

§ 102-109. Business districts.

- A. Purpose. The purpose of the different business districts is to provide locations where retail and service businesses can be rendered for the convenience and short-term needs of residents. The zoning standards for the different business districts are intended to reflect the different characteristics of each district. It is the intent of the business district requirements to focus maximum attention on proper site designing, including the size and location of structures and parking areas, proper ingress and egress, developing of an interior street system, erosion control, architectural design, landscaping and the compatibility of any proposal with the natural foliage, soils, contours, drainage patterns and the needs to avoid visual intrusions and performance nuisances upon adjacent residences or residential zones.
- B. Principal permitted uses on land and in buildings. The following shall be permitted as principal uses:
- (1) General retailing stores for the sale of merchandise, but no businesses whose principal use is manufacturing, assembly, fabricating or processing. Permitted uses include but are not limited to pharmacies; stationery; millinery shops; sewing and needlework supplies; clothing; jewelry and other accessories; shoes; gifts; novelties; bookstores; music stores; artwork; leather and luggage shops; photographic studios; camera and video stores; flower shops; hardware; paint; wallpaper; candle shops; curtain, drapery and material shops; interior decorators; furniture; electronics; pet supplies; pottery and hobby shops; sporting goods; farm and lawn machinery, garden supplies and nursery plants and supplies, lawn and farm seed, feed and fertilizer material; and antique and similar stores, but not drive-in or drive-through services. **[Amended 5-25-2005; 2-13-2013]**
 - (2) Restaurants, tearooms and taverns for the sale and consumption of food and beverages, but not drive-in or drive-through services.
 - (3) Personal services uses, such as barbers, beauticians, banks with or without drive-in windows, cleaners, laundries, tailors, shoe repair, upholsterers, radio and television repair and funeral homes and similar uses, but not drive-in or drive through services, except for banks. **[Amended 2-13-2013]**
 - (4) The retailing of food products, including wine and liquor stores, confectioneries, bakeries where all products baked are sold from the premises, delicatessens and similar uses, but not drive-in or drive-through services. **[Amended 2-13-2013]**
 - (5) Animal hospitals for small animals.
 - (6) Business offices, travel agencies, dancing studios, health spas, physical fitness facilities, art studios, music studios, professional office buildings, computer programming services, brokerage firms, insurance agencies, real estate offices, art and graphic design, ambulatory medical, dental, physical therapy, speech therapy, psychologists and psychiatrists offices. **[Amended 5-25-2005]**

- (7) Service stations, with or without a convenience store, are permitted only as conditional uses after application to, review by and approval of the approving authority. Service stations, with or without convenience stores, shall be conditioned on having no more than three service islands; and having at least six parking spaces for any convenience store, which parking spaces and their access aisles shall be separated from the pump islands and the traffic circulation around the pump islands; the convenience store shall have no drive-up window service; there shall be no carwash facilities; and, in recognition of the Swimming River Reservoir and the state's Environmentally Sensitive Planning Area designations in the State Development and Redevelopment Plan, the number of service stations in all business districts combined shall not exceed three. See also § 102-121.
- (8) Indoor and outdoor tennis and racket Courts and clubs; all outdoor facilities shall be open for play only during daylight hours.
- (9) Buildings or lands used exclusively by federal, state, county or Township government for public purposes.
- (10) Hotels and motels.¹ **[Amended 5-25-2005]**
- (11) Hospitals or similar facilities providing beds and other overnight accommodations, such as nursing homes and emergency medical service facilities, strip malls, supermarkets, department stores, retail-warehouse-type establishments, discount stores, lumber yards, the sale of automobiles, trucks, trailers, boats, motorcycles and similar equipment, movie theaters, adult bookstores, junkyards, manufacturing uses, fabrication uses, tattoo parlors, x-rated adult bookstores/massage parlors and places or worship are specifically prohibited. **[Amended 5-25-2005; 2-28-2018]**
- (12) Child-care centers for six or more persons are permitted as a principal use in all business districts meeting the requirements of the schedule of limitations. Child-care centers may also be located within a building containing multiple occupants, provided that the building and lot meet all the area, dimensional, setback, floor area ratio and other bulk criteria for the district in which the building is located. All facilities shall be licensed by the New Jersey Department of Human Services and shall adhere to the applicable regulations in this chapter. Where any regulations in this chapter concerning child-care centers conflict with regulations of the Department of Human Services, the Department of Human Services regulations shall prevail.
- (13) Public utilities are permitted only as conditional uses after application to, review by and approval of the approving authority. Public utility uses shall be conditioned on being limited to those aspects of electric, telephone, cable television, gas and similar services that provide direct service to the ultimate consumer, such as, but not limited to, wires and pipes, poles, transformers and pump stations and meters and shall not include warehousing, repair and

