

Township of Denville, NJ
Friday, May 6, 2016

Chapter 19. Land Use

Article 5. Zone Regulations

19-5.14. B-1 CENTRAL BUSINESS DISTRICT.

19-5.1401. Primary intended use.

[Ord. No. 2-77, § 19-5.1401; Ord. No. 9-83, § 1]

This zone is designed for businesses of a retail sales and service type and theaters, but also permits professional or service offices on the second floor and the following uses:

- a. Parking facilities conforming to Section **19-5.8**.
- b. Institutional uses as regulated by Subsection 19-5.1006.
- c. Signs as regulated in Section **19-5.9**.

19-5.1402. Prohibited uses.

[Ord. No. 2-77, § 19-5.1402; Ord. No. 32-01, § 2; Ord. No. 16-07, § 7]

Any use other than those listed in Subsection 19-5.1401 is prohibited. Specifically prohibited are professional offices on the first floor (street level), new and used car sales or rentals, used car lots, automotive repair/body shops, public garages and service stations, car washing establishments, lubrication services, outdoor storage or parking in the open of trucks or of tractors, cranes, bulldozers, power shovels, or other similar apparatus or construction equipment except during the course of construction at or on the premises, any process of manufacture, fabrication, assembly and disassembly other than repair, conversion or alteration of any material, fuel distributing plants, lumber yards, motels, businesses conducted outside the confines of a building, residential uses, construction or conversion or residential use including apartments over businesses and any use prohibited in the Industrial Zone unless specifically permitted in Subsection 19-5.1401 above. Also prohibited are coin-operated vending machines outside the confines of a building.

19-5.1403. Required conditions.

[Ord. No. 2-77, § 19-5.1403]

The following conditions shall be complied with in the B-1 Central Business District:

- a. Height. No building shall exceed a height of two stories provided the building is not higher than 30 feet.
- b.

Front yard. There shall be a front yard of not less than five feet but encroachments shall be permitted in accordance with the Building Code. Off-street parking so regulated in Section **19-5.8** is permitted in the front yard, provided no parking area is closer than 10 feet to the front street property line, nor five feet to any building. Every new building located on Diamond Spring Road in the B-1 and B-2 Zones shall be set back from the center line of the road not less than 38 feet.

- c. Side yard. Where a business zone adjoins a residential zone, there shall be a side yard of at least 10 feet. No side yard is required between business buildings except that where the side yard of one business abuts the rear yard of another business, there shall be a side yard of at least five feet. Off-street parking as regulated in Section **19-5.8** is permitted provided no parking area is closer than 10 feet to an adjacent residential zone.
- d. Rear yard. There shall be a rear yard of at least 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 adjacent residence zone. If an alleyway abuts the rear property line, there shall be a rear yard of three feet measured from the right-of-way of the alley.
- e. Nuisances. No noise, smoke, fumes, glare, vibrations or odors shall be emitted from any building or permitted accessory use.