



PLATE 29

SCHEDULE 3 AREA, YARD AND BULK REQUIREMENTS FOR NON-RESIDENTIAL USES IN THE NON-PINELANDS AREA OF WINSLOW TOWNSHIP

Use	Minimum Lot Area	Minimum Yard Setbacks For Principal Building			Maximum Building Height	Maximum % Lot Coverage By Bldg.	Maximum % of Parcel Surface	Maximum % of Impervious coverage
		Front Yard	Side Yard (x2)	Rear Yard				
Commercial								
Retail & Service Establishments	10,500 sq. ft.	40 ft.	30 ft.	30 ft.	30 ft.	35%	40%	75%
Office Buildings	10,500 sq. ft.	40 ft.	30 ft.	30 ft.	35 ft.	15%	55%	70%
Hospital or Health Care	4 acres	100 ft.	50 ft.	60 ft.	60 ft.	25%	25%	50%
Hotel or Motel	2 acres	50 ft.	40 ft.	50 ft.	60 ft.	15%	60%	75%
Light Industrial								
Research and Development	20,000 sq. ft.	40 ft.	30 ft.	30 ft.	35 ft.	15%	55%	70%
Utility	20,000 sq. ft.	40 ft.	30 ft.	30 ft.	25 ft.	15%	55%	70%
Warehouse	2 acres	50 ft.	40 ft.	50 ft.	35 ft.	40%	40%	80%
Manufacturing or Fabrication	2 acres	50 ft.	40 ft.	50 ft.	35 ft.	40%	40%	80%

ARTICLE VII C, Minor Commercial District

§ 294-33. Purpose.

The C, or Minor Commercial District, occurs in those areas of the township designated in the Master Plan for the Non-Pinelands Area as areas suitable for retail or convenience shopping facilities, either already in existence or proposed as future locations. These areas generally occur along the major highways or at or near the intersections of major highways. The Minor Commercial uses are designated to meet the convenience shopping and service needs of the nearby population.

§ 294-34. Permitted uses.

Within the C District, land may be used and buildings or structures may be used, altered or erected for the following uses:

A. Retail or personal service establishments, including, though not necessarily limited to the following:

- (1) Automobile dealerships. [Amended 9-27-16 by Ord. No. O-2016-019]
- (2) Appliance sales and repair stores.
- (3) Banks and other fiduciary institutions.
- (4) Bakeries and confectionery shops.
- (5) Barbershops and beauty parlors.
- (6) Book stores.
- (7) Clothing stores.
- (8) Dry cleaners, laundries and tailor shops.
- (9) Dry goods and variety stores.
- (10) Drugstores.
- (11) Florists and gift shops.
- (12) Furniture stores.
- (13) Garden supply stores.
- (14) Government offices serving the public such as post offices.
- (15) Grocery and food stores.
- (16) Hardware stores.
- (17) Liquor stores.
- (18) Lumber and building supply stores.
- (19) Music supply shops.
- (20) Paint retail stores.
- (21) Pet stores.
- (22) Photographic supply sales and service.
- (23) Professional offices such as lawyers, doctors, and engineers offices.
- (24) Restaurants, including fast-food drive-ins and restaurant establishments where alcoholic beverages are sold or consumed.
- (25) Stationery and office supply stores.
- (26) Shoe sales and repair services.
- (27) Sporting goods stores.

B. Gasoline filling stations and garages in accordance with the standards for automobile garages, repair or service stations under § 294-108 of Article XVI, and in accordance with the standards for the protection of water quality under § 294-138 of Article XVI of this chapter.

C. Public facilities.

D. Accessory uses incidental to any of the foregoing uses.

§ 294-35. Area, yard and bulk requirements.

[Amended 6-28-11 by Ord. No. O-2011-016]

Within the C District, area, yard and bulk requirements shall meet those requirements listed under Schedule 3, Area, Yard and Bulk Requirements for Nonresidential uses, found at the end of this chapter.

§ 294-36. Design and performance standards.

[Amended 6-28-11 by Ord. No. O-2011-016]

All development proposed within the C District shall conform with all applicable standards under Article XVI of this chapter.