

square feet in surface area per side. No part of either sign shall be closer than 10 feet from a street right-of-way line or 10 feet from a side lot line. When only one such identification sign is erected, the total surface area may be increased by 50%.

(3) No part of any sign shall be closer than 10 feet to a street right-of-way line or 10 feet to a side lot line.

(4) One wall sign shall be permitted for each principal use contained within a building. Wall signs, however, shall not extend more than 12 inches from the face of the building, nor shall the same exceed 20% of the area of the wall upon which the sign is mounted.

(5) Flashing signs or signs with intermittent or moving illumination of any kind shall be prohibited.

[Added 8-22-2005 by Ord. No. 2005-14]

I. Building height shall not exceed 45 feet.
[Added 9-22-2003 by Ord. No. 2003-11]

§ 295-15 C-3 Neighborhood Commercial District.

[Amended 12-11-1984 by Ord. No. 8-84; 9-8-1987 by Ord. No. 12-87; 12-16-2002 by Ord. No. 2002-14]

A. Purpose. The purpose of the C-3 Neighborhood Commercial District, the West Creek Village, is to implement the intent of the Master Plan and provide a compact core of commercial and mixed uses, such as commercial, office and cultural, and offer services, employment and community activities to the residents of West Creek and the surrounding area. The zone district is intended to be pedestrian-oriented and contain public facilities. In accordance with these public purposes, development, redevelopment and reuse applications are encouraged to implement the municipal goals of this district through the following measures:

(1) Shared-parking facilities and cross-access easements between parking areas.

(2) Parking situated in the rear or sides of buildings to enhance pedestrian access.

(3) Access walkways from one building to another, where appropriate, to encourage pedestrian circulation.

(4) Streetscape features, including street trees and landscaping, brick pavers, sidewalks, sitting areas

(benches or ledges) or small semipublic areas, to enhance pedestrian usage.

- (5) Architectural treatments, which are compatible with the surrounding uses, complementary to the Village Center and consistent with the Township's history and character.
- (6) Landscaped and green areas around buildings and within parking areas which enhances the overall character of the development.

B. Permitted uses.

- (1) Any permitted use in R-1 or R-3 Residential Zones.

[1] *Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).*

- (2) Bakeries, provided that products are sold at retail on the premises.
- (3) Banks; savings and loans.
- (4) Barbershops and beauty parlors.
- (5) Business and professional offices.
- (6) Catering businesses.
- (7) Drugstores.
- (8) Food stores.
- (9) Funeral homes.
- (10) Hardware and furniture stores.
- (11) Liquor stores.^[2]

[2] *Editor's Note: Original § 103-11B(12), Laundromats and coin-operated dry-cleaning units, which immediately followed this subsection, was repealed 4-27-2009 by Ord. No. 2009-02.*

- (12) Photography studios.
- (13) Hobby or novelty shops.
- (14) Shops for the repair of bicycles, shoes, watches, locks, electrical and radio equipment.
- (15) Tailoring and dressmaking, but not laundromats and dry-cleaning establishments.

[Amended 4-27-2009 by Ord. No. 2009-02]

- (16) Cemeteries.
- (17) Propane gas storage in accordance with the National Fire Protection Association standards.

- (18) Boat sales and rental service and retail sale of bait and tackle.
- (19) Marine accessories, fuel and services.
- (20) Taxis, autocabs, limousines and livery services.
[Added 7-10-1990 by Ord. No. 14-90]
- (21) Home occupation.
[Added 5-15-1997 by Ord. No. 8-97^[3]
[3] *Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).*

