

Chapter 190. Zoning

Article IV. District Regulations

§ 190-24. GCLI General Commercial/Light Industrial District.

[Amended 1-31-1977 by Ord. No. 1-1977; 5-30-1979 by Ord. No. 8-1979; 8-6-1982 by Ord. No. 16-1982]

- A. Purpose. The purpose of the GCLI District is to provide locations for commercial and compatible light industrial uses along several major highways in the Township which provide services to the general traveling public and which have a service radius wider than the immediate neighborhood. The provisions are designed to limit the evolution of strip development patterns while permitting opportunities for continued commercial and light industrial development.
- B. Principal permitted uses on the land and in buildings.
- (1) Retail sales of goods and services, except that outdoor sales are strictly prohibited unless operated from a permanent structure approved in accordance with this chapter.
 - (2) Restaurants, bars, taverns and nightclubs.
 - (3) Department stores.
 - (4) Garden centers engaged in the retail sale of living plant material. Outside storage, sale or display areas shall not exceed four times the building coverage and shall be used only for the storage, sale and display of living plant material.
 - (5) Banks, including drive-in facilities.
 - (6) Offices and office buildings.
 - (7) Recreational commercial uses, including theaters, bowling alleys, racquet clubs, swim clubs, skating rinks, pitch-and-putt golf courses and similar entertainment uses, except pinball or video arcades. No more than three pinball or video games shall be located at any commercial establishment.
 - (8) Automobile sales through franchised new car dealers.
 - (9) Car washes.
 - (10) Service stations as conditional uses (see § 190-56).
 - (11) Wholesale distribution facilities and warehouses where all storage is contained in completely enclosed buildings on parcels not to exceed five acres.
 - (12) Light industrial uses on parcels not to exceed five acres, including manufacturing operations of a type which can carry on processes within completely enclosed buildings, including the manufacture, assembly or treatment of products from previously prepared materials where the molecular structure of materials remains unchanged.
 - (13) Child-care centers (see § 190-32.1).
[Added 9-6-1990 by Ord. No. 18-1990]
 - (14) Health clubs, fitness centers and the like.
[Added 12-19-1996 by Ord. No. 33-1996]
 - (15) Recreational, commercial uses, including movie theaters, bowling alleys, racket clubs, swim clubs, skating rinks and similar entertainment uses, except pinball machines and video arcades.
[Added 12-19-1996 by Ord. No. 33-1996]
 - (16) Funeral homes and funeral parlors.
[Added 12-17-1998 by Ord. No. 26-1998]
 - (17) Taxicab operations as conditional uses (see § 190-56).
[Added 1-4-2001 by Ord. No. 26-2000]
 - (18) Single-family-detached residential structures that currently exist as of February 1, 2018, within the GCLI District are permitted as preexisting nonconforming uses. No new residential subdivisions are permitted in this zone.
[Added 1-17-2018 by Ord. No. 27-2017]
- C. Accessory uses permitted.
- (1) Off-street parking (see § 190-38).
 - (2) Fences and walls (see § 190-34).
 - (3) Garages to house delivery trucks or other commercial vehicles.
 - (4) Temporary construction trailers and one sign not exceeding 100 square feet advertising the prime contractor, subcontractor(s), architect, financing institution and similar data for the period of construction beginning with the issuance of a building permit and concluding with the issuance of a certificate of occupancy or one year, whichever is less, provided that said trailer and sign are on the site where construction is taking place.
 - (5) Liquefied petroleum (LP) gas distribution point, according to the requirements set forth below, but only when accessory to the following principal uses: hardware stores, lawn and garden centers and automobile service stations. Standards for liquefied petroleum (LP) gas distribution points shall be as follows:
[Added 6-17-1993 by Ord. No. 8-1993]
 - (a) LP gas distribution points shall be permitted within the GCLI District as an accessory use only, provided that the location of such facility does not impair the on-site circulation and parking requirements of the principal use. No LP gas distribution point shall exceed 2,000 gallons' capacity, measured in water

capacity.

