

B. Permitted accessory uses.

- (1) Other uses and structures customarily incidental to a principal permitted use.
- (2) Public and private parking.
- (3) Signs (see §§ 126-162 and 126-195).

C. Conditional uses. **[Added 6-6-1983 by Ord. No. 83-12]**

- (1) Professional and business offices. See § 126-345.2.
- (2) Essential services. **[Added 11-18-1991 by Ord. No. 91-33]**
- (3) Accessory retail services within professional business and research offices. **[Added 11-18-1991 by Ord. No. 91-33]**
- (4) Child-care centers as part of professional business and research offices. **[Added 11-18-1991 by Ord. No. 91-33]**

§ 126-313. C-3 Office and Service Zone. [Amended 11-18-1991 by Ord. No. 91-33 ; 12-5-2005 by Ord. No. 05-55 ; 5-16-2006 by Ord. No. 06-26 ; 7-19-2010 by Ord. No. 10-14]

A. In the C-3 Zone, including the Route 22 corridor located therein, the following uses are permitted:

- (1) Principal permitted uses.
 - (a) Business, professional and service offices and establishments, such as banking and bank-related functions; credit services; security and commodity brokers; insurance carriers; real estate services; advertising services; employment agencies; consumer and mercantile credit and collection services; consulting services; data processing; engineering and architectural services; and accounting services.
 - (b) (Reserved)
 - (c) Essential services.
 - (d) Nursing homes and assisted-living facilities.
 - (e) Medical offices and dental offices.
 - (f) Research laboratories and research activities.
- (2) Permitted accessory uses.
 - (a) Uses customarily incidental to a permitted principal use.
 - (b) Parking.
 - (c) Signs. (See § 126-162 and 126-195.)
- (3) Conditional uses.

- (4) Accessory and incidental retail services, only when located within a professional or business office. The retail use must be clearly subordinate to the permitted use and may not occupy more than 10% of the floor area of the principal use.
- B. In the Route 22 Corridor (lots with frontage on Route 22), only within the C-3 Zone, the following uses shall be permitted as well:
- (1) Principal permitted uses.
 - (a) Health clubs, wellness centers, day spas and gyms.
 - (b) Indoor commercial recreation with the exception that inflated structures are not permitted.
 - (c) Adult medical day care.
 - (d) Medical support centers of limited service for uses such as diagnostic MRI facilities, outpatient rehabilitation centers and outpatient surgical centers.
- C. Bulk standards in the C-3 Zone, including the Route 22 corridor located therein.
- (1) Maximum height: three stories/45 feet. The first story shall not exceed a height of 25 feet measured from the floor to the ceiling.
 - (2) All other bulk standards shall be in conformance with the Schedule of Area, Yard and Building Requirements set forth at the end of Chapter 126 (Land Use), following Article L.

§ 126-313.1. C-3A Limited Office Zone. [Added 11-18-1991 by Ord. No. 91-33]

- A. The C-3A Zone permits limited office development which encourages the sharing of driveways and requires cross easements to connect parking areas and driveways. **[Amended 10-21-1996 by Ord. No. 96-18]**
- B. Permitted uses. Permitted principal uses shall be the same as the C-3 Zone, except that banking and bank-related functions shall not be allowed. **[Amended 10-21-1996 by Ord. No. 96-18]**
- C. Specifically prohibited uses: In the C-3A Zone the following uses are prohibited.
- (1) Retail, service, banking, automotive services and other uses not permitted above shall be expressly prohibited.
- D. Permitted accessory uses:
- (1) Uses and structures customarily incidental to professional, business and medical offices.
- E. Supplemental regulations:
- (1) Minimum lot area: 30,000 square feet. Development in this zone shall include the entire district as a single entity. **[Amended 10-21-1996 by Ord. No. 96-18 ; 7-7-2005 by Ord. No. 05-47]**

- (3) Animal hospitals and animal kennels.
- (4) Accessory retail services within professional business and research offices. **[Added 11-18-1991 by Ord. No. 91-33]**
- (5) Child-care centers as part of professional business and research offices. **[Added 11-18-1991 by Ord. No. 91-33]**

§ 126-314.1. HIC Highway Interchange Commercial Zone. [Added 11-18-1991 by Ord. No. 91-33 ; amended 7-19-2010 by Ord. No. 10-20 ; 10-4-2010 by Ord. No. 10-32]

The purpose of the HIC Zone is to provide for the regional commercial and transient needs and uses appropriately situated at or adjacent to the intersections of major regional highways such as: hotels, motels, inns, restaurants, cocktail lounges, conference centers and their customary accessory uses.

A. Principal permitted uses.

- (1) Office and service uses as permitted in the C-3 Zone.
- (2) Hotels and motels.

B. Permitted accessory uses.

- (1) Other uses and structures customarily incidental to a principal permitted use.
- (2) Private and public parking, including parking garages.
- (3) Signs. (See §§ 126-162 and 126-195.)
- (4) Indoor and outdoor swimming pools, tennis courts and other facilities customarily accessory to hotels/motels.
- (5) Auditoriums.