1. Editor's Note: Former Subsection B(10), private helistops, was repealed 9-29-1999.

maintenance shops, storage yards and similar industrially oriented facilities of utility companies.

- (14) Agricultural uses. **[Added 5-25-2005]**
- (15) Wireless telecommunications, towers and antennas; subject to § 102-46.5. **[Added 8-16-2006]**
- (16) The growing, cultivating, farming, manufacturing, distribution, or selling of medical and/or recreational marijuana, and/or paraphernalia that facilitates its use, shall be a prohibited principal, accessory or conditional use. **[Added 8-8-2018 by Ord. No. 2018-13; amended 4-14-2021 by Ord. No. 2021-6]**

C. Accessory uses permitted. The following shall be permitted as accessory uses:

- (1) Off-street parking, except that underground or multistory parking garages are specifically prohibited.
- (2) Temporary construction trailers per requirements in § 102-80 and temporary development advertising signs per requirements of § 102-123.
- (3) Medical laboratories in conjunction with medical clinics.
- (4) Fences and walls; see §§ 102-57 and 102-73 for requirements.
- (5) Child-care centers; see § 102-52 for additional requirements.
- (6) Antennas, per requirements of § 102-49.
- (7) Sidewalk sales; see § 102-122 for requirements.
- (8) Outdoor cafes in conjunction with lawfully permitted restaurants in the B1, B2 and B3 Business Zones and further subject to the following provisions: **[Added 10-28-1998]**
 - (a) Site plan approval, minimum off-street and maximum lot coverage requirements shall not be applicable to conforming outdoor cafes.
 - (b) Outdoor cafes shall be subject to the principal building front, side and rear setback requirements contained in § 102-114, Schedule of limitations: nonresidential.
 - (c) Outdoor cafes shall have an area limited in width to each restaurant or storefront and shall not exceed 1,000 square feet in area.
 - (d) Upon the approval and issuance of a temporary outdoor cafe permit by the Zoning Officer, any restaurant may conduct an outdoor cafe with tables and chairs for a maximum period of eight months and shall be limited to a maximum of 48 seats. If individual seats are not provided, each 24 inches of bench shall be considered one seat.
 - (e) No additional signs shall be permitted. No music or live entertainment of

any type is permitted outdoors. No outdoor cooking of any type is permitted in outdoor cafes.

- (f) An applicant for a temporary outdoor cafe permit shall provide the Zoning Officer with a statement of the name and address of the applicant, letter of consent from the owner of the property, a valid mercantile license, a sketch drawn to scale showing the location and size of the outdoor cafe area involved, a description of the seating plan (including a rendering of position of tables and chairs relative to entrances, exits and the sidewalk) and hours of operation. No less than four feet of unobstructed sidewalk shall be open and maintained for pedestrians.
 - (g) An application for an outdoor cafe permit shall be accompanied by a fee of \$50. Any and all licenses issued pursuant to the terms of this subsection shall permit outdoor cafe operations to begin no earlier than April 1. Any and all outdoor cafe operations so established shall terminate no later than November 30 of the year in which the permit is issued.
 - (h) The Zoning Officer shall consult with the Construction Official, Fire Chief and Chief of Police to determine if the proposed outdoor cafe can be conducted without causing safety problems. The Zoning Officer shall also consult with the Health Officer concerning public health considerations. If the Zoning Officer finds that no health, public safety or public nuisance is likely to be created and will not disrupt normal activities in the area, he or she may issue the required permits.
 - (i) Property shall be cleaned and kept refuse-free, and no large containers for trash shall be placed on the safe premises.
 - (j) Any person who violates any of the provisions of this subsection shall not be eligible for a license in any following year.
 - (k) When applicable, proof must be submitted to the Township Clerk that the applicant has a state liquor license authorizing the applicant to serve alcoholic beverages outdoors at the cafe.
- (9) Solar energy panels mounted at ground level, located in rear or side yards only and which shall be screened from view from public streets and neighboring properties by screening planting, fencing or a combination thereof such as to provide the proper shielding after two growing seasons. Location and screening requirements do not apply to solar energy panels mounted flush or nearly flush with building sides or roofs. **[Added 8-10-2011]**
- (10) Wind energy systems; subject to § 102-82.1. **[Added 8-10-2011]**
- D. Building height. No building shall exceed 35 feet in height or 2 1/2 stories, subject to § 102-61. **[Amended 5-25-2005]**
- E. Area, yard and site plan requirements.

