

ARTICLE VII-A  
**PC-2 Major Commercial District<sup>1</sup>**

**§ 296-30. Purpose.**

The PC-2, or Major Commercial Zoning District, occurs in that area of the Township bounded by State Highway 73 and County Route 561 which is designated in the Pinelands Comprehensive Management Plan as part of the regional growth area. This district is intended for the development of shopping facilities and service and professional offices at a scale similar to a regional or subregional commercial center.

**§ 296-31. Permitted uses.**

Within the PC-2 District, land may be used and buildings or structures may be used, altered or erected for the following uses:

- A. General office buildings for use by businesses, professional personnel, governmental agencies, utility companies or similar uses.
- B. Research facilities.
- C. Hospital or related health-care facilities.
- D. Hotel or motel.
- E. Retail or personal service establishments, including, though not necessarily limited to, the following:
  - (1) Automobile dealerships.
  - (2) Appliance sales and repair stores.
  - (3) Banks and other fiduciary institutions.
  - (4) Bakeries.
  - (5) Barbershops and beauty parlors.
  - (6) Clothing stores.
  - (7) Department stores.
  - (8) Dry cleaners and laundries.
  - (9) Dry goods and variety stores.
  - (10) Drugstores.
  - (11) Florists.
  - (12) Furniture stores.

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1. Editor's Note: Ordinance No. O-6-02 amended the numeration of this Article from VII to VII-A.

- (13) Garden supply stores.
  - (14) Grocery and food stores.
  - (15) Hardware stores.
  - (16) Indoor theater.
  - (17) Lumber and building supply stores.
  - (18) Pet stores.
  - (19) Photographic supply sales and services.
  - (20) Restaurants, including fast-food drive-ins, and restaurant establishments where alcoholic beverages are sold or consumed.
  - (21) Stationery and office supply stores.
  - (22) Shoe sales and repair services.
- F. Gasoline filling stations and garages in accordance with the standards for garages and filling stations under § 294-54A and B of the Zoning Ordinance of the Township of Winslow and in accordance with the standards for the protection of water quality under Article XV of this chapter.
- G. Public service infrastructures.
- H. Accessory uses incidental to any of the foregoing uses, such as incidental storage facilities, required off-street parking and loading and unloading facilities.
- I. Alternative treatment center dispensaries, vertical alternative treatment center facilities (dispensary/cultivation and manufacturing) and stand-alone cultivation, manufacturing and/or testing facilities, as authorized by Ordinance No. 2019-024. **[Added 11-26-2019 by Ord. No. O-2019-024]**
- J. Any residential use that existed as of [the adoption of this ordinance] shall be considered a permitted use. The area, yard and bulk requirements for residential uses in the PR-4 Zone shall apply. Any future expansion of an existing residential use shall only require bulk variance relief, if needed, pursuant to N.J.S.A. 40:55D-70(c), rather than expansion of nonconforming use approval, pursuant to N.J.S.A. 40:55D-70(d)(2). **[Added 10-12-2021 by Ord. No. O-2021-023; amended 3-8-2022 by Ord. No. O-2022-004]**
- K. Warehousing and distribution operations as a conditional use. **[Added 3-14-2023 by Ord. No. O-2023-006]**
- (1) The following are specifically prohibited: fulfillment warehouse/centers, high-cube warehouses; and truck terminals.
  - (2) Office uses are permitted within a warehouse or distribution facility, provided that the office use is accessory to the warehouse/distribution.
  - (3) Any proposed warehousing or distribution operation is subject to the following

requirements; failure of a permitted warehouse or distribution operation development to comply with any of these requirements will require a d(3) conditional use variance:

- (a) Minimum lot/site size: three (3) acres.
  - (b) Maximum building coverage: fifty percent (50%).
  - (c) Maximum impervious coverage: eighty percent (80%).
  - (d) Minimum principal building setback (all sides): seventy-five (75) feet.
  - (e) Maximum building height: forty-five (45) feet.
  - (f) A fifty-foot (50') landscaped buffer shall be provided along all boundaries of the Tract.
  - (g) Off-street parking spaces shall be provided at the ratio of one (1) space per two thousand five hundred (2,500) square feet of gross floor area for warehouse and distribution uses; and one (1) space per two hundred fifty (250) square feet of gross floor area for office uses.
  - (h) A minimum of one (1) loading space shall be provided for the first ten thousand (10,000) square feet of warehouse or distribution gross floor area, plus an additional loading space for each additional twenty thousand (20,000) square feet or fraction thereof of gross floor area.
  - (i) All loading areas and tractor-trailer parking spaces shall be located to the rear of a proposed building.
  - (j) A maximum of one (1) freestanding sign is permitted per road frontage.
  - (k) A maximum of one (1) wall/facade sign per road frontage.
  - (l) All accessory uses, with the exception of fences, shall be setback from property lines a minimum of fifty (50) feet.
- (4) Any proposed warehousing or distribution operation is subject to the supplementary regulations found at § 296-52, Warehousing and Distribution Operations.

**§ 296-32. Area, yard and bulk requirements. [Amended 11-19-2002 by Ord. No. 0-27-02]**

- A. Within the PC-2 District, area, yard and bulk requirements shall meet those requirements listed under Schedule 3, Area, Yard and Bulk Requirements for Nonresidential Uses, included as an attachment to this chapter.
- B. Floor Area Ratio (FAR): 0.30. [Amended 3-26-2002 by Ord. No. 0-6-02; 10-12-2021 by Ord. No. O-2021-023; 3-8-2022 by Ord. No. O-2022-004]

**§ 296-33. Design and performance standards.**

All development proposed within the PC-2 District shall conform with all applicable standards under Article XV of this chapter.