

§ 19:4-5.44 Neighborhood Commercial zone; performance standards

All category A performance standards of N.J.A.C. 19:4-7 shall apply to all uses in the Neighborhood Commercial zone.

§ 19:4-5.45 Commercial Park zone; purposes

The Commercial Park zone is designed to accommodate commercial mixed use developments in compact centers designed to be interrelated to provide a mitigating effect upon peak hour traffic that would normally be generated from single commercial uses. Development should provide for safe and unimpeded pedestrian movement.

§ 19:4-5.46 Commercial Park zone; permitted uses

(a) The permitted uses in the Commercial Park zone are:

1. Banks;
2. Business support services;
3. Commercial recreation, indoor;
4. Cultural facilities;
5. Day care facilities;
6. Health care centers;
7. Hospitals;
8. Hotels and motels;
9. Marinas;
10. Offices, provided that one or more of the permitted uses in this zone are included;
11. Parks or recreation facilities;
12. Personal services;
13. Public utility uses, light;
14. Restaurants, excluding drive-in or drive-through facilities;
15. Retail;
16. Social services; and
17. Taxi and limousine services.

§ 19:4-5.47 Commercial Park zone; special exception uses

(a) The special exception uses in the Commercial Park zone are:

1. Assisted living facilities;
2. Movie theaters;
3. Nursing or rehabilitation facilities; and
4. Helistops.

§ 19:4-5.48 Commercial Park zone; lot size requirements

(a) The lot size requirements in the Commercial Park zone are:

1. Minimum lot area: three acres; and
2. Minimum lot width: 200 feet.

§ 19:4-5.49 Commercial Park zone; bulk regulations

(a) The bulk regulations in the Commercial Park zone are:

1. Maximum lot coverage: 50 percent;
2. Minimum open space: 25 percent;
3. Yards:
  - i. Minimum front: 0.3 feet per foot of height of principal structure, but in no case less than 35 feet;
  - ii. Minimum side: 30 feet; and
  - iii. Minimum rear: 30 feet; and
4. FAR: 1.25, not including the floor area of parking garages.

§ 19:4-5.50 Commercial Park zone; performance standards

(a) All uses in the Commercial Park zone shall comply with the performance standards of N.J.A.C. 19:4-7 as follows:

1. All category B performance standards shall apply, with the exception of hazardous materials, liquids, and chemicals; and
2. Category A performance standards shall apply for hazardous materials, liquids, and chemicals.

§ 19:4-5.51 Regional Commercial zone; purposes

The Regional Commercial zone contains large-scale commercial development proximate to major roadways and is designed to accommodate a range of commercial uses serving a regional market area. Development in the zone should incorporate regional retail facilities and large-scale commercial employment centers.

§ 19:4-5.52 Regional Commercial zone; permitted uses

(a) The permitted uses in the Regional Commercial zone are:

1. Banks;
2. Business services;
3. Commercial recreation, indoor;
4. Commercial recreation, outdoor;
5. Convention centers;
6. Cultural facilities;
7. Day care facilities;