

## Chapter 250. Zoning

### Article VII. PB Professional and Business Office Zone

#### § 250-52. Permitted, conditional and accessory uses in PB-1 and PB-2 Zones.

[Amended 9-17-2002 by Ord. No. 17-02]

A. The permitted uses in these zones (PB-1, PB-2) are as follows:

- (1) Office buildings for business, professional and administrative offices not engaged in retail or wholesale sale and delivery of goods nor the repairing, servicing or receiving of service on the premises.
- (2) Funeral homes.
- (3) Municipal facilities or uses.
- (4) Single-family dwellings as permitted in the R-15 Zone.
- (5) Medical, dental, and veterinary offices.  
[Added 12-12-2013 by Ord. No. 13-14; amended 11-14-2022 by Ord. No. 22-16]

B. Conditional uses in these zones (PB-1, PB-2) are as follows:

[Amended 11-14-2022 by Ord. No. 22-16<sup>[1]</sup>]

- (1) There shall be no Sunday hours of operation for the bank or other financial institutions. Weekday hours of operation shall not start before 8:00 a.m. and extend past 9:00 p.m. Saturday hours of operation shall not start before 8:00 a.m. and extend past 4:00 p.m. These restrictions do not apply to automatic teller machines (ATMs).
- (2) Day-care centers and nursery schools. Day-care centers and nursery schools are permitted in the PB-1 and PB-2 Zone, provided that the following conditions are met:
  - (a) The center meets the requirements set forth in Subchapter 5, Physical Facility Requirements of the Manual of Standards for Childcare Facilities, issued by the State of New Jersey, Department of Human Services, Division of Youth and Family Services.
  - (b) Parking areas, driveways and dropoff areas must be screened and buffered from adjoining properties which are zoned or used as residential. This shall be a landscaped or natural buffer and shall be a minimum of 35 feet wide.
  - (c) On-site traffic circulation must be adequate to allow children to be dropped off safely and to not cause grid-locking, stacking, or otherwise impede the flow of traffic on the street which services the site.
  - (d) Signage shall be limited to one permanent ground mounted sign with a surface area not exceeding 16 square feet. Facade signs shall not be permitted.
  - (e) The building exterior shall be finished with materials and in a manner which is harmonious with the neighborhood. As an example, the use of a metal shed or concrete and steel building in a neighborhood of wood frame homes would not be considered compatible.
- (3) Lighting for all automatic teller machines shall be screened from adjacent residences.

[1] *Editor's Note: This ordinance also redesignated former Subsection B(2) as B(3).*

C. Accessory uses in these zones (PB-1, PB-2) are as follows:

[Added 5-19-2009 by Ord. No. 09-7]

- (1) Charitable clothing bins.
- (2) Sheds, pursuant to § 250-14.  
[Added 11-14-2022 by Ord. No. 22-16]

#### § 250-53. Permitted uses in PB-2 Zone.

The permitted uses in the PB-2 Zone shall provide that all buildings, both new and conversions of existing houses to office use, shall have a residential appearance similar to and compatible with existing dwellings in the nearest residential zone, as determined by the Planning Board.

## § 250-54. General conditions and procedures.

The following general conditions and procedures apply in all professional and business office zones:

- A. Area, yard and building coverage requirements. All requirements are set forth in § 250-9.<sup>[1]</sup>  
[1] *Editor's Note: See the Schedule of Area, Yard and Building Requirements at the end of this chapter.*
- B. Parking requirements.
  - (1) Parking shall be permitted in the side and rear yards on any lot in the PB Zone. All parking shall be on site.
  - (2) Detached accessory buildings are prohibited, except where existing as a residential garage, in which case continued use for parking is permitted.
- C. A thirty-foot-wide buffer area is required in the PB Zone, except for lots under one acre, where the minimum shall be a ten-foot-wide buffer requirement.
- D. Residential appearance. In a PB-1 Zone, where residential buildings are converted to office use, the residential appearance of such buildings shall be maintained as in the PB-2 Zone, and the bulk requirements of the adjacent residential zone shall apply.
- E. Common driveways. In all PB Zones, common driveways are permitted in order to reduce traffic hazards and to increase the extent of landscaped street frontage.
- F. In any PB Zone where it abuts a residential use, the minimum building setback is one hundred fifty feet.
- G. In all PB Zones, no detention basin shall be permitted in the front yard.
- H. In all PB Zones, no rooftop mechanical structures shall be permitted. All ground-level mechanicals shall be adequately screened to conceal them.
- I. A recycling plan shall be provided for nonresidential uses in accordance with state, county and municipal requirements.