

Select Language ▼

Township of Bordentown, NJ
Friday, March 15, 2024

Chapter 500. Land Development

Article IV. District Regulations

§ 500-410. CC: Community Commercial; HC: Highway Commercial.

[Ord. No. 1996-2, § 3, 3-11-1996; Ord. No. 1998-08, § 3, 5-19-1998; Ord. No. 1998-09, § 13, 6-9-1998; Ord. No. 1999-13, § IX, 8-10-1999; Ord. No. 1999-15, § II, 11-9-1999; Ord. No. 2000-05, § II.1, 5-9-2000; Ord. No. 2000-08, § IV, 5-23-2000]

A. Principal permitted uses on the land and in buildings:

- (1) Retail sales of goods and services.
- (2) Garden centers engaged in the retail sales of living plant material and related garden equipment, vegetation and produce. Outside areas for the storage, sale and display of living plant material shall conform to all bulk and design requirements for the zone.
- (3) Banks, including drive-in facilities.
- (4) Offices and office buildings.
- (5) Restaurants, bars and taverns.
- (6) (Reserved)^[1]
 - [1] *Editor's Note: Former § 25.408A6, regarding hotels and motels as conditional uses, was repealed 9-29-2005 by Ord. No. 2005-15.*
- (7) Car washes as conditional uses under N.J.S.A. 40:55D-67 (see § 500-601 for standards).
- (8) Health clubs, bowling alleys, skating rings and other similar indoor recreational activities.
- (9) Legitimate theaters in the HC District Only.
- (10) Shopping centers comprised of the preceding uses in the HC District Only.
- (11) Automobile sales through franchised new car dealers in the HC District Only.
- (12) (Reserved)^[2]
 - [2] *Editor's Note: Former § 25.408A12, regarding service stations as conditional uses, was repealed 2-13-2017 by Ord. No. 2017-2.*
- (13) Public utility uses as conditional uses under N.J.S.A. 40:55D-67 (see § 500-601 for standards).
- (14) Clubs, fraternal organizations and lodges which are nonprofit uses established for eleemosynary and/or civic purposes in the HC District only.
- (15) Adult uses in the HC District only as conditional uses under N.J.S.A. 40:55D-67 (see § 500-601 for standards).

- (16) Self-storage or mini-warehouse facilities in the HC District only as conditional uses under N.J.S.A. 40:55D-67 (see § **500-601** for standards).
- (17) Billboards as conditional uses under N.J.S.A. 40:55D-67 (see § **500-601** for standards).
- (18) Child-care centers for which, upon completion, a license is required from the Department of Human Services pursuant to N.J.S.A. 30:5B-1 et seq.
- (19) Mixed uses of any of the above.
- (20) Retail uses of over 5,000 square feet as a conditional use when any lot used abuts a Township public right-of-way subject to the following:
 - (a) Whenever there is a higher category right-of-way abutting the site, that shall be the primary access.
 - (b) Whenever there is a higher category right-of-way abutting the site, the use shall front on that roadway.
 - (c) There shall be a full traffic impact statement submitted including the impact on adjacent intersections and on the abutting Township right-of-way with ameliorative measures to be taken by the applicant. When any such ameliorative measures require approvals from other governmental agencies, the local reviewing boards may mandate those approvals be obtained prior to local approval.
- (21) Residential uses in the HC Zone under the bulk regulations of the R-20 Zone subject to the condition that they existed lawfully as of January 1, 2020. However, said properties shall still be considered nonconforming uses.
[Amended 4-25-2022 by Ord. No. 2022-06]
- (22) (Reserved)^[3]
 - [3] *Editor's Note: Former § 25.408A22, regarding property developed as a planned development, was repealed 4-21-2014 by Ord. No. 2014-9.*
- (23) Personal service establishments as a conditionally permitted use in accordance with the provisions contained in N.J.S.A. 40:55D-67 (see § **500-601** for standards).
[Ord. No. 2009-30, 11-23-2009]
- (24) Churches, synagogues, or other places of worship, including a parish house (as an accessory use) existing as of January 1, 2020. The bulk standards from the R40 Low Density Single Family Residential Zoning District shall apply.
[Added 4-25-2022 by Ord. No. 2022-06]

B. Accessory uses permitted:

- (1) Off-street parking.
- (2) Fences and walls (see § **500-503** for standards).
- (3) Signs.
- (4) Garages and storage buildings.
- (5) Temporary construction trailers and one sign not exceeding 75 square feet, advertising the prime contractor, subcontractor(s), financing institution and similar data for the period of construction beginning with the issuance of a construction permit and concluding with the issuance of a certificate of occupancy or one year, whichever is less, provided the trailer(s) and sign are on the site where construction is taking place and are set back at least 30 feet from all street and lot lines.
- (6) Radio, television and satellite dish antennae (see § **500-514** for standards).

