

§ 225-38. RCD Regional Commercial Development District. [Amended 12-23-1980 by Ord. No. 47-1980; 8-12-1981 by Ord. No. 18-1981; 12-8-1982 by Ord. No. 71-1982; 3-11-1987 by Ord. No. 6-1987; 3-11-1992 by Ord. No. 8-1992; 2-24-1993 by Ord. No. 9-1993; 3-14-2001 by Ord. No. 8-2001; 6-12-2002 by Ord. No. 35-2002]

A. Permitted principal uses shall be:

- (1) Offices for business, professional and governmental purposes.
- (2) Light industry where the only activity involved is one of the fabricating or the assembling of standardized parts as contrasted to a processing activity which would involve a physical or chemical process that would change the nature and/or character of the product and/or raw material.
- (3) The wholesaling or retailing of goods and/or services, including the warehousing or storage of goods.
- (4) Scientific or research laboratories devoted to research, design and/or experimentation and processing and fabricating incidental thereto, provided that no materials or finished products shall be manufactured, processed or fabricated on said premises for sale, except such as are incidental to said laboratory activities or are otherwise permitted in this zone.
- (5) Education facilities, including commercial, private and public schools.
- (6) Gasoline filling stations; mixed retail sales and gasoline filling stations. **[Amended 4-11-2012 by Ord. No. 8-2012]**
- (7) Furniture, furnishings and household appliance stores.
- (8) A public garage, new motor sales or leasing agency or used motor vehicle sales agency (provided that it is incidental to the sale of new motor vehicles) or a used motor vehicle sales agency which involves the construction of a single new building of not less than 10,000 square feet. **[Amended 12-13-2006 by Ord. No. 79-2006]**
- (9) Commercial recreation facilities, including outdoor and indoor theaters, miniature golf and golf driving ranges, batting cages, bowling alleys, indoor soccer, skating rinks and other uses similar to those noted herein.
- (10) Funeral homes.
- (11) Shopping centers.
- (12) All uses permitted in the NB Zone.
- (13) Personal wireless telecommunications facility not to exceed 120 feet in height. **[Added 5-14-2003 by Ord. No. 20-2003]**
- (14) Motels, as defined in this chapter. **[Added 6-8-2005 by Ord. No. 24-2005]**
- (15) Home improvement stores, including the sale of building materials and

lumber. **[Added 2-13-2008 by Ord. No. 2-2008]**

(16) Fast-food restaurants. **[Added 6-22-2011 by Ord. No. 22-2011]**

(17) Drive-in banking facilities. **[Added 6-22-2011 by Ord. No. 22-2011]**

(18) Adult day health care facilities and assisted living facilities. **[Added 11-29-2017 by Ord. No. 35-2017]**

B. Permitted accessory uses shall be:

- (1) Uses and buildings customary and incidental to the principal use or building.
- (2) Outdoor storage of materials incidental to such industrial uses as are permitted above, provided that the areas for such storage and the location and type of fencing used to separate them from other areas and screen them from view from public streets and from other nonindustrial uses as approved by the Planning Board during site plan review.
- (3) A single dwelling unit or apartment dwelling unit, provided that the same is physically attached to the principal structure on the lot.
- (4) Personal wireless telecommunications equipment facility not to exceed 15 feet in height. **[Added 5-14-2003 by Ord. No. 20-2003]**

C. Area, yard and building requirements shall be as specified in § 225-7.

D. Permitted modifications and conditional uses:

- (1) ¹Arcades subject to the following special requirements:
 - (a) There shall be 60 square feet of operating area for each machine. The calculation of the operating area shall exclude any area of the premises which is used for other purposes, such as for eating, toilet facilities, and other uses not directly associated with or essential to the amusement machines, but shall include access and walkways primarily serving the machines.
 - (b) A minimum of 1,500 square feet of operating area.
 - (c) A maximum total number of 40 machines.
 - (d) Off-street parking at a ratio of one off-street space for each two licensed machines.
 - (e) Adequate special parking facilities for bicycles, mopeds and motorcycles as determined by the Planning Board as part of site plan review.
 - (f) No such enterprise shall be located closer than 1,000 feet to a primary or

1. Editor's Note: Former Subsection D(1), regarding fast-food restaurants, was repealed 6-22-2011 by Ord. No. 22-2011. This ordinance also repealed former Subsection D(3), regarding drive-in banking facilities, and redesignated former Subsection D(2) as Subsection D(1).

secondary school, measured door to door.

E. Other requirements shall be:

- (1) Traffic control. Only one access driveway to a public right-of-way is permitted for every 150 feet of lot frontage on said right-of-way, with a maximum of three access roads on any one public right-of-way, and shall be at least 50 feet from any property line and 100 feet from the intersection of any public roads. Measurements shall be made from the center line of the road(s) in question.
- (2) Buffer area. A buffer area not less than 50 feet in width shall be required along any residential zone boundary line tangent or crossing lands in an RCD District, except when adjoining property in the residential zone is used for nonresidential purposes. In addition, the periphery that requires a buffer shall consist of a landscaped area with at least five-foot-high growth. All buffer areas shall be planted and maintained with either grass or ground cover, together with a screen of live shrubs or scattered plantings of live trees, shrubs or other plant materials meeting the following requirements:
 - (a) The preservation of all natural wooded tracts, provided that the growth is of a density and the area has sufficient width to serve the purpose of a buffer. Where additional plantings are necessary to establish an effective buffer, said plantings may be required.
 - (b) Plant materials used in screen planting shall be at least three feet in height when planted and shall be of such density as will obscure the glare of automobile headlights emitted from the premises.
 - (c) The screen planting shall be placed so that at maturity it will not be closer than three feet from any street line or property line.
 - (d) Trees shall be at least five feet in height when planted and be of balled, burlapped nursery stock and be free of insect and disease.
 - (e) Any plant material which does not live shall be replaced within one year or one growing season.
 - (f) Screen plantings and landscaping shall be broken at points of vehicular and pedestrian ingress and egress to assure a clear sight triangle at all street and driveway intersections.
- (3) Other requirements, as specified in § 225-35E.