- (1) At least the first 25 feet adjacent to any street line or the first 10 feet adjacent to any side or rear lot line shall not be used for parking and shall be planted in lawn area or ground cover or other planting(s) shown on an approved landscaping plan, except that where two abutting lots are designed to interconnect their parking and on-site circulation systems, the setbacks between those lot lines shall be waived. **[Amended 5-25-2005]**
- (2) In order to encourage shopping center designs that will share parking and other features in common, such as a common architectural theme, lighting, signage and landscaping, a shopping center may be constructed in phases, provided that an overall layout of the entire site is approved. Each phase shall then be constructed consistent with the phasing plan or an amended phasing plan. Any amended phasing plan shall be consistent with any prior phase having preliminary or final approval or having been constructed. A shopping center shall have the exterior appearance of separate, smaller storefronts, whether or not the interior space is divided into smaller, individual stores. The architectural theme shall be either Georgian or Colonial. The maximum width of this exterior storefront appearance shall be 60 feet. Each storefront shall vary by changing from one to two stories or by having building front facades offset more than five feet and by other building features, singly or in combination, which shall include variations from adjacent storefronts by distinguishable differences in building materials, colors, rooflines, window treatments or door styles. Buildings within the shopping center may be attached to one another. The minimum distance between detached buildings shall be the distances set forth in the schedule, except that if there is a driveway, parking area, sidewalk or other improvement located in the space between the buildings the distance between the buildings and these improvements shall be at least 10 feet. Once the site plan is approved, individual sections of buildings may be subdivided along common walls extending from the floor to the roofline in order to locate that building or portion of a building on a separate lot. These sections of the building may be separate lots with zero setbacks for financing and ownership purposes, provided that the approving authority has received and approved, as part of such an application, the condominium documents, cross easements, deed restrictions and other legal documents to assure common and shared vehicle access, parking, loading, emergency access, building maintenance, maintenance of any common property, as well as adherence to the approved signage, lighting, architecture, landscaping, and similar matters as intended and approved as part of the overall site plan.
 - (a) Shopping center applications shall incorporate the following design principles:
 - [1] Shared parking with, and viable common access between, parking lots to adjoining properties, whether the adjoining properties are developed or not.
 - [2] Shopping centers shall provide a pedestrian walk along the front

building facades, having a minimum width of 12 feet. Changes in the surface material used, pattern, and/or color are encouraged, but not required, in order to define each storefront or to identify pedestrian crosswalks. Street furniture, such as benches, planters and trash receptacles, shall be provided in appropriate locations along the walk.

- [3] Outdoor Courtyards, plazas, squares or greens, containing a minimum of 1,500 square feet, shall be required for shopping centers with 10 or more businesses and are encouraged, but not required, for shopping centers with up to nine businesses in an effort to serve as public gathering points and a visual focus. Distinguishable features may be part of the outdoor area, such as fountains, statues, ponds and other forms of artwork or landscaping features with seating arrangements, to promote a comfortable environment for social gatherings.
- (3) No merchandise, products, waste, equipment or similar material or objects shall be displayed, sold, consumed or stored outside, except: **[Amended 10-28-1998]**
- (a) Outdoor cafes as permitted by § 102-109C(8); and
- (b) Nursery and garden center, living plant materials and garden supplies in a designated location as shown on an approved site plan and which location is an integral design with the store to which it is affiliated or except if specifically permitted elsewhere in this chapter. All outside sale, storage and display areas for living plant material and garden supplies shall be located behind the front building line of the main building, shall conform to accessory minimum side and rear lot line setbacks and shall be completely screened from view from the front, rear and side lots by a combination of fencing and planting of massed evergreens, deciduous trees and shrubs of such species and size as will produce, within two growing seasons, a screen at least four feet in height and of such variety and density as will obscure, throughout the full course of the year, the outside sale, display and storage area.
- (4) All buildings in the shopping center shall be of a single architectural scheme, whether constructed all at one time or in stages over a period of time. All exterior walls shall be suitably finished for aesthetic purposes, which shall not include bare unpainted or painted cinder block or concrete block walls.
- (5) All areas not utilized for building, parking, loading, access aisles and driveways or pedestrian walkways shall be suitably landscaped with shrubs, ground cover, seeding or similar plantings and maintained in good condition. A minimum area of the lot, equivalent to 1/2 the gross floor area of the building, shall be landscaped, and said landscaping shall be reasonably distributed immediately adjacent to and around the buildings. This landscaping shall consist of at least two ornamental trees and six shrubs per 400 square feet