- (b) The parcel in which an LP gas distribution point is located shall conform to the area requirements of the GCLI district.
- (c) All components of the LP gas distribution facility, including storage and distribution equipment, fencing and all related structures, shall be located in the side or rear yard only and shall conform to the following setbacks:
 - [1] Distance to side line: 25 feet.
 - [2] Distance to rear line: 25 feet.
 - [3] Distance to other building: 25 feet.
- (d) Protective elements such as bumper guards or bollards shall be provided and adequately designed to prevent intrusion by vehicles within the fenced area as required by N.J.A.C. 12:200-3.4(d).
- (e) On-site parking shall be situated no closer than 10 feet from the above-referenced fence and shall be located in a manner which permits unimpeded access by fire-fighting equipment or vehicles.
- (f) Every LP gas distribution point shall comply with the applicable provisions of N.J.A.C. 12:200-3.4 et seq., except where the standards of this chapter are more restrictive.

D. Maximum building height. No building shall exceed 30 feet in height and two stories, except as allowed in § 190-54.

E. Area and yard requirements.

(1) Area and yard requirements shall be as follows:

Principal building Minimum	
Lot area (square feet)	30,000**
Lot frontage (feet)	150
Lot width (feet)	150
Lot depth (feet)	150
Side yard, each (feet)	40
Front yard (feet)	200*
Rear yard (feet)	35
Accessory building Minimum	
Distance to side line (feet)	35
Distance to rear line (feet)	35
Distance to other building (feet)	35
Maximum impervious surface coverage (percent)	70

NOTES:

* May be reduced to 75 feet if environmental or physical limitations exist.

** Lot size with sewers; without sewers, one acre.

[Added 5-6-1983 by Ord. No. 7-1983]

- (2) Notwithstanding the minimum lot areas set forth above, no such minimum lot area for a nonresidential use within the Agricultural Production Area of the GCLI Zone shall be less than that needed to meet the water quality standards of § 190-50H(2)(d), whether or not the lot may be served by a centralized sewer treatment or collection system.
[Added 4-6-1989 by Ord. No. 11-1989]
- (3) For those preexisting single-family-detached residential structures on preexisting lots, the standards of R-96 shall govern the area requirements for single-family-detached dwellings and accessory uses, provided that no new residential lots are permitted in the GCLI Zone. The lots affected by this section are:
[Added 1-17-2018 by Ord. No. 27-2017]

Block	Lots
422	16.01
568	43
778	1.03
779	4.02, 4.03 and 5
793	1.01 - 1.04, 6 - 9, 11, 10.01 - 10.06, 10.09 - 10.16
794	3.02, 4, 5.02, 5.03, 6.01 and 6.02
797	2.01 - 2.04, 3.01, 3.02, 4, 6.01, 6.03, 7, 9.01, 9.02, 10, 11.01 and 11.02
798	1 and 2
802	2
803	3, 4.02, 4.03 and 5.01
854	16.04, 18, 19, 53.01, 53.02, 53.04, 53.05, 54 - 57, 58.01, 59, 60, 64.02, 67, 68, 71, 72.01 - 72.03
857	33.04, 36.01, 36.04, 38.02, 40.01 and 46
873	3 - 6, 15 and 16
875	7 and 8
876	2, 3, and 6 - 9
879	15, 19, 23 and 27
879.01	35
880	9, 13, 25 and 65
891	5, 31, 38, 44, 48, and 56

F. Floor area minimums. Each building shall have a minimum gross floor area of 2,000 square feet.

G. General requirements.

- (1) Any principal building may contain more than one use and/or organization. Any lot may contain more than one principal structure, provided that each principal structure is located in a manner which will allow the possibility of subdividing the lot in such a manner that each structure and resulting lot would conform to the zoning and subdivision^[1] regulations, including frontage on a public street.
[1] *Editor's Note: See Ch. 159, Subdivision of Land.*
- (2) At least the first 50 feet adjacent to any street line and 20 feet adjacent to any lot line shall not be used for parking but shall be planted and maintained in lawn area, ground cover or landscaped with evergreen shrubbery and separated from the parking area by poured concrete or Belgian block curbing.
- (3) No merchandise, products, waste, equipment or similar material or objects shall be displayed or stored outside.
- (4) All buildings on the same lot shall be compatibly designed, whether constructed all at one time or in stages over a period of time. All building walls facing any street or residential district line shall be suitably finished for aesthetic purposes, which shall not include unpainted or painted cinder block or concrete block walls.
- (5) All portions of the property not utilized by buildings or paved surfaces shall be landscaped utilizing combinations such as landscaped fencing, shrubbery, lawn area, ground cover, rock formations, contours, existing foliage and the planting of conifers and/or deciduous trees native to the area in order to either maintain or reestablish the tone of the vegetation in the area and lessen the visual impact of the structures and paved areas. The established grades on any site shall be planned for both aesthetic and drainage purposes. The grading plan, drainage facilities and landscaping shall be coordinated to prevent erosion and silting as well as assuring that the capacity of any natural or man-made drainage system is sufficient to handle the water generated and anticipated both from the site and contributing upstream areas.
- (6) A minimum buffer area of 60 feet in width shall be provided along any common property line with a residential district or residential use (see § 190-39).

