

C. Permitted Principal Uses

- Retail sales and services
- Offices
- Banks and financial institutions
- Eating and drinking establishments
- Bakeries
- Food preparation services
- Food manufacturing given that a portion of the space is dedicated to the sale of the food products that are manufactured on-site.
- Cottage food preparation services and sales
- Microbreweries and distilleries
- Pool halls
- Houses of worship
- Theaters
- Childcare Centers
- Educational uses
- Art, artisan, woodworking, and jewelry making handicraft studios, workshops and galleries
- Health, fitness, dance, music, and martial arts studios
- Municipal uses
- Open space
- Mixed-use developments
- Existing single-family and two-family homes
- Existing multi-family residential
- Multi-family residential located in a mixed-use building where the first floor serves as a non-residential use.
- Wholesale sales and services
- Hotels
- Bed & Breakfasts
- Body Piercing, tattoo, and skin art studios
- Surface parking lots

Permitted Accessory Uses

- Parking in rear, side, and front yard or under building
- Signage
- Any other uses and structures customarily subordinate and incidental to permitted principal uses.

D. Supplemental Use Standards

- Permitted uses below the BFE:
 - Commercial or mixed-used buildings, and non-residential uses, such as office or retail.

- All newly constructed commercial or mixed-use buildings and non-residential uses having a lower level below the Design Flood Elevation must be designed to have those areas dry flood proofed in accordance with FEMA standards, Highlands Borough Floodplain Management Regulations (Land Use Chapter 21), and the Uniform Construction Code. Areas used as storage, access, or as parking are permitted to be wet floodproofed.
 - All existing commercial or mixed-use buildings and non-residential uses undergoing improvements that result in the property being designated as undergoing a Substantial Improvement, must be designed to have those areas dry flood proofed in accordance with FEMA standards, Highlands Borough Floodplain Management Regulations (Land Use Chapter 21), and the Uniform Construction Code. Areas used as storage, access, or as parking are permitted to be wet floodproofed.
- Ground level areas below the structure are permitted to be used for outdoor seating, parks, and dining areas, provided the area has permeable surface composed of materials including but not limited to flood mitigating permeable pavers, sand, rain gardens. These areas can be used to create a placemaking promenade as part of the streetscape.
- Existing residential buildings may remain in place. However, existing residential buildings undergoing improvements that result in the property being designated as undergoing a Substantial Improvement, must comply with FEMA standards, Highlands Borough Floodplain Management Regulations (Land Use Chapter 21), and the Uniform Construction Code.
- **Hotels**
 - The minimum floor area per unit shall be two hundred fifty (250 square feet).
 - The parking shall adhere to the standards and requirements of **Chapter VIII, Parking and Circulation.**
 - All solid waste containers for storage and pickup shall be centrally located and easily accessible and within a screened enclosure on the street level.
 - All hotel uses shall be provided with adequate fire safety and evacuation provisions and sprinkler systems. Regardless of the number of rooms, such facilities shall be approved by the Municipal Fire Subcode Official and shall incorporate all applicable requirements of the National Fire Protection Association Code and the NJ Uniform Construction Code.
 - Each unit of accommodation shall contain a minimum of a bedroom, and a separate bathroom which affords privacy to a person within the room and is equipped with a toilet, a wash basin and bathtub/shower. Kitchen facilities are prohibited.
 - The first floor area of a hotel, or the first level over on-site parking, may be used for offices, permitted nonresidential uses, coffee shop or restaurant. The first floor area of the hotel structure does not have to be associated or related to the hotel use.
 - The buffer zone between the rear setback of a hotel and adjacent residential uses or districts shall comply with the requirements of the Zoning and Land Use Regulations of the Highlands Ordinance but shall not be less than (10) feet in width.

- The structure shall not be a “rooming house” or “boarding house” as defined by current New Jersey statute.
- Once established, a hotel use shall not be converted to a multifamily residential use such as apartments, townhouses, or condominium living arrangements.
- **Bed & Breakfasts**
 - The parking shall adhere to the standards and requirements of **Chapter VIII, Parking and Circulation.**
 - Landscaped screening or fencing shall be required for any outside areas for guest use in the side or rear yard to provide a buffer to adjacent residential uses.
 - Signage shall be limited to one (1) freestanding sign not to exceed four (4) square feet and one (1) house mounted name sign not to exceed one and one-half (1 ½) square feet.
- **Body piercing, tattoo, and skin art studios**
 - Tattoo samples shall not be displayed in such a manner as to be visible to the general public outside of the studio.
 - Window displays shall not contain sample artwork or posters that have not been professionally mounted or framed.
 - All establishments must comply with all health requirements of the Borough of Highlands and the Health Department of the State of New Jersey.