of required planting area as well as a suitable shrubbery in a planting strip not less than four feet wide on the front, sides and rear of any building. This requirement is in addition to other landscape requirements of this chapter.

[Amended 10-11-2017]

- (6) Service stations and public garages shall be located on a lot meeting the following minimum requirements: lot width and frontage, 200 feet; lot depth, 200 feet; front yard, 100 feet; rear yard, 60 feet; side yard, 40 feet; maximum building coverage, 20%.
- (7) Whenever a use in this district abuts or is across the street from a residential district, a buffer area shall be established at least 30 feet wide, and said buffer area shall be maintained by the owner, except as modified in § 102-115, Buffers.
- (8) Child-care centers shall provide outdoor recreation space. All outdoor recreation areas shall be fenced and shall be no closer to any lot line, street right-of-way, parking lot, loading area, driveway or internal street system than 20 feet. All recreation areas shall be enclosed with a fence at least five feet high. This setback area shall be planted with evergreen material spaced so as to provide a dense visual screen. The amount of outdoor recreation area shall be based on the requirements of the New Jersey Department of Human Services.

F. Minimum off-street parking (see also § 102-119).

- (1) Service stations and public garages shall provide at least five spaces for the first and three spaces for each additional lift, wheel alignment pit, bay or similar work area in the service station and one space per employee on the largest work shift, which spaces shall be separated from the driveway and general apron areas and shall not obstruct access to any such facilities.
- (2) Medical and dental offices, physical therapy, psychologists and psychiatrists or similar licensed health care practitioners and animal hospitals shall provide five spaces for the first and two spaces for each additional examination room, except that at least one space per 150 square feet of floor area shall be provided. **[Amended 5-25-2005]**
- (3) Restaurants, tearooms and taverns shall provide one space for every two seats, but not fewer than 10 spaces.
- (4) Barbers and beauticians and similar uses shall provide five spaces for the first chair and two spaces for each additional chair.
- (5) Banks, offices and professional office buildings shall provide five spaces per 1,000 square feet of gross floor area or fraction thereof. In any case, a minimum of five spaces shall be required.
- (6) Retail stores, delicatessens, convenience stores, pharmacies, health spas, physical fitness facilities and businesses not specifically enumerated herein

shall provide one space per 200 square feet of floor area. **[Amended 5-25-2005]**

