

Township of Denville, NJ
Friday, May 6, 2016

Chapter 19. Land Use

Article 5. Zone Regulations

19-5.16. B-2A HIGHWAY BUSINESS DISTRICT.

19-5.1601. Primary intended use.

[Ord. No. 2-77, § 19-5.1601]

This zone is designed for any use as permitted in Subsection 19-5.1501.

19-5.1602. Prohibited use.

[Ord. No. 2-77, § 19-5.1602; Ord. No. 12-02, § 8]

Any use prohibited by Subsection 19-5.1502 is prohibited in the B-2A Highway Business District.

19-5.1603. Required conditions.

[Ord. No. 2-77, § 19-5.1603; Ord. No. 16-79, § 3; Ord. No. 28-8, § 5; Ord. No. 11-96, § 2; Ord. No. 19-97, § 2]

The following requirements shall be complied with in the B-2A Zone.

- a. Height. No building shall exceed a height of two stories provided the building is not higher than 30 feet.
- b. Front yards. There shall be a front yard setback of 115 feet. Off-street parking as regulated in Section 19-5.8 is permitted within the front yard provided no parking area is closer than 40 feet to the front street property line. There shall be a ten-foot wide sidewalk at least six inches above the parking surface between any building and a parking area used by the public.
- c. Side yards. There shall be two side yards and no side yard shall be less than 20 feet. Off-street parking as regulated in Section 19-5.8 is permitted provided no parking area is closer than 10 feet to any property line, nor five feet to any building.
- d. Rear yards. There shall be a rear yard of at least 50 feet unobstructed by buildings or other permanent structures provided a fence may be permitted. Off-street parking as regulated in Section 19-5.8 is permitted in the rear yard, provided no part of the parking area shall be closer than 10 feet to any property line, nor five feet to any building.
- e. Landscaping. Those portions of all yards that are not used for off-street parking shall be planted and regularly maintained, as approved by the Planning Board.
- f.

Nuisances. No noise, smoke, fumes, glare, dust, vibrations or odors shall be discernible beyond the lot occupied by any structure or use.

- g. Special boundary line buffer area. Where a lot in the B-2A Zone abuts a residential zone boundary line, buildings shall be set back 50 feet and off-street parking and access drives shall be set back 40 feet to establish a buffer area as defined herein. Said buffer area shall be suitably landscaped as approved by the Planning Board.

Before the issuance of a building permit for any permitted use, the Planning Board shall review a site development plan of the proposed use and shall ascertain that all requirements of this article are complied with.

19-5.1604. Permitted accessory uses.

[Ord. No. 3-99, § 2]

Permitted accessory uses are established as follows:

- a. The installation of wireless telecommunications antennas on existing structures subject to minor site plan approval pursuant to Subsection 19-4.1405A, and consistent with visual compatibility requirements of Subsection 19-5.727 of this chapter.

19-5.1605. Permitted conditional uses.

[Ord. No. 3-99, § 2]

Permitted conditional uses are established as follows:

- a. Wireless telecommunications towers in compliance with Subsection 19-5.727a2, 3 and 4 and Subsection 19-5.1009 of this chapter.

19-5.16A. (Reserved)

[1] *Editor's Note: Former Section 19-5.16A, B-2B Highway Business District, was repealed by Ord. No. 27-01.*