

§ 19-9.5. Highway Commercial. [Ord. 1979-2 § 400; Ord. #1980-7; Ord. #1981-17, §§ 5, 8, 9, 12; Ord. #1984-13, § 2; Ord. #1993-26, §§ 13, 14; Ord. #2006-01, §§ 2—4; Ord. #2006-42, § 1; Ord. #2013-30; Ord. No. 2017-17; Ord. No. 2017-31]

a. Principal Permitted Uses on the Land and in Buildings.

1. Retail recreation services are permitted as a principal use with the exception of pool and billiard establishments and coin-operated devices or devices offering prizes. **[Added 6-1-2021 by Ord. No. 2021-21]**
2. Retail and experiential retail sales of goods. **[Amended 6-1-2021 by Ord. No. 2021-21]**
3. Restaurants, including drive-in and take-out restaurants, bars and taverns. Restaurants are excluded from the Northern Highway Commercial Zone to Arnold Avenue.
4. Department stores.
5. Banks, including drive-in facilities.
6. Offices and office buildings.
7. Automobile sales whose principal use is the sale of new automobiles through franchised dealers. The sale of used automobiles shall be incidental to the principal use of new sales.
8. Building and fuel supply yards.
9. Service stations as conditional uses (see Subsection 19-12.3 for additional standards).
10. Public utility uses as conditional uses (see Subsection 19-12.3 for additional standards).
11. Reserved.
12. Theaters, music halls, and performance spaces. **[Amended 6-1-2021 by Ord. No. 2021-21]**
13. Microbreweries, craft distilleries, winery tasting and sales in accordance with applicable state regulations. **[Amended 6-1-2021 by Ord. No. 2021-21]**
14. Barbershops, hair and nail salons and beauty parlors. **[Amended 6-1-2021 by Ord. No. 2021-21]**
15. Contractors' and builders' offices and yards excluding storage of heavy equipment.
16. Churches.
17. Real Estate Offices. **[Ord. No. 2017-17]**
18. Fitness centers, weight rooms, gyms, dance and yoga studios. **[Ord. No. 2017-31]**

b. Accessory Uses Permitted.

1. Reserved.

2. Reserved.
 3. Off-street parking and private garages for the storage of a maximum of three vehicles.
 4. Fences and walls (see Subsection 19-11.4).
 5. Garages to house delivery trucks or other commercial vehicles.
 6. Temporary construction trailers and sign(s) in accordance with Chapter 17 may be permitted for the period of construction beginning with the issuance of a construction permit, until the completion of the building or for one year whichever is less, provided that the trailer and sign are on the site where construction is taking place. **[Amended 2-16-2021 by Ord. No. 2021-02; 6-15-2021 by Ord. No. 2021-29]**
- c. Area and Bulk Requirements: See Schedule of Zoning District Regulations.¹
- d. General Requirements.
1. One building may contain more than one permitted use provided that the total building coverage of the combined use does not exceed the maximum building coverage specified for the district.
 2. Material or equipment stored outside shall be screened from view by means of a fence and/or landscaping.
 3. At least the first five feet adjacent to any street line shall not be used for parking and shall be planted and maintained in ground cover, or landscaped with evergreen shrubbery and separated from the parking area by poured concrete curbing. Native vegetation must be planted within the planting strip, and flush curb with curb stops will be permitted in order to utilize the strip for stormwater management, pursuant to the Stormwater Management Rules, now codified at N.J.A.C. 7:8 et seq.
 4. All buildings shall be compatibly designed, whether constructed all at one time or in stages over a period of time. All building walls facing any street or residential district line shall be suitably finished for aesthetic purposes which shall not include unpainted or painted cinder block or concrete block walls.
 5. All portions of the property not utilized by buildings or paved surfaces shall be landscaped utilizing combinations such as landscaped fencing, shrubbery, lawn area, ground cover, rock formations, contours, existing foliage and the planting of conifers and/or deciduous trees native to the area in order to either maintain or re-establish the tone of the vegetation in the area and lessen the visual impact of the structures and paved areas.
 6. For all commercial, office, building and fuel supply uses in the HC zone which abut a residential zoning district, a five foot buffer strip shall be maintained between the use and the adjacent zoning district. The buffer strip shall consist of landscaped grounds and suitable screening to safeguard the character of the adjacent districts. The buffer area shall contain a screen planting at least six feet in height when planted. Plant material

1. Editor's Note: The Schedule of Zoning District Regulations is included as an attachment to this chapter.

which does not live shall be replaced. Native vegetation will be planted within the buffer strip as deemed appropriate by the board engineer based upon specific site conditions.

e. Minimum Off-Street Loading.

1. Each activity shall provide for off-street loading and unloading with adequate ingress and egress from streets and shall provide such area(s) at the side or rear of the building.
2. There shall be at least one trash and/or garbage pick-up location provided by each building which shall be separated from the parking spaces by either a location within the building or in a pick-up location outside the building which shall be a steel-like, totally enclosed container located in a manner to be obscured from view from parking areas, streets and adjacent residential uses or zoning districts by a fence, wall, planting or combination of the three. If located within the building, the doorway may serve both the loading and trash/ garbage functions and if located outside the building, it may be located adjacent to or within the general loading area(s) provided the container in no way interferes with or restricts loading and unloading functions.