

Chapter 16. Land Development

§ 16-4.11. CC-1 and CC-2 Community Commercial.

[Ord. #98-33, S 3; Ord. #04-1170, S 9; Ord. #07-1264, SS 1-3; Ord. #12-1418, S 10; Ord. #12-1427, SS 1-3]

a. Principal Permitted Uses on the Land and in Buildings.

1. Retail sales of goods and services.
2. Banks, including drive-in facilities.
3. Offices and office buildings.
4. Small animal hospitals in the CC-2 District only, excluding outside facilities and kennels.
5. Automobile sales through franchised new car dealerships in the CC-1 District only, provided that the use currently exists and provided that ingress and egress is from State Highway Route 206 only.
6. Child care centers licensed by the Department of Human Services pursuant to P.L. 1983, c. 492 (C.30:5B-1, et seq.).
7. Public utility uses as a conditional use under N.J.S.A. 40:55D-67 (See Subsection **16-6.1**, Conditional Uses, and specifically Subsection **16-6.1a** for the required conditions for public utility uses).
8. Service stations in the CC-2 District only as a conditional use under N.J.S.A. 40:55D-67 (See Subsection **16-6.1**, Conditional Uses, and specifically Subsection **16-6.1f** for the required conditions for service stations).

b. Accessory Uses Permitted.

1. Off-street parking (See Subsection **16-4.11g** hereinbelow for the specific minimum off-street parking requirements for the CC Districts and Subsection **16-5.8** for the design requirements for off-street parking, loading areas and driveways).
2. Off-street loading (See Subsection **16-4.11h** hereinbelow for the specific off-street loading requirements for the CC Districts).
3. Fences and walls (See Subsection **16-5.3** of this chapter for the design requirements for fences, walls, sight triangles and guiderails).
4. Signs (See Subsection **16-4.11** hereinbelow for the specific permitted signs within the CC Districts and Subsection **16-5.13** for the design requirements for signs).
5. Lighting (See Subsection **16-5.4** of this chapter for the design requirements for lighting).
6. Storage buildings limited to the storage of materials owned and used only by the principal permitted use on the subject property.
7. Temporary construction trailers and one temporary sign not exceeding 32 square feet in area, either attached to the trailer or freestanding, which advertises the prime contractor, subcontractor(s), architect, financing institution and similar data for the period of construction beginning with the issuance of a construction permit and ending with the issuance of a certificate of occupancy or one year, whichever time period is less. The temporary construction trailer(s) and temporary sign shall be located on the site where the construction is taking place and shall be set back at least 30 feet from all lot lines and from the right-of-way lines of all existing and proposed streets. There shall be at least one operating telephone within the trailer.

8. Satellite dish antennas as a conditional use under N.J.S.A. 40:55D-67 (See Subsection **16-6.1**, Conditional Uses, and specifically Subsection **16-6.1i** for the required conditions for satellite dish antennas).
 9. Small wind, solar or photovoltaic energy systems for the production of electric energy to serve the principal permitted use on the lot, provided the applicable requirements in Subsection **16-6.10** are met.
 10. Unconnected drive-in bank building/structure, provided the following requirements are met:
[Added 3-21-2019 by Ord. No. 19-1604]
 - (a) The floor area/footprint of the unconnected bank drive-in, measured as the horizontal area of the smallest rectangle that can encompass the building/structure, or combination of both, shall not exceed 20% of the total floor area of the main bank building.
 - (b) The bank drive-in building/structure shall be located in a rear yard.
 - (c) No parking area(s) located on the lot, which provide parking for the bank, shall be located in a front yard.
 - (d) The bank drive-in building/structure shall comply with the bulk and spatial regulations for accessory buildings/structures in the zone in which it is located.
- c. **Maximum Building Height.**
1. **Principal Buildings.** No principal building shall exceed 30 feet and 2 1/2 stories in height except as allowed in Subsection **16-6.2b** of this chapter, the General Exceptions and Modifications for Height Limits.
 2. **Accessory Buildings.** No accessory building shall exceed 25 feet in height and two stories unless a lower height is required in accordance with other provisions of this chapter.
- d. **Area and Yard Requirements.**

