

**§ 348-10.28. GB General Business Zone.**

**A. Permitted uses. [Amended 4-8-1986 by Ord. No. 2389-86]**

- (1) The retail sales of goods which may include the following:
  - (a) Grocery stores and food markets.
  - (b) Drugstores.
  - (c) Dry goods stores.
  - (d) Meat and poultry stores.
  - (e) Baked goods stores.
  - (f) Packaged liquor stores.
  - (g) Flower shops.
  - (h) Confectionary stores.
  - (i) Household supplies stores.
  - (j) Stationery supplies, tobacco and periodical stores.
  - (k) Haberdashery, dress goods and notions.
  - (l) Hardware, plumbing supplies and electrical supplies.
  - (m) Boat supplies and automobile supplies.
  - (n) Shops of artisans and craftsmen.
  - (o) Furniture and appliance stores.
  - (p) Gift shops.
- (2) Personal service establishments may include the following:
  - (a) Barbershops and beauty shops.
  - (b) Tailoring and dressmaking shops.
  - (c) Dry-cleaning and laundry collection shops.
  - (d) Shoe repair shops.
  - (e) Appliance repair shops.
  - (f) Radio and television repair shops.
  - (g) Self-service laundries.
  - (h) Art, dancing, music, gymnastics and other similar instructional schools.
  - (i) Nursery schools and day nurseries.
- (3) Business and professional offices and banks and financial institutions.

- (4) Restaurants, lunchrooms, bars and other eating and dining establishments.
- (5) Single-family residences.
- (6) Federal, state, county and municipal buildings and grounds, but excluding schools.
- (7) Essential services.
- (8) Funeral homes, including one dwelling unit. **[Added 4-11-1990 by Ord. No. 2729-90]**
- (9) Churches and places of worship. **[Added 8-14-1991 by Ord. No. 2848-91]**
- (10) Quasi-public and private club recreation areas. **[Added 8-14-1991 by Ord. No. 2848-91]**
- (11) Mini warehouse facilities, including one dwelling unit. **[Added 9-24-1996 by Ord. No. 3196-96; amended 7-8-1997 by Ord. No. 3271-97]**
- (12) Child-care centers. **[Added 2-25-1997 by Ord. No. 3230-97]**
- (13) Community residences for the developmentally disabled, community shelters for victims of domestic violence, community residences for the terminally ill, community residences for persons with head injuries and adult family care homes for elderly persons and physically disabled adults. **[Added 11-26-2002 by Ord. No. 3748-02]**
- (14) Car washes. **[Added 12-9-2003 by Ord. No. 3843-03]**

B. Required accessory uses.

- (1) Off-street parking subject to the provisions of § 348-8.20.
- (2) Off-street loading subject to the provisions of § 348-8.19.

C. Permitted accessory uses.

- (1) Fences subject to the provisions of § 348-8.13.
- (2) Signs subject to the provisions of § 348-8.26.
- (3) Other customary accessory uses and buildings which are clearly incidental to the principal use and building.
- (4) Tents subject to the provisions of § 348-8.37. **[Added 4-11-1990 by Ord. No. 2729-90]**
- (5) Outdoor display of goods subject to §§ 348-5.20 and 348-5.37. **[Added 8-14-1991 by Ord. No. 2848-91]**

D. Conditional uses subject to the provisions of Article IX of this chapter.

- (1) Motor vehicle service stations (§ 348-9.3).
- (2) (Reserved)<sup>1</sup>
- (3) Public utilities (§ 348-9.6).
- (4) Boatyards and marinas (§ 348-9.10).

---

1. Editor's Note: Former Subsection D(2), churches and places of worship, was repealed 8-14-1992 by Ord. No. 2848-91. See now Subsection A(9).

- (5) (Reserved)<sup>2</sup>
- (6) Hotels and motels (§ 348-9.15). The following regulations shall apply in addition to and where in conflict with § 348-9.15 or this section:
  - (a) Minimum lot area: 15,000 square feet.
  - (b) Minimum lot width: 150 feet.
  - (c) Minimum front setback: 35 feet.
  - (d) Minimum side and rear setbacks: 20 feet.
  - (e) Minimum number of units: 10.
  - (f) Minimum open space: 15%.
  - (g) On-site minimum parking: two spaces for the first room in each separate unit plus an additional 1/2 space for each additional room thereafter in each separate unit for all rooms except bathrooms.
- (7) Commercial recreation activities (§ 348-9.19).
- (8) (Reserved)<sup>3</sup>
- (9) Multiple dwellings in accordance with the standards of the MF-16 Multifamily Zone, but limited to lots a minimum of two acres in size and further limited to a maximum density of 12 units per acre. **[Added 12-27-2006 by Ord. No. 4064-06]**

E. Area, yard and building requirements.

- (1) Minimum lot area: 5,000 square feet.
- (2) Minimum lot width: 50 feet.
- (3) Minimum lot frontage:
  - (a) Interior lot: 50 feet.
  - (b) Corner lot: 75 feet.
- (4) Minimum lot depth: 100 feet.
- (5) Minimum front setback: 20 feet on local, local collector, minor collector and major collector streets and 40 feet on minor or principal arterial highways or the prevailing front setback, whichever is less, except that no building shall extend into a required sight triangle. **[Amended 11-25-2014 by Ord. No. 4467-14]**
- (6) Minimum rear yard setback:
  - (a) Principal and accessory buildings: 20 feet.
- (7) Minimum side yard setback:

---

2. Editor's Note: Former Subsection D(5), drive-in restaurants, was repealed 8-14-1992 by Ord. No. 2848.

3. Editor's Note: Former Subsection D(8), concerning trailers as a conditional use, was repealed 2-8-1989 by Ord. No. 2633-89.

- (a) Principal and accessory buildings: 10 feet.
- (8) Maximum building height: 45 feet subject to the provisions of § 348-5.12. [**Amended 4-25-2001 by Ord. No. 3597-01; 2-26-2019 by Ord. No. 4622-19**]
- (9) Maximum lot coverage by buildings: 40%. [**Amended 12-9-2003 by Ord. No. 3843-03**]
- (10) Minimum unoccupied open space: 10%.
- (11) A minimum of two feet of pervious surface shall be provided along the side and rear lot lines, or in other similar locations subject to the approval of the Township Engineer. Exceptions can be made if the applicant's professionals can prove that the stormwater runoff will be maintained on site and handled using the best management practices as set forth by the New Jersey Department of Environmental Protection. [**Added 9-24-2019 by Ord. No. 4646-19; amended 11-12-2019 by Ord. No. 4649-19**]