

Make-up salons, permanent.

Scalp treating services.

Sun tanning salons.

Tanning salons.

14. Family Fun Centers - NAICS Group 713120.
[Ord. No. 2439-2015; amended 2-6-2020 by Ord. No. 2605]

- B. A retail store or establishment with street exposure shall be of a character consonant with and appropriate to a distinctive, high quality refined office, hotel and business district.

- C. Conditional Uses. A building or premises shall be used in this zone only if it meets the following conditions:

1. Hair, nail and skin care services—NAICS Group 81211.
[Amended 2-6-2020 by Ord. No. 2605]

a. If the use is 500 linear feet between a similar use; and

b. The building space is 400 square feet or less.

§ 40-2303. PROHIBITED USES.

[1980 Code § 128-93.1; Ord. No. 2298]

- A. Storage of materials, stock or inventory shall not be permitted in any window display area ordinarily exposed to public view. All screening of windows shall be maintained in a clean and attractive manner.

- B. Residence uses are prohibited from being located on ground-floor levels but not upper floor levels.

Such uses stated in § 2103 are prohibited.

- C. All classes of cannabis establishments or cannabis distributors or cannabis delivery services as said terms are defined in Section 3 of P.L. 2021, c. 16, but not the delivery of cannabis items and related supplies by a delivery service licensed outside of the Borough.
[Added 7-15-2021 by Ord. No. 2660]

§ 40-2304. HEIGHT REGULATIONS.

[1980 Code § 128-94; Ord. No. 2298]

- A. Where a lot or lots or part thereof in the B-2 Central Business District abuts a residence district, the lot or lots or part thereof so abutting shall be governed by the height regulations for the residence district abutting.
- B. No building in the B-2 Central Business District shall exceed three (3) stories or thirty-five (35) feet in height.

§ 40-2305. AREA REGULATIONS.

[1980 Code § 128-95; Ord. No. 2298; Ord. No. 2431]

- A. Front Yard. No front yard shall be required.
- B. Side Yard. No side yard shall be required.
- C. Rear Yards.
 - 1. The minimum rear yard shall not be less than fifteen (15%) percent of the average depth of the lot; provided, however, that such rear yard need not exceed twenty (20) feet.
 - 2. For lots that adjoin a railroad line, the minimum rear yard shall be ten (10) feet.
- D. Lot Area. The minimum lot area shall be seven thousand five hundred (7,500) square feet. The minimum frontage upon a public street shall be fifty (50) feet.
- E. Maximum Impervious Coverage. The maximum impervious coverage shall be seventy-five (75%) percent of the lot area. Any landscaped plazas or courts available and accessible to the public may be excluded from the maximum impervious coverage limitation.
- F. Parking.
 - 1. Any parking visible from the street shall be screened from view through landscaping and other buffering measures as deemed appropriate by the Roselle Park Municipal Land Use Board.
 - 2. Access to parking areas on adjoining lots shall be provided, where feasible.