

*Township of Howell, NJ  
Tuesday, November 16, 2021*

## Chapter 188. Land Use

### Article X. Zones

#### § 188-77. Highway Development 1 (HD-1).

- A. Purpose. The purpose of the HD-1 Zone is to provide for highway-oriented development in the Route 9 corridor on larger lots than permitted in the HC Zone.
- B. Permitted uses.
- (1) Principal uses:
- (a) Offices.
  - (b) Financial institutions.
  - (c) Healthcare facilities/medical centers.  
[Amended 7-18-2017 by Ord. No. 0-17-18]
  - (d) Hospitals.
  - (e) Restaurants without drive-through or take-out.
  - (f) Restaurants with drive-through or take-out.
  - (g) Entertainment uses.
  - (h) Retail sales.
  - (i) Retail services.
  - (j) Home improvement centers.
  - (k) Tattoo and body piercing.  
[Added 5-10-2011 by Ord. No. 0-11-10]
  - (l) Adult day-care facilities.  
[Added 4-9-2013 by Ord. No. 0-13-07]
  - (m) Health club facilities/fitness centers.  
[Added 7-18-2017 by Ord. No. 0-17-18]
  - (n) Indoor recreation.  
[Added 7-18-2017 by Ord. No. 0-17-18]
  - (o) Microbrewery.  
[Added 7-18-2017 by Ord. No. 0-17-18]
  - (p) Schools, commercial.  
[Added 7-18-2017 by Ord. No. 0-17-18]
  - (q) Craft distillery.

[Added 2-23-2021 by Ord. No. O-21-6]

(r) Assisted-living facilities.

[Added 2-23-2021 by Ord. No. O-21-6]

(2) Accessory uses: accessory uses customarily incidental and ancillary to a permitted use.

(3) Conditional uses:

(a) Houses of worship.

(b) (Reserved)<sup>[1]</sup>

[1] *Editor's Note: Former Subsection B(3)(b), schools, amended 5-20-2014 by Ord. No. 0-14-13, was repealed 7-20-2015 by Ord. No. 0-15-24.*

(c) Auto sales.

(d) Auto services.

(e) Auto auctions.

(f) Car washes.

(g) Telecommunications facilities.<sup>[2]</sup>

[Added 4-22-2002 by Ord. No. 0-02-8]

[2] *Editor's Note: Former Subsection B(3)(h), Hotel and/or conference center, added 8-15-2006 by Ord. No. 0-06-23, which immediately followed this subsection, was repealed 5-19-2009 by Ord. No. 0-09-20.*

(h) Commercial breeders, dog kennels, shelters, pounds, dog training facilities and pet shops.

[Added 12-15-2009 by Ord. No. 0-09-59]

(i) Gasoline station convenience center.<sup>[3]</sup>

[Added 12-13-2011 by Ord. No. 0-11-47]

[3] *Editor's Note: Former Subsection B(3)(i), Billboards, added 9-21-2010 by Ord. No. 0-10-20, was removed pursuant to Ord. No. 0-11-40, adopted 11-1-2011.*

(j) Automobile repair services/auto body.

[Added 7-18-2017 by Ord. No. 0-17-18]

C. Prohibited uses.

[Added 5-15-2007 by Ord. No. 0-07-19]

(1) Sexually oriented business as defined in § 188-4.<sup>[4]</sup>

[4] *Editor's Note: Former Subsection C(2), which listed tattoo, body piercing or branding establishments as a prohibited use, and which immediately followed this Subsection **C(1)**, was repealed 6-28-2011 by Ord. No. 0-11-19. See now Subsection **B(1)**, Permitted principal uses.*