

ARTICLE III
Section 3-120

BUSINESS B SERVICE DISTRICTS

Section 3-120.1 - Intent Business B Districts make provisions for a wide range of highway oriented automotive and heavier service type business activities which ordinarily require either main highway or light industrial locations.

Section 3-120.2 - Uses Permitted By-Right. Buildings may be erected or used, and a lot may be used or occupied for any of the following purposes and no other:

1. Retail store, including department store, variety store, furniture store, specialty shop, or any other retail store designed primarily to serve an area larger than the immediately surrounding neighborhood. (10/2/08)
2. Hotel or motel. (10/2/08)
3. Business or professional office building. (10/2/08)
4. Club, lodge or business serving alcohol for consumption on the premises. (10/2/08)
5. Restaurants. (10/2/08)
6. Indoor storage in conjunction with a retail store or permitted use, provided the area devoted to storage shall not constitute more than forty (40) percent of the gross floor area of the retail store. (10/2/08)
7. Business, dance or similar schools, not to include trade schools which have training operations that create objectionable noise levels at the property line. (10/02/08)
8. Bank or similar financial institution. (10/2/08)
9. Wholesale in conjunction with and accessory to a permitted retail use provided that the area devoted to the retail use is no less than sixty (60) percent of the gross floor area. (10/2/08)
10. Dry Cleaning Establishments. (10/2/08)
11. General service and contractor's shop, including cabinet making, light metal working, tinsmith, plumbing or similar shop.
12. Laundry, dry cleaning or clothes pressing establishment.
13. Governmental or public service corporation's building or facility or any similar use.

14. Newspaper publishing, job printing or similar establishments.
15. Commercial greenhouse or nursery.
16. Wholesale dairy or bakery.
17. Light industrial processes employing no more than fifty (50) persons and limited to such uses as the manufacture of clothing and other textile products, small electrical appliances and supplies, scientific and electronic instruments, jewelry and watches, the manufacture of small products from already prepared materials, stamping or extrusion of small metal or plastic products, the packaging of small products. The fifty (50) person employment limit may be increased with a special permit from the City Council.
18. Private owned trade school.
19. Monument engraving sales.
20. Accessory uses located on the same lot which are customarily incidental to and associated with the permitted use. (10/2/08)
21. All necessary utility lines that meet the requirements of 3-130.2.21. (12/3/09)
22. Home Occupation (See Section 5-100.1) (7/1/10)
23. Large Scale Solar Power Generator, provided that for any such use occupying a footprint of more than 30,000 square feet or occurring within 150' of any residential use, the Planning Board has issued a site plan approval and found that the impact of the facility from abutting properties and public ways will be suitably mitigated. (9/8/15)

Section 3-120.3 - Uses permitted by Special Permit.

1. Theater, hall, club and other places of amusement or assembly (City Council). (6/4/09)
2. Outdoor place of amusement (i.e., convention center, sports arena) recreation or assembly on a lot not less than two (2) acres in size (City Council).
3. Motor Vehicle Sales (excluding heavy/construction equipment) or Rental Agency. (Planning Board) (3/4/19)
4. Motor vehicle service station, repair shop, autobody shop, brake and muffler shop, tire recapping and retreading (Planning Board).

5. Lumber yards, fuel storage plants, truck terminals, motor vehicle storage yards (i.e. school buses, tow truck operations but not including junk yards and auto sales), and contractor yards. (City Council) (1/19/06)
6. Wholesale business establishment, indoor storage building or warehouse, including but not limited to self storage businesses and retail warehousing (Planning Board).
7. Car wash with on lot storage lane capacity of at least ten (10) cars. (Planning Board).
8. Pet kennels and veterinary hospitals. (Planning Board) (3/4/19)
9. Dimensional Special Permit for the rear and side yard requirements found in Section 3-120.4, numbers 2,3 and 4 provided adjoining areas have been previously developed by the creation of lots and the construction of buildings for structures with side, and rear yards generally smaller than is prescribed by the Westfield Zoning Ordinance. (Zoning Board of Appeals). (11/19/90)

