

§ 420 Highway Commercial (HC) District.

[Ord. 2159-13, 5/21/13]

- A. Purpose. The Highway Commercial (HC) district is intended to serve both the residents of the municipality and the general public with uses typically oriented towards motorized travel. The HC district is the primary retail zone for localized sales and services that are not regionally based. It differs from the NC-1 and NC-2 districts by including automobile business uses and excluding residential uses, with the exception of certain senior citizen housing. The Highway Commercial district is also intended to support the retail uses in the Regional Commercial district.
- B. Permitted Uses. In the HC district, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except the following:
1. Automobile sales through franchised new car dealers.
 2. Automobile accessories and car washes.
 3. Banks, including drive-in facilities.
 4. Bars and taverns.
 5. Convenience stores.
 6. Department and discount stores.
 7. Governmental uses.
 8. Indoor recreational facilities.
 9. Membership club bulk retail outlets.
 10. Offices.
 11. Retail sales of goods and services.
 12. Restaurants, including fast food restaurants.
 13. Shopping centers.
 14. Theaters and entertainment.
- C. Accessory Uses Permitted. Any of the following accessory uses may be permitted when used in conjunction with a principal use:
1. Canopy for motor fuel equipment protection or passenger drop off.
 2. Fences and walls.
 3. Garages, storage buildings and tool sheds.
 4. Off-street and structured parking.
 5. Outdoor display of new and used motor vehicles only in association with a franchised new car dealer.
 6. Outdoor seating associated with a restaurant, complying with the following standards:

- a. Seating shall comply with the handicapped accessibility requirements of *N.J.A.C. 5:23-7*.
 - b. No seating shall be located within 5 feet of any public or private parking and shall be adequately protected from vehicular traffic.
 - c. No glare from lighting for outdoor seating shall be created.
 - d. No impediment to the free flow of pedestrian or vehicular traffic shall be created by the outdoor seating.
 - e. Off-street parking for outdoor seating shall be provided in accordance with §530.C.2 and Table 5.16.
 - f. The Zoning Officer may approve a plan conforming to these conditions without the necessity of site plan review pursuant to §801.
- 7. Satellite dish and television antennae.
 - 8. Service station attendant booth, not to exceed 40 sf. in floor area when placed on a motor fuel pump island or 150 sf. when placed elsewhere on the site. Such booths may incorporate rest rooms.
 - 9. Signs.
 - 10. Accessory uses customarily incidental to a principal use.
- D. Conditional Uses Permitted. The following uses may be permitted when authorized as a conditional use by the Planning Board in accordance with §705:
- 1. Service station or repair garage conforming to the following conditions:
 - a. The minimum lot size for service stations or repair garages shall be 20,000 square feet and the minimum lot frontage shall be 150 feet.
 - b. Such use may be combined with a convenience store or membership club bulk retail outlet on the same lot, provided that the minimum lot size, or minimum lease area in the event the service station is not within an individual lot, shall be a minimum of 1.5 acres. Notwithstanding any other provision to the contrary, service stations on their own lot shall be permitted two entrances and exits on one street frontage and three per lot.
 - c. All appliances, pits, storage areas and trash facilities other than motor fuel filling pumps or air pumps shall be within a building or roofed structure.
 - d. Motor fuel filling pumps, service station attendant booths, canopies and air pumps shall be permitted within the required front yard area of service stations but shall be no closer than 20 feet to any street line.
 - e. All lubrication, repair or similar activities shall be performed in a fully enclosed building and no dismantled parts shall be displayed outside of an enclosed building.
 - f. No junked motor vehicle or part thereof, or such vehicles incapable of

- g. In addition to landscaping that is otherwise required pursuant to the provisions of this Ordinance; a minimum of 25% of the front yard shall consist of landscape screening of the building and front yard parking.
- h. No exterior display of motor vehicles, recreational vehicles, boats, other forms of transportation, or equipment for sale shall be permitted.

- a. Any motel shall contain a minimum of at least 20 units of accommodation, exclusive of, but in addition to, a permanent, on-site superintendent's living quarters. The minimum number of units of accommodation in any single building shall be 10.
- b. Each unit of accommodation shall contain a minimum floor area of 250 square feet. Ceilings shall be a minimum of 8 feet in height.
- c. No more than 20% of the units may include cooking facilities.
- d. There shall be a maximum residency limitation on all guests of 30 days. The residency limitation shall not apply to an employee living on the premises or to occupants of the allowed units with cooking facilities.
- e. Minimum lot frontage shall be 300 feet.

direct access to the outside for customers and no exterior signage.

4. Continuing Care Retirement Center pursuant to the regulations of §410 conforming to the following condition:
 - a. Any such use shall be located east of U.S. Route 1 and south of its intersection with I-95/295.
5. Used automobile sales excluding auctions conforming to the following conditions: [Ord. 2166-13, 12/3/13]
 - a. Minimum lot size: 5 acres
 - b. Minimum frontage on U.S. Route 1: 500 feet
 - c. The use shall require a building with a minimum gross floor area of 15,000 sf.
 - d. The building shall contain a showroom with a minimum display area for four passenger vehicles.
 - e. No service bay door shall face a zoning district that is predominantly used and occupied for residential purposes unless sound attenuation measures are installed to ensure that no sound greater than 50 decibels (dBA measurement) occurs at a point 150 feet distant or the property line, whichever is closer.
6. Extended Stay Lodging Facilities conforming to the following conditions: [Ord. 1567-99, 3/2/1999]
 - a. Accessory uses shall be permitted as follows:
 - (1) Exercise facilities.
 - (2) Business services, such as access to fax, copier, personalized voice mail, meeting rooms and computers and Internet access, etc.
 - (3) Limited recreation facilities, such as a swimming pool, jogging trails and child play areas.
 - b. Trip generation shall not exceed the peak hour rates of permitted uses of the zone.
 - c. Each unit of accommodation shall contain a minimum floor area of 325 square feet. Ceilings shall be a minimum of 8 feet in height.
 - d. All access to individual units shall be from interior hallways.
 - e. Bulk requirements:
 - (1) Minimum lot size: 2 acres
 - (2) Minimum lot width/frontage: 200 feet
 - (3) Maximum FAR: .30
 - (4) Maximum building height: 3 stories and 45 feet

