



**R-B-1 Zone** Amended 2-12-2002 by Ord. No. 2002-3; 4-10-2007 by Ord. No. 2007-26; 6-24-2008 by Ord. No. 2008-39]

A.

Purpose. It is the purpose of these zones to recognize and preserve the character of older, mixed-use areas within the City. These areas generally provide a transitional buffer between established neighborhoods and commercial/industrial uses. It is important that zone requirements and design standards not be sacrificed to allow overdevelopment of properties, as this would negatively impact upon the residential properties within these zones and adjoining residential zones. It is the intent that a single-family dwelling be the preferred use of property, as none of the other permitted uses are to be considered unless all other requirements of this chapter can be met. For example, there is not an automatic or implied right to develop a business use. A business use should only be considered if all the requirements of this chapter, including design standards, can be met. It is the intent that these zones continue to be mixed use, recognizing that all properties are not suitable for conversion.

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

- (1) All uses permitted in the R-1 Zone, except that mid-rise apartment buildings shall not be permitted.
- (2) All uses permitted in the B-1 Zone, except for those enumerated as prohibited uses below.
- (3) Hotel, motel.
- (4) Restaurant.
- (5) Bar, tavern.
- (6) Gasoline station.
- (7) Amusement facility, video arcade.
- (8) Public purpose uses:
  - (a) School.
  - (b) Child-care center.

(c) Governmental or public utility facility.

(d) Governmental or public utility office.

(9) Community residence, community shelter.

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

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

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

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

(1) Hospital, medical center, convalescent home.

Editor's Note: Former Subsection D(2), regarding community residences and community shelters, which immediately followed this subsection, was repealed 2-12-2002 by Ord. No. 2002-3.

(2) Church, congregation.

(3) Recreational facility.

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

(1) Adult bookstore.

(2) Establishment which does tattooing, massage, body piercing.

(3) Steam bath.

(4) Astrologers, cardreaders, psychics.

(5) Substance abuse counseling or treatment center.

F. Special zone requirements. The following requirements apply to development in the R-B-1 Zone:

(1) No parking (except for parking in an approved driveway to a single-family dwelling or a two-family dwelling or a townhouse) shall be located in the front yard.

(2) No outdoor storage or solid waste or recycling areas shall be located in the required front yard nor between any part of the front building facade and the street right-of-way line.

(3) No fire escapes shall be located on the front facade of any building facing the street right-of-way line.

(4) Front porches facing the street right-of-way line shall be maintained as open porches.

(5) For any development application for subdivision or variance, conditional use or site plan approval, the building design shall be suitable to the architectural character of a residential neighborhood.

Buildings shall provide a front entrance facing the street right-of-way line. Parking lots shall be screened from public view. Landscaping shall be provided as required by the City design standards set forth in Article VII of this chapter (the City of Vineland Land Use Ordinance).

**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.

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.

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.

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.

*R-B Residential Business zones* provide for single-family residential, two-family residential, townhouses, garden apartments and businesses and commercial uses compatible with the historic character, scale and features of the buildings and the streetscapes of the historic City center and the B-1 zone district. New uses, conversions, adaptive reuse, expansion, or alteration of existing residential buildings should be consistent with the best aspects of the architectural character and the streetscapes of the historic City center.

The R-B zones are characterized by a combination of stand-alone residential and commercial uses in immediate proximity to each other. This mixed use pattern is desirable and should be maintained since some properties are ill suited for conversion to nonresidential use. Where residential dwellings are converted to commercial uses, the conversion needs to preserve the character, scale and features of the buildings and the streetscape and meet standards for nonresidential use.

The R-B zones developed largely for single and two-family residential and commercial uses. Public property, churches and an industrial property complete the district. The R-B zone is almost fully developed. New development will be in the form of conversions, infill development, or building alterations and expansions.

Appropriate nonresidential uses include business and professional offices uses with low parking demands that can be developed on relatively small lots, such as an accountant's office, home businesses and occupations, and small commercial uses compatible with a residential environment. The inability to provide screened off-street parking is a land use challenge for the district. The City should regulate lot sizes by the type or scale of use. Larger nonresidential uses with higher parking demand should be limited to larger lots that can provide sufficient space for parking and open space.

To maintain the single family character of the RB zones, mid-rise apartments should be eliminated as a permitted use.