

Chapter 345. Zoning

Article IV. Zone District Use Regulations

§ 345-32. C-3 Neighborhood Commercial District.

[Amended 6-22-1993 by Ord. No. 19-93]

A. Permitted uses. Permitted uses shall be retail uses of a neighborhood convenience nature of the following types:

- (1) Retail trade stores in new or previously unused general merchandise.
[Amended 2-14-1995 by Ord. No. 8-95]
- (2) Retail trade stores in food.
- (3) Retail trade stores in apparel and accessories.
- (4) Retail trade eating and drinking establishments.
- (5) Variety stores.
- (6) Drugstores.
- (7) Liquor stores.
- (8) Florists.
- (9) Finance, insurance and real estate services.
- (10) Professional services.
- (11) Municipal buildings, parks and playgrounds.
- (12) Temporary buildings, for uses incidental to construction work, provided that such buildings are removed upon completion or abandonment of the construction work.
- (13) Delicatessens.
- (14) Railroad stations and/or yard and associated facilities.
- (15) Outdoor dining, subject to § **345-11Z**.
- (16) Convenience store.
- (17) Hair styling shop/tanning salon.
[Amended 2-14-1995 by Ord. No. 8-95]
- (18) Health spa/gym. (See § **345-3**, Definitions.)
- (19) Antique, used book, memorabilia and collectible dealers.
[Added 2-14-1995 by Ord. No. 8-95]
- (20) Dry cleaners.
[Added 4-10-2001 by Ord. No. 15-01; amended 5-8-2001 by Ord. No. 17-01]
- (21) Tailors.
[Added 4-10-2001 by Ord. No. 15-01; amended 5-8-2001 by Ord. No. 17-01]

(22) Laundromats.

[Added 5-8-2001 by Ord. No. 17-01]

(23) The following additional uses shall also be permitted within the existing C-3 Neighborhood Commercial Zone area bounded by Bath Avenue, Westwood Avenue and the New Jersey Transit railroad tracks.

[Added 5-8-2001 by Ord. No. 17-01]

(a) Food preparation corporations, both retail and wholesale.

(b) Fuel oil distributors/heating repair services.

(c) Warehouse/self-storage facilities.

(24) Farm markets/community farmers' markets (see §§ **345-10K** and **345-3**).

[Added 5-26-2009 by Ord. No. 9-09]

(25) Class 5 licensed retailer without a cannabis consumption area.

[Added 12-8-2021 by Ord. No. 22-21]

B. Permitted accessory uses. Permitted accessory uses shall be as specified in the C-1 Commercial District, § **345-30B**.

C. Area and bulk requirements. Area and bulk requirements shall be as specified in § **345-7**.

D. Uses requiring a conditional use permit. These uses shall be subject to Article **VII**, Conditional Uses:

(1) As specified in the C-1 Commercial District, § **345-30D**.

E. Conditional uses; conditions.

[Added 4-28-2015 by Ord. No. 5-15]

(1) Mixed-use multifamily units above ground-level retail buildings on development parcels of 20,000 square feet or greater shall conform to the following additional conditions:

(a) Functional entries for upper-floor residential or office units shall be consolidated into an entry lobby located in such a way that it does not interrupt ground-level retail functional entries.

(b) Any street-level retail facade facing a public street or sidewalk shall have clear glass on at least 60% of the facade between three and eight feet above grade.

(c) No more than 40% of the length of any facade, or 50 feet, whichever is less, may be blank (without doors or windows).

(2) Mixed-use institutional uses above ground-level retail buildings on development parcels of 20,000 square feet or greater shall conform to the following additional conditions:

(a) Institutional uses shall be limited to educational, religious or charitable uses.

(b) The ground-level facade and ground-floor lobby area of the upper-level conditional use shall not be greater than 25% of the total ground-level floor area of the building, with not more than 20% of the ground-floor level of the upper-level conditional use with an exterior wall that fronts on Ocean Avenue. The ground-level lobby area may include a reception area, administrative offices and one conference room for meetings or small group assembly for a maximum of 25 persons, but all rooms used or intended for large group assembly shall only be located on the second floor or above.

(c) Any street-level retail facade facing a public street, sidewalk or park shall have clear glass on at least 60% of the facade between three and eight feet above grade.

(d) No more than 40% of the length of any street-level facade, or 50 feet, whichever is less, may be blank (without doors or windows).

(e) Functional entries for upper floor institutional uses shall be consolidated into an entry lobby located at the end or at a corner of the building in such a way that it does not interrupt ground-level retail functional entries. Buildings on corner lots or with frontage on public spaces (sidewalk, plaza, park, etc.) shall have the functional entry at the corner of the building.