- (5) Maximum impervious coverage: .60
 - f. Off street parking shall be provided based on a minimum of 1 parking space for each guest unit, inclusive of units occupied by resident employees.
- 7. Adult day care and adult medical day care, subject to the criteria of §430.G. [Ord. 2350-19, 12/17/19]
- 8. All of other requirements not modified herein shall apply to all conditional uses.
- E. Area, Yard, Height and Building Coverage. Except as otherwise modified, the following bulk standards shall apply to all lots:
 - 1. Principal building.
 - a. Minimum lot area: 40,000 sf
 - b. Minimum lot frontage: 200 feet
 - c. Minimum lot width: 200 feet
 - d. Minimum lot depth: 175 feet
 - e. Minimum front yard: 25 feet
 - f. Minimum side yard: 25 feet
 - g. Minimum rear yard: 60 feet
 - h. Maximum floor area ratio.
 - i. For lots less than 5 acres: .25
 - ii. For lots 5 acres or larger: .30
 - i. Maximum impervious surface ratio:
 - i. For lots less than 5 acres: .70
 - ii. For lots 5 acres or larger: .75
 - j. Maximum building height: 35 feet
 - 2. Accessory building. [Ord. 1585-99, 9/7/99]
 - a. No accessory building shall be permitted in the front yard.
 - b. Minimum distance to side line: 20 feet
 - c. Minimum distance to rear line: 20 feet
 - d. Minimum distance to other building, separation area not used for parking or vehicular circulation [Ord. 1585-99, 9/7/1999]: 25 feet
 - e. Minimum distance to other building, separation area used for parking or vehicular circulation: 50 feet
 - f. Maximum height: 20 feet
- F. Additional Regulations. The following additional regulations shall apply to the HC district:

1. No pad site shall be built and occupied in advance of the construction and occupancy of the larger retail building to which it is related.
2. All buildings shall be separated by a minimum of 25 feet provided such separation is to be used solely for pedestrian circulation. All buildings shall be separated by a minimum of 50 feet when any part of such separation is to be used for parking or vehicular circulation. However, the separation requirements should not be construed to prohibit covered pedestrian walkways when the roof or covering of such walkway extends between the buildings.
3. Any principal building may contain no more than five establishments unless it is a shopping center, provided that the total building coverage of the combined activities does not exceed the maximum floor area ratio specified for the district and, further, that each activity occupies a minimum gross floor area of 750 square feet.
4. No merchandise, products, motor vehicles, equipment or similar material or objects shall be displayed, sold or stored outside except as approved by the Board of Jurisdiction and made a part of a site plan approval. The area of any outdoor sales or storage except for motor vehicle display shall be enclosed entirely by fences, walls, landscaping material or a combination thereof in order to provide a visual barrier between the outdoor sales and storage areas and any street, residential zoning district or parking area.
5. 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. See also §521.
6. Where appropriate, agreements providing for cross access for pedestrians and vehicles between adjacent lots or tracts shall be provided to reduce the amount of traffic on adjacent roads.

§ 421 Regional Commercial (RC) District.

- A. Purpose. The Regional Commercial (RC) zone is intended for concentrated large scale retail uses that attract a regional population, is a shopping destination rather than a way stop to another destination, planned and executed as unified development, in a location with excellent transportation facilities suitable for more intensive uses. [Ord. 1941-07, 9/4/07]
- B. Permitted Uses. In the RC district, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except the following [Ord. 1941-07, 9/4/07]:
1. Regional shopping mall
 2. Retail sales of goods and services.
 3. Restaurants, with the exception of restaurants with drive-through facilities.
 4. Bars and taverns.
 5. Department stores.
 6. Banks, including drive-in facilities, financial institutions.
 7. Offices, including professional and general business uses.
 8. Theaters and entertainment.
 9. Indoor recreational facilities, health clubs, spas.
 10. Automobile accessories, automobile service center
 11. Governmental use.
- C. Accessory Uses Permitted. Any of the following accessory uses may be permitted when used in conjunction with any principal use [Ord. 1941-07, 9/4/07]:
1. Off-street and structured parking.
 2. Fences and walls.
 3. Signs.
 4. Maintenance office and garage.
 5. Satellite dish and television antennae, other communication devices.
 6. Security offices and structures.
 7. Accessory uses customarily incidental to a principal use.
- D. Conditional Use Permitted. The following use may be permitted when authorized as a conditional use by the Planning Board in accordance with §705 [Ord. 1941-07, 9/4/07]:
1. Hotels conforming to the following conditions:
 - a. Each unit of accommodation shall contain a minimum floor area of 250 square feet. Ceilings shall be a minimum of 8 feet in height.
 - b. There shall be a residency limitation on all guests of 30 days maximum. The residency limitation shall not apply to an employee living on the premises.