

- (1) Front yard parking prohibited. All on-site parking requirements shall be provided for and occur behind or to the side of all buildings. No parking shall be allowed between any street bordering the lot and the front building line or lines. Said ground-level parking lots are not permitted to be under or within existing or proposed structures.
- (2) Side yard parking must not be closer to the front property line than the front wall of the existing or proposed primary structure. Such parking must be screened from the street using walls, fences, earth mounds, permanent evergreen landscaping or a combination thereof.
- (3) All on-site parking shall be separated from adjoining lots within a residential zone by a landscaped area at least 10 feet in width. This area may be reduced to no less than five feet if a solid fence or wall is provided to buffer the parked vehicles. Whenever a fence or wall is used, a minimum two-foot strip outside the fencing shall be landscaped with clusters of trees and shrubs with a maximum spacing between clusters of 15 feet.
- (4) Except when adjoining property owners cooperate by providing interconnected parking lots, all parking areas shall be three feet or more from property lines other than as provided in Subsection D(3) above. This strip shall be landscaped to provide visual relief across adjoining parking areas but is not designed to provide total screening as is required against residential properties in residential zones.
- (5) All landscaping, screening, and buffers shall be further subject to the provisions of § 88-33.

§ 88-17 HB Highway Business Commercial District.

A. The intent of the HB Highway Business Commercial District is to promote the development and redevelopment of the vacant land and developed properties outside of the central commercial areas of the Borough. It is intended to promote the development of larger tracts of land and to encourage the consolidation of smaller parcels. The district will permit a mix of commercial uses and will include highway-oriented and drive-in uses. The complimentary and coordinated development of adjacent properties shall be encouraged through regulation designed to control points of ingress and egress, provide for common access and drives and shared parking. Design standards will be targeted at minimizing the visual and traffic impacts of development and to improve the conditions for pedestrians.
 [Amended 12-9-2021 by Ord. No. 27-2021]

B. Uses.

(1) Principal permitted uses on the land and in the buildings in HB District.

[Amended 12-9-2021 by Ord. No. 27-2021]

(a) The following principal uses shall be permitted by right:

- [1] All nonresidential principal uses permitted by right in the CB and CO Districts.
- [2] Hotels or motels.
- [3] Medical clinic with offices for the practice of medicine by more than one doctor and/or medical group for the examination of and/or treatment of persons as outpatients and the laboratories incidental thereto.
- [4] Movie theaters, performing arts facilities, and community centers.
- [5] Shopping center.
- [6] Supermarket, when located in a shopping center.
- [7] Recreation, exercise and health clubs and facilities when owned and operated by a nongovernmental agency, including but not limited to buildings for bowling alleys, indoor court games such as racquetball, handball, squash, tennis, and basketball and other facilities related thereto, including indoor swimming and sauna facilities.
- [8] Public park and ride facilities.
- [9] Garden center stores and facilities.

(b) The following principal uses or accessory are permitted conditionally upon a determination by the Planning Board that the use can be provided in a manner that will minimize the impact upon adjacent properties, will be compatible with the surrounding neighborhood, will not unduly burden adjacent areas with increases in traffic, noise, or threats to public health and safety, and will conform to such additional standards as provided in Article IV. All uses must be provided with public water and sewer services.

- [1] Fast-food or drive-in restaurants, only as part of a shopping center, provided that access and egress provided from within the shopping center, i.e., access and egress movements directly from the public streets to the restaurant site, are prohibited.
- [2] Automobile sales.
- [3] Service stations.
- [4] Towers and/or antennas designed for cellular communications, personal communications services or other communication technologies.

(2) Accessory uses permitted.

- (a) Off-street parking lots.
- (b) Drive-in windows for permitted uses in accordance with § 88-31, provided that the design of exiting driveways may not permit exit movements onto state highways.
- (c) Signs. (See § 88-40 for standards.)
- (d) Fences and walls. (See § 88-56 for standards.)
- (e) The erection of television antennas, including a satellite dish less than 78 inches in diameter, and radio antennas, provided that they do not exceed the height limitation of the district. No more than two antennas shall be permitted per lot.

