

Township of Hillsborough, NJ
Friday, January 6, 2023

Chapter 188. Land Use and Development

Article V. Districts and Standards

§ 188-100. C-1 Neighborhood Shopping Center District.

- A. Purpose. The purpose of the C-1 Neighborhood Shopping Center District is to recognize areas of existing retail characteristics and provide the opportunity for new areas near existing and proposed population centers for the location of commercial services, limited entertainment facilities and employment opportunities. Their geographic distribution is intended for convenient access by the residents of the immediate area and to discourage unnecessary traffic from major streets.
- B. Permitted principal uses.
- (1) Retail sales of goods and personal service establishments.
[Amended 6-7-2010 by Ord. No. 2010-14]
 - (2) Offices, fiduciary institutions, medical centers and veterinary hospitals.
 - (3) Freestanding restaurants and restaurants located in multi-use buildings, which may contain drive-through facilities with buffer requirements pursuant to Subsection **E(4)**.
[Amended 6-23-2009 by Ord. No. 2009-23; 6-22-2010 by Ord. No. 2010-16]
 - (4) Theaters, bowling alleys, gymnasiums, tennis courts and pools.
 - (5) Libraries and museums.
 - (6) Child-care and adult day-care centers. Child-care and adult day-care centers shall be subject to site plan approval. Site plan approval is also required where the original site plan does not anticipate use of all or a part of the premises as a child-care or adult day-care center but such use subsequently occurs. No building permit shall be issued for modification of all or part of the premises for use as a child-care or adult day-care center until revised site plan approval has been obtained from the Planning Board or Board of Adjustment, as appropriate.^[1]
[Added 8-14-1990 by Ord. No. 90-14; amended 9-22-2009 by Ord. No. 2009-31]
- [1] *Editor's Note: Former Subsection B(6), utilities, was repealed 3-28-2017 by Ord. No. 2017-02. This ordinance also redesignated former Subsection B(7) through (9) as Subsection B(6) through (8), respectively.*
- (7) Commercial instructional activities.
[Added 3-23-2010 by Ord. No. 2010-05]
 - (8) Health club/fitness center.
[Added 2-26-2013 by Ord. No. 2013-04]
- C. Accessory uses.
- (1) Parking areas.
 - (2) Trash and garbage collection areas.
 - (3) Loading areas.

D. Conditional uses.

[Amended 6-10-1986 by Ord. No. 86-8; 6-23-2009 by Ord. No. 2009-23]

(1) Gasoline service stations.

- (a) Must be located at least 100 feet from any residence or residential zone.
- (b) Any outdoor storage of wrecked, damaged or dissembled vehicles waiting for repairs must be provided in a screened-in area in the rear yard at least 250 feet from any residence or residential zone.
- (c) There is one parking space required for each employees plus two spaces for each service bay.
- (d) A retail convenience store may be provided in conjunction with a gasoline service station, provided that the following standard is followed:
 - [1] A minimum of 3.5 parking spaces are provided for each 1,000 feet of gross floor area.
- (e) Vehicle repair may be provided in conjunction with a gasoline service station, provided that all repairs are conducted in an enclosed building.
- (f) A screened trash enclosure must be located at least 30 feet any property line.

E. Area, yard and bulk regulations.**(1) Minimums.**

- (a) Lot area: two acres.
- (b) Lot width: 200 feet.
- (c) Lot depth: 250 feet from any proposed right-of-way as shown on the Master Plan.
- (d) Front yard: 90 feet from any proposed right-of-way as shown on the Master Plan.
- (e) Side yards: 50 feet each.
- (f) Rear yard: 50 feet.

(2) Maximums.

- (a) Building coverage: 20%.
- (b) Other impervious surface coverage: 45%.
- (c) Building height: 35 feet.
[Amended 6-22-1993 by Ord. No. 93-21]

(3) Buffer areas shall be at least 15 feet wide and are required along all property lines abutting any residential district, around loading and trash collection points and along street lines where residences or residential zoning is across the street.**(4) For any freestanding restaurant or restaurant located in a multi-use building with a drive-through facility, there shall be a minimum sixty-foot buffer adjacent to any residential zone boundary or residential lot line, unless otherwise indicated. Such buffer shall be reviewed by the appropriate board to determine if the existing vegetation is sufficient to provide a year-round screen or if the existing vegetation needs to be enhanced by additional plantings and/or fencing, and/or a berm, as appropriate. A conservation easement shall be established by the applicant to include the required buffer area subject to the approval of the Township Attorney and recorded prior to the issuance of a certificate of occupancy.
[Added 6-22-2010 by Ord. No. 2010-16]**

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F. Surface access requirements. Neither principal nor conditional uses shall be permitted in any zone until such time as the proposed improvements to the off-site road infrastructure are completed as provided in the Master Plan or until such time as the Township Engineer and the Planning Board by majority vote certify to the Township Committee that then-current alternate surface roadways will safely and adequately handle the projected traffic entering and exiting the development proposed for the district, except that those uses provided may be permitted if the developer places a pro rata share in an escrow fund to be administered by the Township and used for completion of off-site road improvements. Each developer's pro rata share of the total road improvement cost will be in proportion to the area to be developed as compared to the district as a whole. Funds in the escrow account shall be expended by the Township for their intended purpose within five years of deposit or shall be returned with interest to the developer.

[Added 10-12-1982 by Ord. No. 82-13]