

§ 126-314. GCM General Commercial and Manufacturing Zone.

In the GCM Zone, the following uses are permitted:

A. Principal permitted uses.

- (1) Office and service uses as permitted in the C-3 Zone.
- (2) Manufacturing, laboratory, printing and publishing uses.
- (3) Research laboratories.
- (4) Essential services.
- (5) Any form of agriculture or horticulture, including the storage or sale of farm products where produced (see § 126-333).

B. Permitted accessory uses.

- (1) Other uses and structures customarily incidental to a principal permitted use.
- (2) Public and private parking (see Part 8, Site Plan Review).
- (3) Signs (see §§ 126-162 and 126-195).

C. Conditional uses.

- (1) New car, truck, farm machinery, construction equipment and recreation vehicle sales.
- (2) Service stations.
- (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]**

§ 126-313. 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.