

Township of Denville, NJ
Friday, May 6, 2016

Chapter 19. Land Use

Article 5. Zone Regulations

19-5.17. B-3 GENERAL BUSINESS DISTRICT.

19-5.1701. Primary intended use.

[Ord. No. 2-77, § 19-5.17; Ord. No. 26-82, § 3]

This zone is designed for businesses of a retail sales and service type and for use of office buildings for professional and business occupancy and the following uses:

- a. Parking facilities conforming to Section **19-5.8**.
- b. Signs as regulated in Section **19-5.9**.

19-5.1702. Prohibited uses.

[Ord. No. 2-77, § 19-5.1702; Ord. No. 26-82, § 3; Ord. No. 16-07, § 8]

Any use other than those listed in Subsection 19-5.1701 is prohibited. Specifically prohibited are any process or manufacture, fabrication, assembly and disassembly other than repair, conversion or alteration of any materials, fuel distribution plants, car washing establishments, automobile rental/leasing, lumber yards, motels, businesses including coin operated vending machines conducted or situated outside the confines of a building, construction or conversion of residential uses including apartments over businesses and any use prohibited in the industrial zones unless specifically permitted in Subsection 19-5.1701.

19-5.1703. Required conditions.

[Ord. No. 2-77, § 19-5.1703; Ord. No. 28-81, § 6]

The following requirements must be complied with in the B-3 Zone.

- a. Height. No building shall exceed a height of two stories provided, however, said building is not higher than 30 feet.
- b. Front yard. There shall be a front yard of not less than 25 feet. Off-street parking as regulated in Section **19-5.8** is permitted in the front yard provided no parking area is closer than 10 feet to the front property line nor 10 feet to any building.
- c. Side yard. There shall be two side yards and no side yard shall be less than 10 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 yard. There shall be a rear yard of at least 15 feet unobstructed by any structure except a fence or parking area. 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.
- 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, vibrations or odors shall be emitted from any structure or accessory use of the property.
- g. Special boundary line buffer area. Where a building in the B-3 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 20 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 use within this zone, the Planning Board shall review and approve a site development plan of the proposed use and shall ascertain that all requirements of this article are complied with.

19-5.1704. Permitted accessory uses.

[Ord. No. 3-99, § 2]

Permitted accessory uses are established as follows:

- a. The installation of 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.

19-5.1705. 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.