C. Conditional use.

- (1) An owner-occupied single-family residential unit as an upper-floor use above a specified nonresidential use otherwise permitted in the C-3 Neighborhood Commercial Zone, and further provided that:
 - (a) The nonresidential use shall be located on the ground-floor level.
 - (b) Separate access for the residential use is provided.
 - (c) Off-street parking for the dwelling unit is provided in accordance with the New Jersey Residential Site Improvement Standards, N.J.A.C. 5:21, as amended.
 - (d) Minimum dwelling unit requirements. The dwelling unit shall contain complete kitchen, toilet, bathing, sleeping facilities and living space.
 - (e) In no case shall there be more than one dwelling unit per structure or lot.
- (2) An owner-occupied single-family residential unit shall only be allowed over the following permitted uses:
 - (a) Bakeries.
 - (b) Barbershops or beauty parlors.
 - (c) Business and professional offices.
 - (d) Catering business.
 - (e) Food stores.
 - (f) Funeral homes.
 - (g) Hardware and furniture stores.^[4]
[4] *Editor's Note: Original § 103-11C(2)(h),
Laundromats and coin-operated dry-cleaning*

units, which immediately followed this subsection, was repealed 4-27-2009 by Ord. No. 2009-02.

- (h) Photography studios.
- (i) Hobby or novelty shops.
- (j) Shops for the repair of bicycles, shoes, watches, locks, electrical and radio equipment or similar commodities and small appliances.
- (k) Tailoring and dressmaking, but not laundromats and dry-cleaning establishments.
[Amended 4-27-2009 by Ord. No. 2009-02]
- (l) Boat sales; service and retail sale of bait and tackle.
- (m) Taxis, autocabs, limousine and livery services.

D. Building height limit and area.

- (1) Not to exceed 35 feet.
- (2) Business and professional buildings shall have a minimum of 860 square feet.
- (3) Minimum floor area per unit.
 - (a) One-story, one-bedroom: 700 square feet.
 - (b) One-story, two-bedroom: 800 square feet.
 - (c) One-story, three-bedroom: 900 square feet.
 - (d) Two-story: same square footage as one-story, provided the minimum first-story elevation is 75% of the total square footage.

E. Minimum lot requirements.

- (1) Lot area: 15,000 square feet.
- (2) Minimum lot width: 90 feet.
- (3) Lot depth: 150 feet.
- (4) Minimum lot frontage: 90 feet.
[Added 7-26-1988 by Ord. No. 17-88]

F. Minimum yard requirements.

- (1) Front: 60 feet.
- (2) Rear: 30 feet.
- (3) Side: 15 feet.
- (4) Accessory buildings. unattached.

- (a) Side: 10 feet.
- (b) Rear: 10 feet.
- (c) Height: 24 feet.

[Added 5-22-2006 by Ord. No. 2006-11]

G. Off-street parking shall be as provided in § 295-27.

H. Permitted signs.

(1) A business or advertising freestanding sign not in excess of 32 square feet in surface area per side may advertise trade names, products and prices.

[Amended 5-15-1997 by Ord. No. 8-97]

(2) No part of any sign shall be closer than 10 feet to a street right-of-way line or 10 feet to a side lot line.

(3) One wall sign shall be permitted for each principal use in a building. However, wall signs shall not extend more than 12 inches from the face of the building, nor shall same exceed 20% of the wall area.

(4) Flashing signs or signs with intermittent or moving illumination of any kind shall be prohibited.

(5) No person shall place, maintain or display, upon or in view of any street, any unauthorized sign, signal, marking or device which is an imitation of or resembles an official traffic control device or railroad sign or signal or which attempts to disrupt the movement of traffic. No person shall place, maintain or display any sign which hides from view or interferes with the movement of traffic or the effectiveness of any traffic control device.

(6) No sign shall be constructed or erected above the permitted building height limit, nor shall any sign be erected on or be attached to a roof of any building.

§ 295-16 LB Limited Business.

[Amended 4-29-1999 by Ord. No. 4-99⁽¹⁾]

A. Permitted uses. The following uses shall be permitted in the LB Zone. The code numbers and descriptions of permitted uses have been drawn from the North American Industry Classification System (NAICS), United States, 1997 (United States Office of Management and Budget). The industry codes and descriptions contained therein, by reference, are adopted for the purposes of this subsection. (A copy