

§ 21-36. C-2 HIGHWAY COMMERCIAL ZONE. [Adopted 1-8-1992 by Ord. No. 1564]

The purpose of the C-2 Highway Commercial Zone is to provide areas for retail sales and services to serve the residents of the Township of Ocean and adjacent communities; to promote compatible land use development of attractive building groups; to ensure the compatibility of the development with adjacent residential areas; to improve and provide for the efficient and safe traffic flow within and through the C-2 Zone; and to provide highway oriented commercial uses in the proper location in the community.

§ 21-36.1. Permitted Uses. [Adopted 1-8-1992 by Ord. No. 1564]

A building may be erected, altered, or used, and a lot or premises may be occupied and used for any of the following purposes:

a. Principal Buildings and Uses.

- Advertising agency
- Advertising specialty office
- Antique store
- Apparel
- Appliance store
- Art gallery
- Artist's supply
- Audio visual equipment
- Auto supplies; parts and accessories (not including used or junk parts)
- Bakery store
- Bank
- Barber shop
- Beauty and cosmetic shop
- Blueprinting and photostating
- Bicycle store
- Books, periodicals and newspaper sales
- Broadcasting studio
- Business equipment sales
- Business office
- Butcher store or meat market (no slaughtering permitted)
- Cafeteria
- Camera and/or photographic supply store

Candy store
Caterers
Ceramic store
China store
Cigars and tobacco sales
Cleaners pick-up or laundry pick-up
Clothing and pressing establishments
Coin dealer
Convenience store **[Added 1-10-2019 by Ord. No. 2313]**
Cosmetic store
Costume rental
Credit union office
Curtain store
Dairy products, retail
Delicatessen
Department store
Diner
Drugstore
Employment agency
Electrical supplies
Exterminator
Fabric store
Finance company
Fire protection equipment sale, non-automotive
Floor covering
Florist
Food products
Fruit and vegetable market
Funeral services
Fur store
Furniture sales
General office buildings
Gift store
Glassware

Greeting card store
Grocery store
Gymnastics and martial arts studios
Hardware
Health clubs
Hobby store
Home furnishings
Home improvement offices
Hospitals, animal
Household appliance
Ice cream store
Insurance company
Interior decorator
Jewelry store
Kitchen equipment
Laundry and dry cleaning
Lawn maintenance services office
Leather goods and luggage
Liquor store
Locksmith
Luncheonette
Mail order house
Major appliance sales
Medical and dental clinic and offices
Metalware
Motorcycle sales and rental
Museum
Music and dance studios
Musical instrument store
Notary
Nursing home
Office equipment and supplies
Optical goods
Paint, glass and wallpaper store

Personal trainers [**Added 4-17-1996 by Ord. No. 1726**]

Pet grooming

Pet shop

Pharmacy

Phonographic sales and service

Photographic studio

Printers office and establishment

Private school

Physical culture and health establishments

Professional office

Public utilities office

Real estate and insurance

Record store

Reducing salon

Restaurant [**Added 3-10-2016 by Ord. No. 2262**]

Restaurant with entertainment [**Added 3-10-2016 by Ord. No. 2262**]

Sandwich store

Savings and loan association

Seafood store

Shoe and hat repair

Shopping center

Specialty food store

Sporting goods store

Stamp and coin store

Stamp redemption centers

Stationery store

Supermarket

Surgical and medical supplies sales

Tailor

Telephone answering service

Television, radio, electronics, sales and service

Toy store

Travel agency

Travel ticket office

Telephone and telegraph office

Uniform rental and sales

Variety store

Veterinary hospital

Video store. [Added 3-19-1997 by Ord. No. 1770]

Window cleaning service **[Amended 3-10-2016 by Ord. No. 2262 to delete Eating establishment, non drive-in, non fast food and Restaurant, non drive-in, non fast food]**

b. Accessory Buildings and Uses Including:

1. Private garage space not to exceed three spaces for the storage of vehicles operated exclusively as part of a permitted business which is located on the subject site.
2. Signs subject to the requirements of this chapter.
3. Fences and hedges subject to the requirements of this chapter.
4. Buildings for tools and equipment used for maintenance of the grounds.
5. Other customary accessory uses and structures which are clearly incidental to the principal structure and uses.

c. The following conditional uses are permitted subject to approval of the Planning Board and the special conditions of this chapter.

1. Public utility installation.
2. Car washes.
3. Automotive gasoline station.
4. Automotive service station.
5. Automotive sales and service.
6. Automotive accessory sales and installation.
7. Plant nurseries, nursery stock supply and sales, garden landscape supplies. **[Amended 9-18-1996 by Ord. No. 1748]**
8. Government building and services. **[Amended 9-18-1996 by Ord. No. 1748]**
9. House of Worship. **[Amended 6-16-2008 by Ord. No. 2103]**
10. Eating establishments (drive-in or fast-food).
11. Quasi-public uses including clubs, lodges, and similar uses.
12. Billboard signs.
13. Child day-care centers.

14. Satellite antenna dishes greater than two meters in diameter. **[Amended 8-21-1996 by Ord. No. 1746]**
15. Move theater, indoor. **[Amended 6-18-1992 by Ord. No. 1585]**
16. Automotive rentals and leasing. **[Added 9-18-1996 by Ord. No. 1748]**
17. Automotive gasoline station/C-Store. **[Added 9-3-1997 by Ord. No. 1779]**
18. Wireless telecommunications tower and antenna. **[Added 6-17-1998 by Ord. No. 1799]**
19. Mixed use commercial and self-storage. **[Added 4-14-2008 by Ord. No. 2093]**
20. Self Storage, Climate Controlled in Shopping Centers. **[Added 10-14-2021 by Ord. No. 2365]**

§ 21-36.2. Development Standards. [Adopted 1-8-1992 by Ord. No. 1564]

The C-2 Commercial Zone specified herewith shall be occupied only as indicated in this chapter which is as follows:

- a. Principal Buildings.
 1. Minimum lot size: two acres.
 2. Minimum lot width: 250 feet.
 3. Minimum lot depth: 250 feet.
 4. Minimum front yard setback (measured from the future street R.O.W.): 100 feet (1).
 5. Minimum side yard setback: 25 feet (one side) (1); 50 feet (both sides) (1).
 6. Minimum rear yard setback: 50 feet (1).
 7. Minimum gross floor area: 5,000 square feet.
 8. Maximum lot coverage: 27% of buildable lot area.
 9. Maximum floor area ration: 30% of total lot area.
 10. Maximum building height: four stories above grade or 45 feet, whichever is less (1).

Notes: (1) All required setbacks shall be increased a total of 5 feet for each foot the building height exceeds 35 feet.

- b. Accessory Buildings.
 1. Accessory buildings shall conform to the same height and setback requirements as the principal building. Accessory buildings are not permitted in the required front yard.

§ 21-36.3. Other Provisions and Requirements. [Adopted 1-8-1992 by Ord. No. 1564]

- a. Off-street parking and loading is required subject to regulations and conditions as specified

in this chapter.

- b. Landscaping is required subject to the regulations of this chapter.