C. Conditional uses.

- (1) Service stations as regulated under § 126-352, personal service uses, such as barbershops and beauty salons, child-care centers, blueprint, photostat and duplicating centers, travel agencies, computer service and data processing centers are permitted on properties two acres or greater, but less than four acres, with a minimum lot width of 150 feet, subject to the following minimum yard requirements.
 - (a) Minimum front yard: 100 feet.
 - (b) Minimum side yard: 35 feet.
 - (c) Minimum total of two side yards: 70 feet.
 - (d) Minimum rear yard: 50 feet.
- (2) All existing or approved new car, truck, construction equipment, recreational vehicle and farm machinery sales uses shall have the right to continue, the right to be enlarged

on the existing lot to the limit permitted by ordinance and the right to be rebuilt if totally destroyed.

- (3) Inns, cocktail lounges and restaurants, excluding drive-in and drive-through-type fast food establishments, in conjunction with a hotel or motel use either as an internal operation or a separate structure on the same site. A development, including a hotel or motel, restaurant and related supporting service uses, is permitted if it meets the following conditions, in addition to the other HIC Zone requirements.
 - (4) Accessory retail services within professional business and research offices.
 - (5) Child-care centers as part of professional business and research offices.
- D. All uses in the HIC Zoning District must have direct access to a state highway. Direct access to a public street servicing residential zones is prohibited.
- E. Motels and hotels shall be permitted four stories and be within the maximum height limit.
- F. Standards. Area, yard and building requirements for the HIC Zone are as follows:
- (1) Minimum lot size: five acres.
 - (2) Minimum lot width: 200 feet.
 - (3) Minimum lot size, corner: five acres.
 - (4) Minimum lot width, corner: 200 feet.
 - (5) Minimum front yard: 100 feet.
 - (6) Minimum one side yard: 50 feet.
 - (7) Minimum total side yard: 100 feet.
 - (8) Minimum rear yard: 75 feet.
 - (9) Maximum impervious coverage: 60%.
 - (10) Maximum height:
 - (a) Buildings other than hotels: three stories or 45 feet.
 - (b) Hotels: four stories or 45 feet.
 - (11) Maximum floor area ratio: 0.35.
 - (12) Accessory buildings:
 - (a) Minimum front yard: 150 feet.
 - (b) Minimum one side yard: 75 feet.
 - (c) Minimum total of two side yards: 75 feet.
 - (d) Minimum rear yard: 75 feet.

(13) Minimum conservation easements as required by § 126-332 are as follows:

- (a) Minimum conservation easement from zone boundary to off-street parking area: 50 feet.
- (b) Minimum conservation easement from zone boundary to an accessory building: 75 feet.
- (c) Minimum conservation easement from zone boundary to any principal building: 125 feet.

(14) Required minimum building setback from Route 22: 200 feet.

§ 126-314.2. GC General Commercial Zone. [Added 7-19-2010 by Ord. No. 10-21]

- A. The purpose of the GC Zone is to provide uses that serve Township residents and others in a manner that provides desired employment and services, yet minimizes visual impacts.
- B. Zone standards for the GC Zone. In the GC Zone, with the understanding that multiple buildings are permitted on a single site but only as part of a unified development with a common design, the following uses are permitted:
 - (1) Business, professional and service offices, such as banks and bank-related functions; credit services, security and commodity brokers and dealers; insurance carriers and agents; real estate services; advertising services; employment agencies; storefront mailing services, medical offices and dental offices; and engineering, accounting, law and architectural services.
 - (2) Essential services.
 - (3) Gyms, health clubs and day spas.
 - (4) Indoor commercial recreation.
 - (5) Retail services, such as stores for books, cards and stationary, health food, furniture, home furnishings, electronics, art galleries, sporting goods and clothing, except that convenience stores, which result in high traffic volumes, are not permitted.
 - (6) Restaurants, excluding drive-in and drive-through fast-food establishments.
 - (7) Medical support centers of limited service for uses such as diagnostic MRI facilities, outpatient rehabilitation centers and outpatient surgical centers.
- C. Principal permitted uses.
 - (1) Business, professional and service offices, such as banks and bank-related functions; credit services, security and commodity brokers and dealers; insurance carriers and agents; real estate services; advertising services; employment agencies; storefront mailing services, medical offices and dental offices; and engineering, accounting, law and architectural services.
 - (2) Essential services.
 - (3) Gyms, health clubs and day spas.
 - (4) Indoor commercial recreation.
 - (5) Retail services, such as stores for books, cards and stationary, health food, furniture, home furnishings, electronics, art galleries, sporting goods and clothing, except that convenience stores, which result in high traffic volumes, are not permitted.
 - (6) Restaurants, excluding drive-in and drive-through fast-food establishments.
 - (7) Medical support centers of limited service for uses such as diagnostic MRI facilities, outpatient rehabilitation centers and outpatient surgical centers.
- D. Permitted accessory uses.
 - (1) Other uses and structures customarily incidental to the principal permitted use.
 - (2) Parking.
 - (3) Signs.