

Chapter 300. Zoning and Land Use

Part 4. Zoning

Article XXII. District Regulations

§ 300-105. B-1 Business District.

A. Permitted principal uses.

- (1) Retail stores and shops for retail business conducted entirely within the confines of a building, provided that any process of manufacture, assembly, treatment or conversion involves a product or service intended to be sold or provided directly to the ultimate consumer; and further provided that not more than five mechanics or production workers are involved in any such process. This section shall be deemed to exclude motels, tourist and trailer camps, junk yards, warehouse storage buildings, coal or fuel storage yards, motor vehicle service stations, public garages or industrial uses, and new residential dwellings.
- (2) Banks and financial institutions.
- (3) Central telephone exchanges.
- (4) Offices for professional, business and executive purposes.
- (5) Restaurants and taverns, but not including drive-in restaurants or refreshment stands where food, drink and confections are served outside the buildings, or where food is intended to be consumed in cars parked on the premises.
- (6) Theaters.
- (7) Hotels.
- (8) Funeral homes.
- (9) Vocational schools, or studios for the instruction of the arts, dancing, music, languages, photography.
- (10) Public buildings and uses.
- (11) Nonprofit clubs, lodges and fraternal, civic, service or charitable organizations.
- (12) Parking garages.
- (13) Institutional uses.

B. Permitted accessory uses.

- (1) Off-street parking in accordance with Part **3** and Article **XX** of this chapter.
- (2) Signs in accordance with the Boonton Sign Ordinance.^[1]

[1] *Editor's Note: See Ch. 233, Signs.*

- (3) Other accessory uses customarily incident to the above uses.