An application for a Dimensional Special Permit for a use or structure that also requires an additional Use Special Permit and/or Site Plan Approval shall be heard by the same Special Permit granting authority at the same time and as part of the Use Special Permit and/or Site Plan Review. (10/7/04)

10. Shared Elderly Housing (Planning Board) (7/7/03)
11. Any use otherwise permitted (either By-Right or by Special Permit) in this district that will discharge a cumulative total of more than 25,000 gallons per day of waste into the city's sanitary sewer system, or any use categorized as a Significant Industrial User (SIU). This shall apply to both new uses and to any alteration, extension or expansion of an existing use which would result in a cumulative total of more than 25,000 gallons per day of waste being discharged into the city's sanitary sewer system, or any use categorized as a Significant Industrial User (SIU). (Planning Board) (10/2/08)
12. Any use otherwise permitted (either By-Right or by Special Permit) in this district involving a building or buildings with a cumulative total floor area equal to or greater than 50,000 square feet. This requirement applies to both new uses and buildings, and to alterations/extension/expansions of existing uses and buildings whose cumulative total square footage meets or exceeds these thresholds. (Planning Board) (10/2/08)
13. Home Based Business (See Section 5-100.1) (7/1/10)

Section 3-120.4 – Area and Height Regulations. For buildings used in whole or in part for business purposes, the following regulations shall apply:

1. Building and Lot Area. Minimum lot size in a Business B zone shall be twelve thousand (12,000) square feet. Not more than eighty (80) percent of each lot may be occupied by buildings.
2. Front Yard. Each building shall be set back at least thirty (30) feet from the street on which the lot abuts. Street frontage shall not be less than one hundred (100) feet.
3. Side Yard. Each building shall have two (2) side yards neither of which shall be less than twenty (20) feet.
4. Rear Yard. There shall be a rear yard on each lot not less than twenty (20) feet.
5. Heights. No buildings or structures shall exceed two and a half (2 ½) stories or thirty five (35) feet in height. Except that a school, college, library, municipal facility, Shared Elderly Housing, or barn may be erected to a height not to exceed three (3) stories or fifty (50) feet. For buildings or structures located within the designated Airport Landing Zone the maximum height will be whichever is the most restrictively regulated.

The Planning Board may issue a Special Permit permitting heights in excess of the maximum permitted. (7/7/03)

6. Special Regulations:
 - a. Along each side or rear property line, which directly abuts another residential property in the city or residential districts in an adjoining municipality, a buffer planting strip not less than twenty (20) feet in width, as defined in Article II – Section 2-20.01 shall be provided. The Special Permit granting authority may waive this requirement. (4/16/98)
 - b. Off-street parking and loading. See Article VII.
 - c. Signs as permitted in Article VIII.
 - d. Ten (10) percent of the required front yard shall be maintained with grass and live shade trees and ornamental shrubs with adequate spaces being left unpaved for their growth.
7. Regulations for Shared Elderly Housing
 - a. Every building used for Shared Elderly Housing shall comply with the area and yard regulations for Multi-Family Elderly Units in Residence C Districts (See Articles III – Sections 3-70.5 – 3-70.8) (7/7/03)

Section 3-120.5 – Performance Standards

1. Any light industrial use in a Business B zone must conform to all of the performance standards contained in Article IV – Section 4-120.

3-120.3 (9), added second paragraph (10/07/04)

3-120.3 (5), revised (01/19/06)

3-130.3 (11), added (01/19/06)

3-120.3 (12) added (10/04/07)

3-120.2, deleted in its entirety and replaced (10/02/08)

3-130.3, changed name of section (10/02/08)

3-120.3 (11), (12) deleted in its entirety and replaced (10/02/08)

3-120.2 amended (06/04/09)

3-120.2 (21) added (12/03/09)

3-120.2 (22) added (07/01/10)

3-120.3 (13) added (07/01/10)

3-120.3 (14) added (05/21/14)

3-120.2 (23) added (09/08/15)

3-120.3 (14) deleted (08/29/18)

3-120.3 (3), (8) SPGA change (03/04/19)