

§ 425-293B-1 Business Zone standards.

A. Purpose. It is the purpose of this zone to recognize and preserve the character of the City's historic downtown or main street. It is important that zone regulations and design standards not be sacrificed to allow overdevelopment or improper utilization of properties, as this would negatively impact upon the character and viability of the downtown and upon the stability of adjoining, older neighborhoods.

B. Permitted uses. Permitted uses in the B-1 Business Zone shall be as follows:

(1) Retail store, except for those enumerated as prohibited uses.

(2) Convenience store.

(3) Business, professional or medical office.

[Amended 4-10-2007 by Ord. No. 2007-26; 6-24-2008 by Ord. No. 2008-39]

(4) Bank.

(5) Passenger terminal facility, taxi or bus stop.

(6) Personal service shop, salon, except for those enumerated as prohibited uses.

(7) Vocational training facility (nonindustrial).

(8) Parking lot.

(9) Restaurant (as defined in Chapter **216**, Alcoholic Beverages, of the Code of the City of Vineland).

[Amended 7-8-1997 by Ord. No. 97-41]

(10) Indoor theater.

(11) Public purpose uses:

(a) Child-care center.

(b) Governmental or public utility facility.

(c) Governmental or public utility office.

C. Accessory uses. Accessory uses in the B-1 Business Zone shall be as follows:

(1) Indoor storage of goods, which are sold on site (not warehousing), for business on site.

(2) Residential use, limited to upper floors.

(3) Parking.

(4) Public bus shelter.

(5) Trash enclosure.

(6) Fencing.

(7) Signage.

D. Conditional uses. Conditional uses in the B-1 Business Zone shall be as follows:

(1) Church, congregation.^[1]

[1] *Editor's Note: Former Subsection D(2), Funeral home, which immediately followed this subsection, was repealed 4-10-2007 by Ord. No. 2007-26 and 6-24-2008 by Ord. No. 2008-39.*

(2) Recreational facility.

E. Prohibited uses. Prohibited uses in the B-1 Business Zone shall be as follows:

(1) Adult bookstore.

(2) Amusement facility, video arcade.

(3) Establishment which trades or sells used merchandise (flea market, pawn shop, used furniture store, antique shop, thrift store).

(4) Laundromat.^[2]

[2] *Editor's Note: Former Subsection E(5), Linen and/or diaper service, which immediately followed this subsection, was repealed 4-10-2007 by Ord. No. 2007-26 and 6-24-2008 by Ord. No. 2008-39.*

(5) Establishment which does tattooing, massage, body piercing.^[3]

[3] *Editor's Note: Former Subsection E(7). Steam bath, which immediately followed this subsection, was repealed 4-10-2007 by Ord. No. 2007-26 and 6-24-2008 by Ord. No. 2008-39.*

- (6) Astrologers, cardreaders, psychics.
- (7) Substance abuse counseling or treatment center.

§ 425-294 **B-2** Business Zone standards.

A. Purpose. It is the purpose of these zones to recognize and preserve commercial areas which are specifically intended to provide convenient service to surrounding neighborhoods. Because of the necessary interface with residential zones, it is important that negative impacts be minimized. The intent is that nodes of commercial uses be created and continued sprawl along collector and arterial roadways be prevented. It is important that zone requirements and design standards not be sacrificed to allow overdevelopment or improper utilization of properties, as this would negatively impact upon the character of the commercial area and the stability of adjoining neighborhoods. Strict adherence to design standards is deemed important.

B. Permitted uses. Permitted uses in the **B-2** Business Zone shall be as follows:

(1) All uses permitted in the **B-1** Zone, in addition those uses enumerated as prohibited uses in the **B-1** Zone.

(2) Restaurant.

(3) Bar, tavern.¹³

[1] Editor's Note: Former Subsections B(4), Gasoline station, and B(5), Public garage, which immediately followed this subsection, were repealed 4-10-2007 by Ord. No. 2007-26 and 6-24-2008 by Ord. No. 2008-39.

(4) Senior day-care facility.

[Added 4-10-2007 by Ord. No. 2007-26; amended 6-24-2008 by Ord. No. 2008-39]

C. Accessory uses. Accessory uses in the **B-2** Business Zone shall be as follows:

(1) All accessory uses permitted in the **B-1** Zone.

D. Conditional uses. Conditional uses in the **B-2** Business Zone shall be as follows:

(1) Church, congregation.

(2) Recreational facility.

§ 425-295 **B-3** Business Zone standards.

A. Purpose. It is the purpose of these zones to recognize and preserve the character of highway business areas within the City. As there is acreage suitable for development available within these zones, it is further the purpose of this chapter to create business areas allowing more uses than the **B-1** and **B-2** Zones, so as to provide varied business opportunities within the City. It is important that zone requirements and design standards not be sacrificed to allow overdevelopment of properties, as this would negatively impact upon the character of these business areas and upon the quality of life of adjoining residential areas. Strict adherence to design standards is deemed important, particularly those standards which govern safe ingress/egress, as the function of the highway system must be preserved.

B. Permitted uses. Permitted uses in the **B-3** Business Zone shall be as follows:

(1) All uses permitted in the **B-1** Zone, in addition those uses enumerated as prohibited uses in the **B-1** Zone.

(2) Restaurant.

(3) Bar, tavern.

(4) Fast-food restaurant.

(5) Drive-in restaurant.

(6) Gasoline station.

(7) Public garage:

(a) General repair garage.

(b) Specialized repair garage.

(c) Car wash.

(d) Auto body shop.

(e) Towing facility.

(8) Produce market.

(9) Animal hospital.

(10) Hotel, motel.

(11) Drive-in theater.

(12) Outdoor amusement.

(13) Flea market.

(14) Bowling alley, skating rink.

(15) Retail greenhouse.

(16) Garden supply store.

(17) Garden equipment sales.

(18) Equipment rental business.

(19) Self-storage business.

(20) Sign business.

(21) Supermarket.

(22) New and used car sales.

(23) Billboard.

(24) Senior day-care facility.

[Added 4-10-2007 by Ord. No. 2007-26; amended 6-24-2008 by Ord. No. 2008-39]

(25) Assisted living residence.

[Added 4-10-2007 by Ord. No. 2007-26; amended 6-24-2008 by Ord. No. 2008-39]

C. Accessory uses. Accessory uses in the **B-3** Business Zone shall be as follows:

(1) All accessory uses permitted in the **B-1** Zone.

(2) Manufacturing clearly incidental to on-site retail business, such as silk-screening T-shirts or making ceramics, employing up to four persons only, provided that the use is a permitted industrial use under this chapter.

D. Conditional uses, Conditional uses in the **B-3** Business Zone shall be as follows:

(1)^[1] Recreational facility.^[2]

[1] Editor's Note: Former Subsection D(1), Church, congregation, which preceded this subsection, was repealed 4-10-2007 by Ord. No. 2007-26 and 6-24-2008 by Ord. No. 2008-39.

[2] Editor's Note: Former Subsection D(2), Mobile home park, which followed this subsection, was repealed 5-25-1999 by Ord. No. 98-69.