H. Minimum off-street parking.

- (1) Retail sales of goods and services: 5 1/2 spaces per 1,000 square feet of gross floor area or fraction thereof.
- (2) Restaurants, bars, taverns and nightclubs: one space for every three seats.
- (3) Department stores: seven (7.0) spaces per 1,000 square feet of gross floor area or fraction thereof.
- (4) Garden centers: six spaces per 1,000 square feet of gross floor area or fraction thereof of building area plus 1/2 space per 1,000 square feet of outside storage, sale or display area.
- (5) Offices and banks: six spaces for each 1,000 square feet of gross floor area or fraction thereof.
- (6) Theaters: one space for every four seats.
- (7) Bowling alleys: four spaces per bowling lane.
- (8) Automobile sales: 10 spaces for customer convenience separated from vehicular displays and not used by employees.
- (9) Car washes: three access lanes for each mechanized car wash entrance with each lane having a minimum capacity for 12 vehicles; one separate space for each waxing, upholstery cleaning or similar specialized service area; and one space for every two employees. All vehicle entrances shall be from the rear of the building and all parked and waiting vehicles shall be accommodated on the lot.
- (10) Service stations shall provide at least six spaces for the first lift, wheel alignment pit or similar work area; five additional spaces for a second work area; and an additional three spaces for each additional work area. Such spaces shall be separated from the driveway and general apron areas which give access to the gasoline and air pumps and service areas. No designated parking spaces shall obstruct access to such facilities.
- (11) 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.
- (12) One space for every 1,000 square feet or fraction thereof of floor area used for storage and warehousing, plus one space for every 700 square feet or fraction thereof of floor area used for manufacturing, plus one space for every 200 square feet or fraction thereof of floor area used for offices.
- (13) In addition, one space for every vehicle owned and/or operated by the use operating from that site shall be provided.
- (14) In any event, each use shall provide a sufficient number of spaces in appropriate locations so that no driveway, aisle, fire lane or street right-of-way is used at any time for parking.
- (15) See § 190-38 for additional standards.

I. Minimum off-street loading.

- (1) Each activity shall provide for off-street loading and unloading with adequate ingress and egress from streets and shall provide such area(s) at the side or rear of the building. Each space shall be at least 15 by 40 feet. One space shall be provided for the first 5,000 square feet of gross floor area or fraction thereof in each building and one additional space for each additional 7,000 square feet of gross floor area or fraction thereof. 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 the 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.
- (3) All off-street loading areas shall be lighted (see § 190-36)

J. Signs.

- (1) Retail sales of goods and services, restaurants, bars, taverns, nightclubs, garden centers, banks, theaters, bowling alleys and car washes may have one lighted or unlighted sign displaying the name of the use, attached or flat against the front of the building, not exceeding an area equivalent to 5% of the front of the building or 60 square feet, whichever is smaller. Where the building(s) is designed for rear or side entrances, one unlighted sign may be attached flat against the building at the rear or side entrances, each sign not to exceed an area equivalent to half that of the sign on the front of the building.
- (2) Department stores, office buildings and automobile sales may have one lighted sign, either freestanding or attached, not exceeding an area equivalent to 5% of the first-floor portion of the front facade or 100 square feet, whichever is smaller.

- (3) Service stations may be permitted one freestanding sign (lighted but not moving) and one sign attached flat against the building. The freestanding sign shall not exceed the building height, shall be set back at least 10 feet from the street right-of-way and shall not exceed 30 square feet in area. The attached sign shall not exceed 20 square feet in area nor exceed the height of the roof line.
- (4) For light industrial uses, one lighted sign per use shall be permitted, not larger than the equivalent of 5% of the area of the front wall of the building or 100 square feet, whichever is smaller. If attached to the building, the sign shall not be higher than the roofline; if freestanding, the sign shall not exceed six feet in height and shall be set back from the street line at least 50 feet.
- (5) See § **190-41** for additional standards.