

**§ 91-216. Permitted principal uses.**

Permitted principal uses shall be as follows:

- A. Retail sales of goods and services
- B. Restaurants, bars, taverns and nightclubs.
- C. Department stores.
- D. Garden centers engaged in the retail sales of living plant material. Outside storage, sale or display areas shall not exceed four times the building coverage and shall be used only for the storage, sale and display of living plant material.
- E. Banks, including drive-in facilities.
- F. Offices and office buildings.
- G. Theaters and bowling alleys.
- H. Automobile sales through franchised new car dealers as a conditional use.
- I. Car washes.
- J. Service stations.
- K. All neighborhood commercial uses.
- L. Hotels and motels as a conditional use.
- M. Adult uses, south of the New Jersey Turnpike only, as conditional uses under N.J.S.A. 40:55D-67. (See Article XL for standards.) [Added 2-5-1997 by Ord. No. 1997-2]
- N. Fire stations and emergency squad buildings in accordance with the provisions of Article XLIII of this chapter. [Added 5-19-2004 by Ord. No. 2004-7]

**§ 91-217. Permitted accessory uses.**

Permitted accessory uses in the HC District shall be as follows:

- A. Off-street parking.
- B. Fences and walls.
- C. Garages to house delivery trucks or other commercial vehicles.
- D. Temporary construction trailers and one sign not exceeding 100 square feet advertising the prime contractor, subcontractor(s), architect, financing institution and similar data for the period of construction, beginning with the issuance of a building permit or one year, whichever is less, provided that said trailer and sign are on the site where the construction is taking place.
- E. The operation and use of amusement machines, video machines, pinball machines,

pool tables and similar machines not dispensing products and providing amusement generally by the insertion of a coin, token or similar object. No more than 15% of the gross floor area of the a building shall be devoted to the accessory use of the amusement machines, with the balance of 85% of the floor area to be devoted and used for the primary use. There shall be no separate, outside entrances to the area devoted to the amusement machines.<sup>1</sup>

**§ 91-218. Maximum height of structures and impervious coverage. [Amended 2-5-1997 by Ord. No. 1997-1]**

- A. No structure shall exceed 75 feet in height or five stories, whichever is less.
- B. The maximum impervious coverage of the site shall not exceed 75%. Impervious coverage shall include all structures, drives, walks and parking areas.

**§ 91-219. Area and bulk requirements.**

- A. Principal building, commercial. Minimum requirements shall be as follows:
  - (1) Lot area: 60,000 square feet.
  - (2) Lot frontage: 200 feet.
  - (3) Lot width: 200 feet.
  - (4) Lot depth: 250 feet.
  - (5) Side yard, each: 25 feet.
  - (6) Front yard: 75 feet.
  - (7) Rear yard: 50 feet.
- B. Accessory buildings. Minimum distances shall be as follows:
  - (1) To front line: 75 feet or in line with principal building, whichever is greater.
  - (2) To side line: 25 feet.
  - (3) To rear line: 15 feet.
  - (4) To other building: 20 feet.
- C. Maximum building coverage shall be as follows:
  - (1) Principal building: 30%.
  - (2) Accessory buildings: 5%.

**§ 91-221. General requirements.**

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1. Editor's Note: See also Ch. 39, Amusements and Entertainments.

- A. A minimum buffer area of 100 feet in width shall be provided along any common property line with a residential district (including the AGR District). Where the area along a common property line with a residential district (including the AGR Zone) contains a natural woodland, the woodland or portion thereof shall be preserved and incorporated into the buffer. In such cases, the width of the buffer may be enlarged by the Planning Board in order to preserve the natural woodland or portion thereof. The buffer shall be designed in accordance with § 91-91 of this Code. **[Amended 2-5-1997 by Ord. No. 1997-1; 2-19-1997 by Ord. No. 1997-7; 3-19-2003 by Ord. No. 2003-6; 5-21-2003 by Ord. No. 2003-11]**
- B. At least the first 40 feet adjacent to any street line and 10 feet adjacent to any lot line shall not be used for parking and shall be planted and maintained in lawn area or ground cover or landscaped with evergreen shrubbery and separated from the parking area by poured concrete or Belgian block curbing.
- C. No merchandise, products, waste, equipment or similar material or objects shall be displayed or stored outside.
- D. 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.
- E. 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 reestablish the tone of the vegetation in the area and lessen the visual impact of the structures and paved areas. The established grades on any site shall be planned for both aesthetic and drainage purposes. The grading plan, drainage facilities and landscaping shall be coordinated to prevent erosion and silting, as well as assuring that the capacity of any natural or man-made drainage system is sufficient to handle the water generated and anticipated, both from the site and contributing upstream areas.<sup>2</sup>

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2. Editor's Note: Former Subsection F, regarding minimum buffer areas, which immediately followed this subsection, was repealed 2-5-1997 by Ord. No. 1997-1.