

Chapter 21. Land Development Ordinance

Article IV. ZONING PROVISIONS

§ 21-35. C-1 NEIGHBORHOOD COMMERCIAL ZONE.

The purpose of the C-1 Neighborhood Commercial Zone is to provide retail centers in which will be found the shopping goods and services required to meet the daily needs of residents in the immediate vicinity or neighborhood. It is specifically intended for retail sales and services in the older established areas of the community.

§ 21-35.1. Permitted Uses.

[Adopted 1-8-1992 by Ord. No. 1564]

A building may be erected, altered, or used and a lot or premises may be occupied and used for any of the following purposes:

a. Principal Buildings and Uses.

- Antique store
- Apparel
- Appliance store
- Artist's supply
- Bakery store
- Bank
- Barber store
- Beauty and cosmetic shop
- Bicycle store (non-motorized)
- Books, periodicals and newspaper sales
- Business office
- Butcher store or meat market (no slaughtering permitted)
- Candy store
- Card store
- Ceramic store
- Cigars and tobacco sales
- Cleaners (no processing)
- Coin dealer
- Convenience store
- [Added 1-10-2019 by Ord. No. 2313]
- Dairy products, retail

Delicatessen
Drugstore
Finance company
Florist
Fruit and vegetable market
Gift shop
Grocery store
Hardware store
Hobby store
Ice cream store
Jewelry store
Liquor store
Locksmith
Luncheonette (non drive-in)
Medical and dental clinic and offices
Musical instrument store
Newsstand
Notary
Paint, glass and wallpaper store
Personal trainers
[Added 4-17-1996 by Ord. No. 1726]
Pharmacy
Photography studio
Private schools
Professional office
Public utilities office
Real estate and insurance office
Record store
Restaurant
[Added 3-10-2016 by Ord. No. 2262]
Restaurant with entertainment
[Added 3-10-2016 by Ord. No. 2262]
Rug/flooring store
[Added 8-21-1996 by Ord. No. 1746]
Seafood store
Shoe or hat repair store
Snack bar (non drive-in)
Specialty food store
Sporting goods store
Stationery store
Tailor
Tavern
Television, radio, electronics, sales and service
Travel agency
Video store

[Amended 3-10-2016 by Ord. No. 2262 to delete Restaurant, non drive-in, non fast-food]

b. Accessory Buildings and Uses Including:

1. Private garage space not to exceed three spaces for the storage of vehicles operated exclusively as part of a permitted use which is located on the subject site.
2. Signs subject to the provisions of the requirements of this chapter.
3. Fences and hedges subject to the requirements of this chapter.
4. Buildings for tools and equipment used for maintenance of the grounds.
5. Other customary accessory uses and structures which are clearly incidental to the principal structure and use.

c. The following conditional uses are permitted subject to the Planning Board approval and the special conditions of this chapter.

1. Government buildings and services which are necessary to the health, safety, convenience and general welfare of the inhabitants of the municipality. This category shall include volunteer fire companies.
2. House of Worship.
[Amended 6-16-2008 by Ord. No. 2103]
3. Public utility installations.
4. Child day-care centers.
5. Satellite antenna dishes greater than two meters in diameter.
[Amended 8-21-1996 by Ord. No. 1746]
6. Mixed Use Inclusionary Development in the C-1 Zone.
[Added 10-13-2016 by Ord. No. 2282]

§ 21-35.2. Development Standards.

[Adopted 1-8-1992 by Ord. No. 1564]

The C-1 Commercial Zone specified herewith shall be occupied only as indicated in this chapter which is as follows:

a. Principal Buildings.

1. Minimum lot size: 10,000 square feet.
2. Minimum lot width: 50 feet.
3. Minimum lot depth: 100 feet.
4. Minimum front yard setback (measured from the future street R.O.W.): five feet.
5. Minimum side yard setback: zero feet.

In order to encourage an end product which provides parking, access, and architectural continuity even where development occurs piece-meal and with diverse ownership, buildings may be attached and may be built to the interior side lines in order to be attached. The minimum distance between structures, if not attached, shall be 15 feet whether on the same lot or an adjacent lot. Attached buildings may include two walls which must be keyed to each other. Where buildings are built to both side lot lines, the site plan shall be accompanied by appropriate easements and plans showing properly located loading spaces and trash

receptacles with permitted access across adjacent properties. If the property abuts a residential zone, the building shall be set back a distance of 25 feet from the residential zone.

6. Minimum rear yard setback: 10 feet.

If the property abuts a residential zone, the building shall be set back a distance of 25 feet from the residential zone.

7. Minimum gross floor area: 800 square feet.

8. Maximum lot coverage: 27% of buildable lot area.

9. Maximum building height: 2 1/2 stories above grade or 35 feet, whichever is less.

- b. Accessory Buildings. Accessory buildings shall conform to the same height and setback requirements as the principal building. Accessory buildings are not permitted in the required front yard.

§ 21-35.3. Other Provisions and Requirements.

[Adopted 1-8-1992 by Ord. No. 1564]

- a. Off-street parking and loading is required subject to the regulations of this chapter.
- b. Landscaping is required subject to the regulations of this chapter.