

*Borough of Pine Hill, NJ
Tuesday, June 25, 2024*

Chapter 23. Land Use

Article VII. Zoning

§ 23-7.10.2. LBD Limited Business District.

[Ord. No. 95-588 Art. VII; Ord. No. 2014-923 § 2]

- a. **Specific Intent.** The purpose of this district is to provide areas of general commercial and professional activities within the Borough.
- b. **Permitted Uses.** Those uses permitted under Subsection **23-7.10.1** above that are determined compatible with the limited area established in this zone, and provide a sufficient buffer to the existing residential uses, specifically including the following:

1. Professional offices.
2. Banks and financial institutions.
3. (Reserved) [Deleted by Ord. No. 2014-923 § 2]
4. Churches, synagogues and similar places of religious assembly, including meeting halls, social halls.

All uses in the Limited Business District may contain residential uses, provided that a sufficient buffer exists between the business use and the residential use.

- c. **Conditional Uses.** Certain conditional uses may be permitted by the Planning Board in accordance with the specifications and standards listed as follows:

That the use will not injure or detract from the use of the neighboring property, or detract from the character of the neighboring property.

That the property is suited for the intended use, and that the use will serve the best interest of the Borough.

That the use will not adversely affect public sewers and other facilities, such as water, police and fire services, and will not adversely affect drainage in adjacent neighborhoods.

That the use will not adversely affect the flow of traffic and that adequate roadways are present.

- d. **Prohibited Uses.** It is determined that the Borough has limited area suitable for commercial development, and it is the desire to prohibit uses that would detract and prevent the development of commercial areas. Therefore, it is determined that certain uses be prohibited in the Limited Business District:

1. Schools, both private and public; lower, middle or high school levels; full or part time; and day-care centers.
2. All resource recovery operations.