

§ 285-17. B-2 Neighborhood Business.

- A. Purpose (B-2). There are several small areas designated B-2. All of these tracts are in the northeastern section of the Township except for one which is located along the southern boundary with Holland Township. The B-2 land category includes the same business uses as in B-1, but also includes retail stores and shops, restaurants, professional offices, business and personal services, municipal facilities, churches and institutional uses. Housing should not be located in the Neighborhood Business Zone. Business uses will be allowed on lots at least 15,000 square feet in size and building heights will not be higher than 2 1/2 stories or 35 feet. Churches and similar religious facilities are required on lots at least five acres in size.
- B. Permitted principal uses (B-2).
- (1) Professional offices, such as but not limited to doctors, dentists, architects, engineers, lawyers, real estate agents, insurance brokers or similar professional uses.
 - (2) Banks and financial institutions.
 - (3) Stores and shops for retail sales and services conducted entirely within the confines of a building, but not including any of the following:
 - (a) Operations which require bulk storage space in excess of 50% of the floor area of any structure.
 - (b) Operations which require any fabrication assembly or other intermediate processing of goods for sale to the public, except those service operations which repair, process or otherwise maintain goods or mechanical equipment owned by the customer. The foregoing shall not be deemed to exclude bakery shops where all bakery goods are sold at retail from the premises.
 - (4) Full-service restaurants.
 - (5) Houses of worship.
 - (6) Institutional uses and clubs, lodges, charitable and fraternal organizations.
 - (7) Animal shelters.
 - (8) Wireless communications towers and antennas when the tower or antenna is located on property owned, leased, or otherwise controlled by the Township of Pohatcong or Board of Education and provided that a license or lease authorizing the antennas has been approved by the Township of Pohatcong, subject to the conditions set forth in § 285-39J.
- C. Permitted accessory uses (B-2).
- (1) Accessory buildings and structures normally incidental to and subordinate to the principal use.
 - (2) Small solar energy systems. **[Added 5-3-2011 by Ord. No. 11-06]**
- D. Conditional uses (B-2).

- (1) Day-care or child-care centers.
 - (2) Service stations.
 - (3) Wireless communications towers and antennas.
 - (4) Small wind energy systems. **[Added 5-3-2011 by Ord. No. 11-06]**
- E. Performance regulations for principal uses are set forth in Attachment 8 at the end of this chapter, which said attachment and chart of regulations are incorporated herein by reference. **[Amended 3-21-2023 by Ord. No. 23-07]**
- F. Performance regulations for accessory uses (B-2). All building and structures shall be located within the setbacks of principal building and structures, except storage sheds which shall be located no closer than five feet to a rear or side property line.
- G. Performance regulations for conditional uses (B-2). See Article V regarding the performance standards for conditional uses.