- (7) Electronics, farm and lawn machinery, hardware, furniture, antique, lawn and farm seed, feed and fertilizer, paint, wallpaper and sporting goods stores and similar uses shall provide three spaces per 1,000 square feet of gross floor area or fraction thereof but, in any case, shall provide a minimum of 10 spaces.
- (8) Garden centers and retail plant, shrub and tree nurseries engaged in the retail sale of living plant material and garden supplies shall provide three 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 but, in any case, shall provide a minimum of 10 spaces. Outside storage, sale or display area shall not exceed 10 times the building coverage and shall be used only for the storage, sale and display of living plant material and garden supply items; this space shall conform to all setback requirements.
- (9) Cleaners, laundries, tailors, shoe repair, upholsterers, radio and television sales and repair, liquor stores, bakeries, meat markets, shoe and clothing sales, stationery, millinery, novelties, pet and hobby stores shall provide four spaces for each 1,000 square feet of gross floor area or fraction thereof. **[Amended 5-25-2005]**
- (10) Parking areas for individual stores shall be designed to be interconnected with adjacent properties and shall utilize common entrances and exists, where feasible, to minimize access points to the street.
- (11) More than one use may occupy one building or attached group of buildings. The total parking spaces shall be an accumulation of the various standards appropriate to the uses noted above.
- (12) Public utility uses shall provide one space for each assigned vehicle, plus one space for each employee stationed at the use but in no case fewer than two spaces in total.
- (13) Indoor and outdoor tennis and racket Courts and clubs shall provide eight parking spaces for each indoor or outdoor Court or equivalent.
- (14) No commercial motor vehicle, truck tractor, omnibus, or school bus as defined in N.J.S.A. 39:1-1 and the various amendments thereto nor registered construction vehicles or solid waste vehicles as defined in N.J.S.A. 39:3-20 and the various amendments thereto over one ton registered weight nor trailers bearing commercial license plates nor farm registered vehicles as defined in N.J.S.A. 39:3-24, 39:3-25 and 39:3-26, other than those owned or leased by the operator of the business conducted at the premises, shall be parked out of doors anytime, except those vehicles actually engaged in deliveries, purchases, construction or similar activity that is in progress at the site in question, in which case the vehicle may be parked on a temporary basis. Trucks owned or leased by the operator of the business conducted at the premises may be parked

out of doors, provided that such location is the primary site of the business operation.

- (15) Any plan which seeks a reduction in the parking for the intended use may be approved if adequate expert testimony on the parking needs has been presented to the Board and the Board finds adequate reason to approve fewer parking spaces. The approval of a plan with reduced parking shall be conditioned on either a deed restriction being placed on the property, limiting the property to the proposed use and its related parking standard; showing on the site plan how the highest parking ratio can fit on site even if all the parking is proposed not to be constructed at this time; or putting a notice in the deed that every change in occupancy shall require a review of the on-site parking requirements, and if the new occupant will violate either the previously approved reduced parking or the full parking requirements of this chapter, the new occupant will only be permitted if either the additional parking is provided or a variance is granted. Any spaces that are not required to be constructed under Subsection F(2) above shall be considered banked spaces for future contingencies and need not be constructed unless or until the use changes and more parking is needed or actual experience shows the parking to be insufficient. The determination on whether some or all the banked parking spaces shall be constructed shall be a decision of the approving authority.
- (16) Child-care centers shall provide four spaces, plus one space for each school vehicle, but in any event not fewer than either two spaces per teacher and teacher's aide or 0.2 space per student based on the state's approved capacity of the facility, whichever is less. An on-site area shall be provided separate from the parking spaces for temporary parking so students leaving vehicles have access to a sidewalk leading into the school without the child having to cross a street, parking lot, loading area, driveway or aisle. Where a child-care center is part of a complex which shares parking spaces with other uses, the floor area of the child-care center need not be included in calculating the number of parking spaces to be constructed, but the site plan shall show the location of the parking spaces that are not required to be constructed but which are generated by the gross floor area of the child-care center, in the event that the square footage of the child-care center is occupied by some other use in the future. Where a child-care center has its own parking facilities, the number of spaces shall be based on the schedule above.
- (17) Hotels and motels shall provide one parking space for each rental unit. Each commercial use within the building shall be computed separately according to the requirements for such use. **[Added 5-25-2005]**

G. Minimum off-street loading and unloading areas.

- (1) There shall be at least one trash and garbage pickup location provided for each building 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 thereof. If located within the building, the doorway may serve both the loading and trash/garbage functions. If a container is used for trash/garbage functions and is located outside the building, it may be located adjacent to or within the loading space, provided that the container in no way interferes with or restricts loading and unloading functions.

- (2) Off-street loading and unloading spaces shall be provided separately and shall include sufficient area so that no vehicle either maneuvering into a space or while parked shall obstruct any parking space, pedestrianway, access aisle, fire lane, street right-of-way or driveway.

