

12-15 B-R Business Zone.*12-15.1 Permitted Primary Uses.*

a. Apartment dwellings and rented rooms and all primary uses permitted in the R-75 residential zone.

b. Retail business establishments such as the following:

1. Stores selling groceries, specialty foods, meats, baked goods and other such food items;

2. Drug and pharmaceutical stores;

3. Stationery, tobacco and newspaper stores, luncheonettes and confectionery stores;

4. Package liquor stores and taverns;

5. Antique and general merchandise stores;

6. Hardware, appliance, furniture and electronic stores;

7. Clothing, accessory and jewelry stores;

8. Automotive dealers and auto supply stores, provided that all sales are conducted within an enclosed building and that no auto service facilities are provided unless approved as a motor vehicle service establishment pursuant to subsection 12-15.3b;

9. Restaurants, tea rooms and coffee shops; and

10. Art galleries and art studios, book stores, card and gift shops and florists.

c. Personal service establishments which are primarily engaged in providing services involving the care of a person or his or her personal needs or apparel, such as the following:

1. Barber and beauty shops;

2. Shoe repair shops;

3. Tailor shops, dry cleaning pickup shops and self-service laundries;

4. Residential professional offices as defined in subsection 12-4.55; and

5. Personal massage establishments.

d. Other business establishments, such as the following:

1. Horticultural uses including greenhouses when operated in conjunction with a retail business establishment of the type permitted by paragraph b. above.

2. Business and professional offices, banks and financial institutions (see subsection 12-4.12 for definition of business office);

3. Commercial schools, conducted for profit; and
4. Theaters and similar places of public assembly.

12-15.2 *Permitted Secondary Uses.*

- a. Off-street parking facilities for the use of customers and employees.
- b. Private garage space for the storage of commercial vehicles used in conjunction with a permitted business use.
- c. Wireless communication antennas in accordance with the requirements specified in section 12-17B of this chapter.
- d. Outdoor dining areas associated with licensed food establishments subject to specific design standards specified in subsection 12-5.5 of this chapter.

12-15.3 *Conditional Uses.* (See section 12-18).

- a. Public utility uses.
- b. Motor vehicle service establishments.
- c. Pet grooming and supply uses.

12-15.4 *Other Provisions and Requirements.*

a. Truck loading and unloading facilities and space, and adequate access thereto, shall be provided on the property in other than the front yard area in sufficient amount to permit the transfer of goods in other than a public street.

b. Off-street parking facilities shall not be located within 20 feet of the boundary of a residential zone unless screened by a solid fence and a landscape buffer of at least ten feet in depth.

Off-street parking facilities shall be located at the rear or side of buildings; parking areas in excess of 20 cars shall contain internal landscaping, including at least one tree per four spaces and designated pedestrian walkways.

c. As a minimum, the uses enumerated below shall provide the specified number of parking spaces with suitable means for ingress and egress:

1. *Dwellings.* Two spaces for each dwelling unit of the family type and one for each rented room. This space requirement may be reduced by the number of spaces provided in private garages. Driveways may be used as required parking spaces for single-family dwellings.
2. *Churches and Other Similar Public Meeting Places.* One space for each four seats.
3. *Club Houses.* One space for each two members.
4. *Other Public Buildings.* One space for each 400 square feet of total floor area.
5. *Reserved.*
6. *Residential Professional Offices.* One space for each 100 square feet of total floor area devoted to such use, but in no case less than three such spaces in addition to the spaces required for the dwelling.
7. *Retail Business or Personal Service Establishment.* One space for each 200 square feet of total floor area in excess of 1,400 square feet of total floor area devoted to such use. In the case of several such uses sharing a common parking area, such multiple uses shall be considered a single use for the purpose of determining parking need.
8. *Theaters and Other Places of Public Assembly.* Theaters and other similar places of public assembly shall provide off-street parking at the rate of one space for each three seats plus one space for each employee.
9. *Business and Professional Offices, Banks and Financial Institutions.* One space for each 250 square feet of total floor area.
10. *Off-Street Parking Requirements for a Combination of Uses in the Same Structure or Related Structures.* The parking requirements for each use shall be computed separately and then added together to determine the total number of required spaces. In all questionable cases, or for uses not enumerated, the planning board shall determine the required number of spaces, utilizing as a guide the requirements for the uses which are specifically enumerated.

12-15.5 *Maximum Store Size.* In order to maintain the village scale and character of this business zone, no individual retail business establishment, as permitted in subsection 12-15.1b. of this section shall exceed a gross floor area of 2,000 square feet, and no individual personal service establishment, as permitted in subsection 12-15.1c. of this section shall exceed a gross floor area of 1,000 square feet, and no

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individual building housing any such uses shall exceed a total ground floor area of 12,000 square feet.

12-16 FP Farm Preservation Zone.*

***Editor's Note:** Former section 12-16, M-R, Industrial Zone, previously codified herein and containing portions of Ordinance No. 217, was repealed in its entirety by Ordinance No. 679.

12-16.1 *Purpose.* It shall be the purpose of this zone district to identify those areas in the borough that have been designated for farm preservation under any borough, county, or state program that limits the use of land in such areas for agricultural purposes and related accessory uses as permitted in the zone district.

12-16.2 *Permitted Uses.* Permitted uses are limited to such uses authorized by the farmland preservation program that designated the parcels in the zone district for such purposes.

12-16.3 *Area, Yard and Building, and Off-Street Parking Regulations.* Area, yard and building regulations, and off-street parking requirements in the FP zone district shall be the same as those required in the R-100 residence zone.

12-16A P Public Zone.

12-16A.1 *Purpose.* It shall be the purpose of this zone district to identify those areas in the borough that are in public ownership (borough, county, state or federal) and those areas owned by private, nonprofit organizations that provide public service to the borough.