C. Bulk standards.

- (1) Minimum lot area.
 - (a) Use or uses, not including retail sales, 30,000 square feet.
 - (b) Use or uses, including retail sales, 60,000 square feet.
- (2) Street frontage and yard requirements.
 - (a) Minimum lot width at building line: 200 feet for lots with retail uses, 150 feet for all others.
 - (b) Minimum street frontage: 200 feet for lots with retail uses, 150 feet for all others.
 - (c) Minimum lot depth: 200 feet.
 - (d) Minimum front yard: 100 feet.
 - (e) Minimum side yards: 50 feet.
 - (f) Minimum rear yard: 75 feet.
- (3) Maximum building height: 35 feet.
- (4) Maximum building coverage: 50%.
- (5) Maximum impervious site coverage: 80%.
- (6) Maximum floor area. Retail stores shall have a gross leasable area no greater than 60,000 square feet.

D. Buffers and landscaping.

- (1) Landscaped buffers should be provided as follows:
 - (a) Adjacent to any street line: 50 feet for multiple-use properties or shopping centers or lots equal to or larger than 60,000 square feet; 25 feet for single-use properties or lots smaller than 60,000 square feet.
 - (b) Adjacent to a residential district: 50 feet.
 - (c) Adjacent to a nonresidential district: 20 feet.
- (2) Buffer plantings and interior parking lot landscaping should be provided as specified in § 88-33.

E. General design requirements, as required by § 88-39.

F. Shopping centers and retail uses larger than 25,000 square feet shall be designed using the following additional standards:

- (1) Architectural character.
 - (a) Visual interest. Facades shall provide a visual interest consistent with the Borough of Clayton's identity, character and scale.
 - (b) Facades greater than 100 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3% of the length of the facade and extending at least 20% of the length of the facade. No uninterrupted length of any facade shall exceed 100 horizontal feet.
 - (c) Ground floor facades shall have arcades, display windows, entry area, awnings or other such features along no less than 60% of the horizontal length.
 - (d) Building facades must include a repeating pattern that shall include changes in color, texture and material modules. At least one of the elements shall repeat horizontally. All elements shall repeat at intervals of no more than 30 feet, either horizontally or vertically.
 - (e) Roof lines. Variations in roof lines must be used to add interest to and reduce the massive scale of large buildings. Roofs shall have no less than two of the following features:
 - [1] Parapets concealing flat roofs and rooftop equipment such as HVAC units from public view. The average height of such parapets shall not exceed 15% of the height of the supporting wall, and such

§ 00-18 Highway Industrial/Office District.

A. Intent. The intent of the Highway Industrial/Office District is to promote the development of appropriate areas within the Borough which will provide opportunities for the use of buildings for larger uses including office buildings, light manufacturing, office/warehousing uses known as "flex space" and research facilities.

B. Uses.

- (1) Principal permitted uses on the land and in the buildings. The following principal uses and no others shall be permitted, provided that the use does not create any noise, vibration, smoke, dust, odor, heat, glare, or other objectionable effect in excess of the performance standards for industrial developments as required in § 88-38:
- (a) Scientific or industrial research, testing or experimental laboratory, or product development.
 - (b) Printing, publishing, lithographing, binding, or similar processes.
 - (c) Assembly and light manufacturing.
 - (d) Warehousing and distribution in combination with other uses, but not including a truck terminal.
 - (e) Mail order merchandise facility.
 - (f) Motion picture film production, television or radio studio, cable television studio, satellite ground station.
 - (g) General business offices, banks, and offices of financial institutions.
 - (h) Beverage distribution.
 - (i) Data processing and information processing centers.
 - (j) Wholesale greenhouse, nursery and wholesale florist.
 - (k) Towers and/or antennas designed for cellular communications, personal communications services or other communication technologies.
- (2) Accessory uses permitted.