

**55-20. C-PHD PLANNED HIGHWAY DEVELOPMENT COMMERCIAL. [Amended
6-2-97 by Ord. No. 1997-14 § 2; 8-4-97 by Ord. No. 1997-15 § 2; 8-17-98
by Ord. No. 1998-13 §§ 5-6; 10-5-98 by Ord. No. 199-22 § 5]**

The following regulations apply in the C-PHD Zone. A. Permitted Uses.

- (1) Hotels and motels.**
- (2) Retail trade and service establishments, including the sale of groceries, baked goods, fishing supplies**

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gifts, apparel, antiques, housewares, and appliances, barber and beauty shops, laundries and such other similar uses.

- (3) Business and professional offices.
- (4) Funeral homes.
- (5) Restaurants and take out restaurants.
- (6) Fast food restaurants, subject to the design standards listed in this Code pursuant to § 55-190.
- (7) Automotive filling stations.
- (8) Sales establishments for automobiles, trucks, vehicle campers, boats, boat trailers and other equipment, provided that repair and body work is clearly incidental to the principal use and is carried out entirely within the building; and auto laundries.
- (9) Sales establishment for lumber and other building materials and related equipment and apparatus.
- (10) Animal hospitals.
- (11) Product assembly.
- (12) Product packaging.
- (13) Vehicle body shops, body repairs and painting.
- (14) Municipal offices and fire and rescue stations.
- (15) Public schools and colleges.
- (16) Day nurseries.
- (17) Parks and preserves.
- (18) Libraries and museums.
- (19) Hospitals, clinics, convalescent homes and nursing homes.

- (20) Places of worship, including parish and educational buildings.
- (21) Nonprofit civic, social and fraternal organizations.
- (22) Recreational clubs, including swimming and tennis clubs.
- (23) The erection, construction, alteration or maintenance by a public utility or municipal agency of underground distribution or collection systems for the furnishing of adequate service by such utility or agency to the use on the same lot and/or surrounding neighborhood or for the public health, safety or general welfare.
- (24) Roadside stands for the retail sale of garden produce, similar goods and related supplies and products.
- (25) Detached single-family dwelling for residential purposes together with its accessory uses. The area and bulk regulations for single-family residential dwellings in the R-10 Residential Zone shall apply.
- (26) Warehousing.
- (27) Distribution centers—including wholesale outlets.
- (28) Garden center.
- (29) Transportation equipment storage/parking facility.
- (30) Nursing homes.
- (31) Bed and breakfast inns and tourist homes: Owner-occupied dwellings providing overnight guest accommodations and prepared meals to transients for compensation. A bed and breakfast inn shall contain no more than ten (10) guest rooms; provide a minimum of two (2) off-street, on-site parking spaces plus one (1) space per guest room; restrict the duration of the stay of patrons to a maximum of fourteen (14) consecutive nights; and restrict the

service of meals to overnight guests. Individual kitchen facilities or kitchenettes in the guest rooms shall be prohibited. [Amended 2-16-99 by Ord. No. 1999-4]

- (32) Ambulance dispatch service.
- (33) Commercial recreations establishments, including bowling alleys and theaters.
- (34) Auctions—excluding permanent flea markets.
- (35) Light manufacturing.
- (36) Car wash.
- (37) Light machinery service and assembly.
 - (a) The fabrication, assembly or processing of goods or materials or the storage of bulk goods and materials where such activities or materials create no significant hazard from fire or explosion or produce no toxic or corrosive fumes, gas smoke, obnoxious dust or vapor, offensive noise or vibration, glare, flashes or objectionable effluent (discharges).
 - (b) Size is limited by existing zoning (building foot print) to fifty percent (50%) of available land and to two-story structures.

- (38) Automotive repair garages.

- (39) Convenience stores.

B. Accessory and Temporary Uses.

- (1) One (1) accessory apartment in a permitted establishment, such apartments to be no less than seven hundred (700) square feet in area.
- (2) Temporary on-site construction trailers for which permits may be issued for periods up to one (1) year, subject to renewal.

- (3) Signs as provided for in this chapter.
- (4) Off-street parking as provided for in this chapter.
- (5) Storage sheds, provided that they do not exceed a total area of one hundred eighty (180) square feet.

C. *Conditional Uses.* The following uses shall be permitted in the C-PHD Zone, subject to the issuance of a conditional use permit in accordance with the provision of this chapter.

- (1) [Deleted 8-5-96 by Ord. No. 1996-28 § 2]
- (2) [Deleted 8-5-96 by Ord. No. 1996-28 § 2]
- (3) Public utility uses, such as water towers, electric substations, radio towers and transmission lines, which must be provided above ground.
- (4) [Deleted 8-17-98 by Ord. No. 1998-13 § 6]
- (5) Commercial indoor recreation establishments, including bowling alleys and theaters.
- (6) Contractor yards.
- (7) Storage yards.
- (8) State licensed boarding homes.
- (9) Assisted living facilities, nursing and convalescent homes and long-term care facilities may be permitted in those zoning districts specified, subject to the issuance of a conditional use permit and adherence to the minimum requirements of the particular zone and the following standards:
 - (a) A statement shall be submitted with the application setting forth the full particulars regarding the use, activities and buildings.
 - (b) The site shall have frontage on and have primary direct access to and from a county

road or a New Jersey State Highway or a Barnegat Township improved road.

(c) Minimum requirements shall be as follows:

[1] Minimum area, yard and building requirements.

[a] Lot requirements.

[I] Lot area: five (5) acres.

[II] Lot width: two hundred (200) feet.

[III] Lot frontage: two hundred (200) feet.

[IV] Lot depth: two hundred (200) feet.

[b] Principal building requirements.

[I] Front yard setback: one hundred (100) feet.

[II] Rear yard setback: fifty (50) feet.

[III] Side yard setback, each side: fifty (50) feet.

[c] Accessory building requirements.
Accessory building requirements shall be the same as those established for the particular zoning district within which the facility is located.

[d] Maximum building coverage (combined coverage of all principal accessory buildings) shall be twenty percent (20%).

- [2] Maximum principal building height: thirty-five (35) feet, provided, however, that the height of a structure, or portion thereof, may exceed the maximum as otherwise permitted in § 55-129, provided that the front, rear and side yard requirements set forth above shall be increased by one (1) foot for each foot by which the height of the structure, or part thereof, exceeds the permitted maximum height; and further provided that in no case shall any proposed structure, or part thereof, exceed three (3) usable floors (stories) and fifty (50) feet in height.
- [3] Maximum accessory building height: thirty-five (35) feet.

- (d) All support facilities, functions and services shall be intended for the use and benefit of the resident users of the facility and their guests.
- (e) Support services, functions and facilities within a facility or development may include the following or similar personal services:
 - [1] Indoor and outdoor recreational facilities.
 - [2] Physical therapy facilities.
 - [3] Entertainment facilities.