

Township of Westampton, NJ
Thursday, May 18, 2023

Chapter 250. Zoning

Article VI. Use Regulations

§ 250-16. Commercial (C) Zone.

[Added 4-28-1998 by Ord. No. 8-1998]

The following regulations shall apply in the Commercial Zone:

A. Permitted uses:

- (1) Retail sales establishments, limited to meat markets, seafood markets, bakeries, specialty food stores and delicatessens, convenience stores, art galleries and frame shops, antique stores, jewelry stores, drug stores, home furnishing stores, sporting good stores, gift shops, hobby shops, toy stores, book and magazine stores with associated instructional activities, record and tape stores, video stores, camera stores, pet shops, art supply stores, clothing stores, consignment shops, shoe stores, hardware stores, package liquor stores, office supply stores, fabric stores, paint and wall covering stores, electronic equipment stores, appliance equipment stores and florists.
- (2) Retail service establishments, limited to barber and beauty shops, tailoring and dressmaking shops, dry-cleaning and laundering operations, appliance repair shops, shoe repair shops, optical services and optical clinics, printing and copying shops, mail service, dance instructors, health and physical activities, photography studios and upholsterers.
- (3) Restaurants.
- (4) Banks and financial institutions, including drive-in facilities.
- (5) Offices for professional, quasi-professional and business uses.
- (6) Medical and dental clinics and laboratories.
- (7) Theaters and bowling alleys.
- (8) Car washes.
- (9) Funeral homes and mortuaries.
- (10) Lodges and fraternal organizations.
- (11) Shopping centers.
- (12) Child-care centers.
- (13) Public buildings and uses.

B. Accessory uses permitted:

- (1) Off-street parking.
- (2) Garages to house delivery trucks or other commercial vehicles.
- (3) Accessory uses customarily incidental and subordinate to the permitted uses, provided that the sale of gasoline from pumps at retail to the motoring public shall not be allowed as an accessory use to a convenience store.
[Added 5-8-2001 by Ord. No. 13-2001]
- (4) Solar energy systems, subject to § 250-22.1.
[Added 8-9-2011 by Ord. No. 11-2011]

C. Conditional uses permitted (see § **250-26** for standards):

- (1) Motor vehicle service stations.
- (2) Hotels and motels.
- (3) Hospitals and nursing homes.

D. Area, yard and bulk requirements are provided in the Schedule of Area, Yard and Bulk Requirements - **Table II**, attached hereto.^[1]

[1] *Editor's Note: Said table is located at the end of this chapter.*

E. Parking and loading requirements:

- (1) One space per 250 square feet of gross floor area for all uses except for restaurants, theaters and bowling alleys.
- (2) One space per three seats for restaurants and theaters.
- (3) Four spaces per alley for bowling alleys.
- (4) See § **250-22Q** for additional parking requirements.
- (5) See § **250-22R** for off-street loading requirements.

F. Screening and buffering requirements:

- (1) Front yard buffers shall be planted to a depth of 20 feet from the front lot line.
- (2) Screen plantings shall be provided to a depth of 20 feet along property lines where a nonresidential use abuts another nonresidential use.
- (3) Where nonresidential uses abut residential uses along a side or rear lot line, the landscaped screen shall be planted to a depth of 30 feet.