

§ 340-50. Compliance required.

Within this zone, no lot or building shall be used and no building shall be erected or altered to be used in whole or in part unless it complies with the schedule of Article III and the following regulations.

§ 340-51. Permitted uses. [Amended 7-17-1995 by Ord. No. 1995-21 ; 3-25-1996 by Ord. No. 1996-8 ; 3-25-1996 by Ord. No. 1996-9]

The following uses shall be permitted in Commercial Zones C-1, C-2, C-2RD and C-3:

- A. Retail and business uses of and similar to the following:
 - (1) Groceries, food stores and bakeries.
 - (2) Drugstores and pharmacies.
 - (3) Newspaper, periodical, stationery and tobacco stores.
 - (4) Banks.
 - (5) Funeral homes.
 - (6) Restaurants.
 - (7) Clothing and shoe stores.
- B. Service uses of and similar to the following:
 - (1) Barber- and beauty shops.
 - (2) Tailor shops, dressmakers and shoe repair.
 - (3) Dry cleaners and laundries.
 - (4) Radio and television service.
- C. Office and professional uses.
- D. Animal hospitals.
- E. Amusements.
- F. Commercial greenhouse and nurseries.
- G. Automobile body repair and painting, provided that the work shall be done in an enclosed building, workshop areas are a minimum of 75 feet from any adjoining property and no outdoor storage of parts or materials is permitted.
- H. Motor and unpowered vehicle rentals, sales and storage. Any business engaged in the rental, sale, storage or display of new and/or used motor vehicles and new and/or used unpowered vehicles towed by motor vehicles, including recreational travel trailers, utility trailers, vehicle transport trailers, boat trailers, horse trailers, semi-trailers, mobile homes, portable classrooms, construction trailers, pod trailers, generator trailers, compressor trailers and other

similar unpowered vehicles and equipment towed by motor vehicles, shall not be any closer than one mile to each such other similar business establishment, as measured from each property line of every property on which each such use is located. **[Amended 5-18-1998 by Ord. No. 1998-8 ; 6-22-2015 by Ord. No. 2015-5 ; 6-11-2018 by Ord. No. 2018-5]**

- I. Shopping centers, except in areas designated as New Jersey Pinelands.
- J. Carpet, appliance and furniture sales and related uses.
- K. Motels and hotels, except in areas designated as New Jersey Pinelands.
- L. Storage and warehouse facilities.
- M. Public service infrastructure, except that sewer treatment and collection facilities shall be permitted to serve the C-2RD Zone only in accordance with § 340-21H(1)(b) of this chapter.
- N. Kennels. **[Added 8-8-2011 by Ord. No. 2011-17]**

§ 340-52. Prohibited uses.

Although it should be understood that any use not complying with the above specifications is prohibited, the following uses and activities are specifically prohibited:

- A. Junkyards.
- B. Adult bookstores.
- C. Trucking terminals.
- D. Playground equipment of any type or nature is prohibited in the front yard areas. **[Added 7-28-1997 by Ord. No. 1997-12]**

§ 340-53. Conditional uses.

- A. The following uses shall be permitted as conditional uses in Commercial Zones C-1, C-2 and C-3: **[Amended 3-25-1996 by Ord. No. 1996-8 ; 3-25-1996 by Ord. No. 1996-9]**
 - (1) Automobile repair, service or parts supply stations.
 - (2) Drive-in eating establishments subject to the following standard:
 - (a) The applicant shall be able to demonstrate that no adverse traffic impact will occur as a result of the construction of the proposed drive-in eating establishment.
- B. Notwithstanding the minimum lot areas set forth in the Schedule of Yard, Area and Bulk Requirements,¹ no such minimum lot area for a nonresidential use in the Pinelands Area of the C-2 Zone shall be less than that needed to meet the water quality standard of § 340-21H(1)(d), whether or not the lot may be served by a centralized sewer treatment or collection system.

1. Editor's Note: The Schedule of Area, Yard and Bulk Requirements is located at the end of this chapter.

§ 340-54. Signs.

See Article XIII, Signs.