

## **16-16 BR-40 AND BR-80 BUSINESS-RESIDENTIAL DISTRICT.**

**16-16.1 Purpose.** The business-residential zones are mixed use zones which will serve as a transition zone between residential zones and nonresidential zones. Many of the structures in these zones are used as single family homes or currently in office use. These zones, to the extent possible, should retain a residential character and be of sufficient lot frontage to minimize the visual and traffic impact on the adjacent roadway. Curb cuts should be minimized to alleviate traffic congestion through combining access for adjacent lots whenever possible. This zone is appropriate for offices, service uses and single-family dwellings. No retail or wholesale sale of goods is allowed in these zones. (Ord. No. 93-24)

**16-16.2 Permitted Uses.** No building, structure or premises shall be used and no building or structure shall be erected or structurally altered except for the following uses:

- a. Business and professional offices.
- b. Banks and loan institutions.
- c. Funeral homes.
- d. Clubs, fraternal organizations and lodges which are nonprofit uses and established for eleemosynary and/or civic purposes.
- e. Single-family dwellings.  
(Ord. No. 93-24)

**16-16.3 Accessory Buildings and Uses.** Any accessory use on the same lot which is customarily incidental to the principal use permitted on the same lot such as but not necessarily limited to:

- a. Storage and maintenance buildings.
- b. Single-family dwelling.  
(Ord. No. 93-24)

**16-16.4 Conditional Uses.** Churches, synagogues and other places of worship including resident housing for employees, education/school buildings and any other accessory structures thereto shall be a permitted conditional use subject to the provisions set forth in subsection 16-5.33 of this chapter. (Ord. No. 93-24; Ord. No. 03-23 § 8)

**16-16.5 Height, Area and Bulk Requirements.** As specified in the Schedule referenced in Section 16-8. (Ord. No. 93-24)

**16-16.6 Permitted Modifications.** None. (Ord. No. 93-24)

**16-16.7 Off-Street Parking and Loading Requirements.**

- a. Off-street parking spaces, together with appropriate access thereto shall be provided on the same lot as the building it is intended to serve in accordance with the standards of Section 16-24.
- b. Off-street parking spaces may be located in the front, side and rear yards, provided, however, that no parking area shall be located less than ten (10) feet from any side property line nor less than twenty-five (25) feet from a front or rear property line and further provided that complete building perimeter parking is prohibited.  
(Ord. No. 93-24)

**16-16.8 Other Requirements.**

- a. *Open Storage of Materials.* All materials and equipment shall be stored in completely enclosed buildings. No open display of products shall be permitted.
- b. *Transition Requirements.* A buffer shall be established along the line of any side or rear lot line that is contiguous to any residential zone (unless the side or rear lot line coincides with any major street, as shown on the adopted Master Plan of the Township of Warren) with a width of at least twenty-five (25) feet plus five (5) feet additional width for each ten (10) foot interval or fraction thereof of the height of the principal building which exceeds fifteen (15) feet in height. The buffer area shall be landscaped and fencing provided as required to provide appropriate screening of the operations of the lot from adjoining residential districts.
- c. Exterior architectural treatment of all structures shall exhibit residential characteristics for window size, exterior wall surface and roof pitch.  
(Ord. No. 93-24)