H. Signs (see also §§ 102-122 and 102-123).

- (1) Service stations and public garages shall be permitted one externally illuminated freestanding sign and one externally illuminated sign attached flat against the building. The freestanding sign shall not exceed a height of 30 feet nor 40 square feet in area for each of two sides. The attached sign shall not exceed 20 square feet in area nor exceed the height of the roofline. **[Amended 7-9-2008]**
- (2) Shopping centers and office buildings. Shopping centers and office building complexes shall provide a coordinated and comprehensive sign plan. All freestanding, facade and entrance signs may shall be externally illuminated and shall resemble a composition of wood material. All signs shall be coordinated into an integrated theme containing a commonality of colors, lettering and appearance. **[Amended 11-10-1999; 7-9-2008; 10-14-2020 by Ord. No. 2020-18]**
 - (a) Freestanding signs. One freestanding, externally lighted sign shall be permitted for one shopping center or office building where there are five or more separate uses or tenants grouped into one area. Such sign shall not exceed a height of 30 feet, shall be set back from the future street right-of-way a minimum of 10 feet, may be externally illuminated and shall not exceed 50 square feet of common area indicating the name of the shopping center or office complex.
 - (b) Attached signs. Each store or office in a shopping center or office complex may have one externally lighted or unlighted sign displaying the name of one business attached flat against the front of the building at the main entrance to the business. Said sign shall not exceed an area equivalent to 5% of the front of the building or 60 square feet, whichever is smaller. The sign shall not exceed a vertical dimension greater than six feet and shall be mounted on the front façade and not on the building roofline.
 - (c) Side and rear entrance signs. Where the building(s) are designed for rear or side entrances, one unlighted sign may be attached flat against the building above the doorway at each entrance, each sign not to exceed an

area of 10 square feet if the entrance is for customers and not more than four square feet if limited to employees and deliveries.

- (d) Signs under walkways. Where the businesses are connected by a common walkway covered by a roof, each business shall have one lighted sign suspended from the ceiling perpendicular to the front wall of the building. Suspended signs shall be the same height, dimension and alignment as all other suspended signs above the covered walkway. Said signs shall be 7.5 feet at their lowest point to the finished grade below them, shall have a vertical dimension no greater than 1.5 feet and shall not exceed eight square feet in area, and the center of the sign shall be above the center of the walkway.
 - (e) Traffic signs. Each shopping center and office complex may have traffic direction signs at each entrance and exit, in the parking lot and at other locations in the circulation system for the purposes of traffic safety (stop, yield, no parking, one-way, handicapped, etc.). These signs shall be shown on the approved site plan and shall conform to New Jersey Department of Transportation specifications. Entrance and exit signs at driveways onto public streets may have one entrance and one exit sign where, in the judgment of the approving authority, said signage is appropriate given the nature of the public street and the design of the driveway(s). Said signs shall not exceed five square feet in area, shall have a maximum of 2.5 feet in height and shall be set no closer to the road than the future street right-of-way.
- (3) All signs shall conform in character with all other signs in the shopping center and shall blend in with the overall architectural scheme of the shopping center.
 - (4) Other uses shall be permitted one externally illuminated freestanding sign which shall not exceed eight feet in height and shall be set back from the future street right-of-way a minimum of 10 feet and shall not exceed 25 square feet in area for each of two sides and one externally illuminated sign which shall be attached flat against the building and shall not exceed 60 square feet in area or the equivalent of 5% of the area of the front of the building, whichever is smaller, and shall be mounted on the front building façade and not on the roofline. **[Amended 7-9-2008; 10-14-2020 by Ord. No. 2020-18]**
 - (5) A temporary real estate sign advertising the sale or lease of a property or structure is permitted with the following restrictions: there shall be no more than one sign per property; signs shall not be lighted; and signs must be located on the property advertised. Such signs shall not exceed four square feet on each side, shall not be more than four feet in height and shall be removed at the expense of the advertiser immediately upon termination or completion of the matter being advertised. **[Amended 10-14-2020 by Ord. No. 2020-18]**
 - (6) All signs shall be in accordance with the requirements specified in § 102-123, Signs.

- (7) See § 102-123 for seasonal decorations requirements.
- (8) See § 102-122 for sidewalk sales temporary sign regulations.
- I. Recyclable material storage. For each site plan application for commercial developments, the applicant shall provide an estimate of the quantity of mandated recyclable materials (including but not limited to newspaper, glass bottles, aluminum cans, tin and bimetal cans, high-grade paper and corrugated cardboard) that will be generated by the development during each week. A separated storage area must be provided to accommodate a one-week to four-week accumulation of recyclable material. The approving authority may require the location of one or more common storage areas at convenient locations within the development.