

LAND USE AND DEVELOPMENT REGULATION

30 Attachment 2

Table B (Subsection 30-5.1)

SCHEDULE OF PERMITTED USES—NONRESIDENTIAL DISTRICTS

P = Permitted Use
 C = Conditional Use
 A = Accessory Use

(2002 Code § 16.20 Table B; Ord. No. 486 § 3; amended 10-11-2022 by Ord. No. 2022-15)

Type of Use	B-1	B-2	PB
Residential			
Single-family detached dwelling ^{(1)*}	P	P	
Retail/Service/Office			
Restaurant	P	P	
Retail sale or rental of goods, merchandise, or equipment, art galleries, artist studios, except for the following:	P	P	
(i) Uses requiring storage or display of goods outside a fully enclosed building, except that this shall not be construed to prohibit temporary sidewalk sales or other temporary special promotional events utilizing a sidewalk area provided the Zoning Office is notified in writing at least ten (10) days in advance of such sale or event; that there is adequate provision for the safe and convenient circulation of pedestrians; and further provided that there are no sales of goods from trucks.			
(ii) Motor vehicle sales			
(iii) Lumberyards			
(iv) Auction markets			
Personal service establishments, having as their primary function the rendering of service to a client within a building. Such services may include, but are not limited to, barber and beauty shops; dry cleaning dropoff/pick-up shops; self-service laundromats; tailor shops; weight loss centers; portrait studios; interior decorating services; personal fitness centers; and mail centers.	P	P	
Business service establishments, having as their primary function the rendering of a service to a business client. Such services may include, but not be limited to, document reproduction, duplication and administrative services.	P	P	
Product service establishments, having as their primary function	P	P	

FAIR HAVEN CODE

Type of Use	B-1	B-2	PB
Residential			
the servicing or repair of a product, including, but not limited to, the repair or servicing of shoes, audio and visual equipment, appliances, jewelry and watches. Motor vehicle body shops shall not be permitted.			
Business offices whose operations are designed to attract and service customers or clients on the premises, including, but not limited to, insurance agents; travel agencies; realtor; finance companies; and tax preparation services.	P	P	
Banks, including drive-in facilities	P	P	
Professional offices	P	P	
Churches and places of worship	C	C	
Indoor athletic, exercise, or recreation facilities	P	P	P
Motor vehicle service stations and public garage	C		
Motor Vehicle repair garage	C		
Funeral homes	P	P	
Child care center	P	P	P
Public/Quasi-Public			
Municipal facilities operated by the Borough, volunteer fire house, first aid station	P	P	P
Municipal parks and recreation	P	P	P
Public utilities/local utilities			C
Post office	P	P	P
Public library	P	P	P
Other			
Mixed use residential	C	C	
Private garages (See subsection 30-7.26)	A	A	A
Signs (See subsection 30-7.24)	A	A	A
Fences and walls (See subsection 30-7.25)	A	A	A
Off-street parking ⁽¹⁾	A	A	A
Loading and unloading areas ⁽²⁾	A	A	A
Essential services	A	A	A
Wireless telecommunications facilities			P

Notes:

- (1) Single-family detached dwelling in the B-1 Zone shall comply with the requirements of the R-5 Zone. Single-family detached dwelling in the B-2 Zone shall comply with the requirements of the R-7.5 Zone.
- (2) Off-street parking and loading and unloading areas shall be a required accessory use in all nonresidential districts for all nonresidential permitted uses. See Section 16.36.020(B) and (C) for the applicable requirements.