C. Maximum building height.

- (1) No building shall exceed 30 feet in height and 2.5 stories except as allowed in § 500-602.
- (2) A building used exclusively for offices is permitted up to 55 feet or five stories in height, subject to the conditions and restrictions set forth in § 500-602.
[Ord. No. 2005-15, 9-29-2005]

D. Area and yard requirements for CC and HC Districts:

	Individual Uses CC District	Individual Uses HC District	Shopping Centers HC District ⁽¹⁾
Principal Building Minimum:			
Lot area	0.25 acre	1 acre	8 acres
Lot frontage	100 feet	150 feet	400 feet
Lot width	100 feet	150 feet	400 feet
Lot depth	100 feet	150 feet	400 feet
Side yard			
(one)	10 feet	25 feet	100 feet
(aggregate)	25 feet	N/A	N/A
Front yard	25 feet	75 feet	100 feet
Rear yard	35 feet	50 feet	100 feet
Accessory Building Minimum:			
Distance to side line	10 feet	20 feet	100 feet
Distance to rear line	35 feet	35 feet	100 feet
Distance to other building	15 feet	20 feet	20 feet
Maximum:			
Floor Area Ratio	0.25	0.20	0.20
Impervious Surface Ratio	0.75	0.75	0.75

NOTE:

- (1) More than one principal building shall be permitted. All buildings shall be separated by a minimum of 20 feet, provided that the separation is to be used solely for pedestrian circulation. All buildings shall be separated by a minimum of 50 feet where any part of the separation is to be used for parking or vehicular circulation. The separation requirements should not be construed to prohibit covered pedestrian walkways when the roof or covering of the walkway extends between the buildings.

E. General requirements.

- (1) One building may contain more than one use, provided that the total floor area ratio and lot coverage of the combined uses does not exceed the maximums specified for the district and, further, that each use occupies a minimum gross floor area of 750 square feet.
- (2) At least the first 20 feet adjacent to any street line and 10 feet adjacent to any lot line in the CC District and at least the first 50 feet adjacent to any street line and 15 feet adjacent to any lot line in the HC District shall not be used for parking and shall be planted and maintained in lawn area or ground cover and landscaped with evergreen shrubbery.
- (3) No merchandise, products, unenclosed waste, equipment or similar material or objects shall be displayed or stored outside, except for permitted garden centers.
- (4) No on-site storage of waste shall be permitted for more than 90 days.

- (5) All areas not utilized for buildings, parking, loading, access aisles and driveways or pedestrian walkways shall be suitably landscaped with shrubs, ground cover, seeding or plantings and maintained in good condition. In any case, no less than 40% of the total lot area within the CC District and no less than 45% of the total lot area within the HC District shall be landscaped, including any permanent water area.
 - (6) The minimum setback area shall include a planted buffer of 50 feet in width in the GC Districts, along with any common property line with a residential district. A combination of berming and evergreen trees, a minimum of eight feet to 10 feet in height and 12 feet on center in a double staggered row when planted shall be required. Fencing may also be used to enhance the buffer (see § **500-507E** for additional standards).
 - (7) Any new development of 5,000 square feet or more in the HC Zone, on a lot which has frontage on any right-of-way in addition to Route 130 or Route 206, shall submit a full traffic impact study including the impact on adjacent intersections and residential areas, ameliorative measures that can be taken, and status of any NJDOT reviews of those measures. No local approval shall be given until NJDOT approval is granted for such improvements as are necessary to minimize those impacts.
- F. Minimum off-street parking. Each individual use shall provide parking spaces according to the following minimum provisions. Where a permitted use of land includes different specific activities with different specific parking requirements, the total number of required parking spaces shall be obtained by computing individually the parking requirements for each different activity and adding the resulting numbers together. No parking area or driveway shall be located within five feet of any side or rear property line in the CC District or within 10 feet of any property line within the HC District. Complete building perimeter parking is prohibited.
- (1) Retail and service activities, banks and offices shall provide parking at the ratio of one parking space per 200 square feet of net habitable floor area or part thereof. Additionally, drive-in banks shall provide room for at least 12 automobiles per drive-in window and/or lane for queuing purposes.
 - (2) Garden centers shall provide parking at the ratio of six spaces per 1,000 square feet of net habitable floor area of buildings, plus 0.5 space per 1,000 square feet of outside storage, sale or display area.
 - (3) Restaurants, bars and taverns shall provide one parking space for every three seats.
 - (4) Theaters shall provide one parking space for every three seats.
 - (5) Automobile sales shall provide 10 spaces for customer convenience separated from vehicular displays and not used by employees.
 - (6) Shopping centers shall provide parking at the ratio of 6.5 parking spaces per 1,000 square feet of net habitable floor area.
 - (7) Parking areas for individual uses shall be designed to be interconnected with adjacent properties and shall utilize common entrance(s) and exit(s) where feasible, to minimize access points to the street.
 - (8) See § **500-509** for additional standards.
- G. Minimum off-street loading and unloading.
- (1) Each principal use shall provide for off-street loading and unloading with adequate ingress and egress from streets and with adequate space for maneuvering and shall provide that area at the side or rear of the building. Each space shall be at least 15 feet by 40 feet and at least one space shall be provided for each building. Additional spaces may be necessary and required dependent upon the specific activity. There shall be no loading or unloading from the street.

- (2) There shall be at least one trash and garbage pickup location provided by each building which shall be separated from the parking spaces by either a location within the building or in a pickup location outside the building which shall be a steel-like, totally enclosed container located in a manner to be obscured from view from parking areas, streets and adjacent residential uses or zoning districts by a fence, wall, planting or combination of all three. If located within the building, the doorway may serve both the loading and trash/garbage functions and if located outside the building, it may be located adjacent to or within the general loading area(s), provided the container in no way interferes with or restricts loading and unloading functions.^[4]

[4] *Editor's Note: Former § 25.408H, Permitted signs, which immediately followed this subsection, was repealed 4-7-2014 by Ord. No. 2014-11.*