

§ 296-31. Permitted uses.

Within the PC-2 District, land may be used and buildings or structures may be used, altered or erected for the following uses:

- A. General office buildings for use by businesses, professional personnel, governmental agencies, utility companies or similar uses.
- B. Research facilities.
- C. Hospital or related health-care facilities.
- D. Hotel or motel.
- E. Retail or personal service establishments, including, though not necessarily limited to, the following:
 - (1) Automobile dealerships.
 - (2) Appliance sales and repair stores.
 - (3) Banks and other fiduciary institutions.
 - (4) Bakeries.
 - (5) Barbershops and beauty parlors.
 - (6) Clothing stores.
 - (7) Department stores.
 - (8) Dry cleaners and laundries.
 - (9) Dry goods and variety stores.
 - (10) Drugstores.
 - (11) Florists.
 - (12) Furniture stores.
 - (13) Garden supply stores.
 - (14) Grocery and food stores.
 - (15) Hardware stores.
 - (16) Indoor theater.
 - (17) Lumber and building supply stores.
 - (18) Pet stores.
 - (19) Photographic supply sales and services.
 - (20) Restaurants, including fast-food drive-ins, and restaurant establishments where alcoholic beverages are sold or consumed.
 - (21) Stationery and office supply stores.

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(22) Shoe sales and repair services.

- F. Gasoline filling stations and garages in accordance with the standards for garages and filling stations under § 294-54A and B of the Zoning Ordinance of the Township of Winslow and in accordance with the standards for the protection of water quality under Article XV of this chapter.
- G. Public service infrastructures.
- H. Accessory uses incidental to any of the foregoing uses, such as incidental storage facilities, required off-street parking and loading and unloading facilities.
- I. Alternative treatment center dispensaries, vertical alternative treatment center facilities (dispensary/ cultivation and manufacturing) and stand-alone cultivation, manufacturing and/or testing facilities, as authorized by Ordinance No. 2019-024. **[Added 11-26-2019 by Ord. No. O-2019-024]**
- J. Any residential use that existed as of [the adoption of this ordinance] shall be considered a permitted use. The area, yard and bulk requirements for residential uses in the PR-4 Zone shall apply. Any future expansion of an existing residential use shall only require bulk variance relief, if needed, pursuant to N.J.S.A. 40:55D-70(c), rather than expansion of nonconforming use approval, pursuant to N.J.S.A. 40:55D-70(d)(2). **[Added 10-12-2021 by Ord. No. O-2021-023; amended 3-8-2022 by Ord. No. O-2022-004]**