

City of Vineland B 3 Zone (Business Zone)

A. Purpose. It is the purpose of these zones to recognize and preserve the character of highway business areas within the City. As there is acreage suitable for development available within these zones, it is further the purpose of this chapter to create business areas allowing more uses than the B-1 and B-2 Zones, so as to provide varied business opportunities within the City. It is important that zone requirements and design standards not be sacrificed to allow overdevelopment of properties, as this would negatively impact upon the character of these business areas and upon the quality of life of adjoining residential areas. Strict adherence to design standards is deemed important, particularly those standards which govern safe ingress/egress, as the function of the highway system must be preserved.

Permitted uses. Permitted uses in the B-3 Business Zone shall be as follows:

- (1) All uses permitted in the B-1 Zone, in addition those uses enumerated as prohibited uses in the B-1 Zone.
- (2) Restaurant.
- (3) Bar, tavern.
- (4) Fast-food restaurant.
- (5) Drive-in restaurant.
- (6) Gasoline station.
- (7) Public garage:
 - (a) General repair garage.
 - (b) Specialized repair garage.
 - (c) Car wash.
 - (d) Auto body shop.
 - (e) Towing facility.
- (8) Produce market.
- (9) Animal hospital.
- (10) Hotel, motel.
- (11) Drive-in theater.
- (12) Outdoor amusement.
- (13) Flea market.
- (14) Bowling alley, skating rink.
- (15) Retail greenhouse.
- (16) Garden supply store.
- (17) Garden equipment sales.
- (18) Equipment rental business.
- (19) Self-storage business.
- (20) Sign business.
- (21) Supermarket.
- (22) New and used car sales.
- (23) Billboard.

- (24)Senior day-care facility.
- (25)Assisted living residence

C.Accessory uses. **Accessory uses in the B-3 Business Zone shall be as follows:(1)
All accessory uses permitted in the B-1 Zone.**

Permitted uses. **Permitted uses in the B-1 Business Zone** shall be as follows:

- (1)Retail store, except for those enumerated as prohibited uses.
- (2) Convenience store.
- (3)**Business, professional or medical office.**
[Amended 4-10-2007 by Ord. No. 2007-26; 6-24-2008 by Ord. No. 2008-39]
- (4)Bank.
- (5)Passenger terminal facility, taxi or bus stop.
- (6)Personal service shop, salon, except for those enumerated as prohibited uses.
- (7) Vocational training facility (nonindustrial).
- (8)Parking lot.
- (9) Restaurant (as defined in Chapter [216](#), Alcoholic Beverages, of the Code of the City of Vineland).
- (10) Indoor theater.
- (11)Public purpose uses:
 - (a) Child-care center.
 - (b)Governmental or public utility facility.
 - (c) Governmental or public utility office.