Principal Building Minimum Requirements	Individual Uses	Automobile Sales
Lot area	1/2 acre (21,780 square feet)	1 acre
Lot frontage	125 feet	150 feet
Lot width	125 feet	150 feet
Lot depth	150 feet	150 feet
Front yard	50 feet	60 feet
Side yard (each)	20 feet [1]	25 feet [1]
Rear yard	20 feet [1]	50 feet

Accessory Building Minimum Requirements	Individual Uses	Automobile Sales
Distance to side lot line	15 feet [1]	20 feet [1]
Distance to rear lot line	15 feet [1]	20 feet [1]
Distance to other building	20 feet	20 feet

Floor Area and Coverage Maximum Requirements	Individual Uses	Automobile Sales
Floor area ratio (F.A.R.)	0.20 [2]	0.20
Lot coverage	55%	55%

Footnotes For Subsection 16-4.11d Hereinabove

- [1] Except that the side and/or rear yard setback shall be 40 feet from any common property line with a residential zoning district.
- [2] The maximum floor/area ratio (F.A.R.) may be increased to up to 0.225 when a portion of a Master Plan roadway is provided on the subject property, when a fully constructed driveway interconnection is provided to an adjacent property, and/or when prominent decorative architectural elements (e.g., clock

towers, artwork, etc.) and community open spaces (i.e., central greens with sitting areas, vest-pocket parks, etc.) are provided which are integral to the design of the development.

e. Requirements for All Buildings and Sites Within the CC Districts.

1. General Architectural Requirements:

- (a) The exteriors of all buildings in a development, including any accessory buildings, shall be architecturally compatible and shall be constructed of complementary materials.
- (b) Architectural details, style, color, proportion and massing shall create a pedestrian scale development.

2. Building Size. No building within the CC-1 or CC-2 zoning district shall exceed 10,000 square feet of gross floor area.

3. Building Walkways:

Covered walkways (between eight feet and 50 feet wide) may be utilized to enable pedestrian circulation. All covered walkways in any yard area shall be excluded from calculations for gross floor area.

4. Building Entrances:

- (a) All entrances to a building shall be articulated utilizing architectural elements such as lintels, pediments, pilasters, columns, porticoes, porches, or overhangs.
- (b) Any such element utilized shall be architecturally compatible with the style, materials, colors, door treatment and architectural details of the overall building.

5. Facade Treatments:

- (a) Building exteriors shall have vertical and/or horizontal offsets to create visual breaks along each facade. Long, monotonous, uninterrupted walls are not permitted.
- (b) To the extent appropriate to the architectural design, building wall offsets, including projections such as balconies and canopies, recesses, and changes in floor levels shall be used to add architectural interest and variety and to mitigate the visual appearance of a simple, long wall.
- (c) Buildings with more than one street frontage shall be designed to have a front facade facing each frontage, and where a building faces a driveway, the building also shall have a front facade facing the driveway.
- (d) The architectural treatment of the front facade(s) shall be continued in its major features around all visibly exposed sides of a building.
- (e) All sides of a building shall be architecturally designed to be consistent regarding style, materials, colors and details.
- (f) Natural materials such as wood and masonry are recommended. High quality man-made materials also are permitted. Stucco may be used only as an accent in limited areas.
- (g) Dormers, gables, windows and other similar design features shall be provided across a building facade.

6. Roof Treatments:

- (a) The design of all buildings within a development shall include rooflines that are architecturally compatible or in context with existing buildings in the vicinity of the subject building. Within this context, rooflines that mix flat and pitched components are encouraged.
- (b) Pitched roofs shall have a minimum five to twelve-foot pitch, except where otherwise approved by the Planning Board or Zoning Board. Both gable and hipped roofs shall provide overhanging eaves that extend a minimum of one foot beyond the building wall along all sides of the building.
- (c) Buildings with flat roofs shall provide that all visibly exposed walls have an articulated cornice that projects horizontally from the vertical wall in order to create the appearance of a 1 1/2 to 2 1/2 story facade.

- (d) Long, monotonous, uninterrupted roof planes are not permitted. Roof-line offsets, dormers or gables shall be provided in order to provide architectural interest and variety to the massing of a building and to mitigate the visual appearance of a single, long roof.

7. Window Treatments:

- (a) Windows shall be appropriately proportioned to the building.
- (b) The first story facade of retail, office and restaurant buildings which faces a street and/or has a pedestrian access shall have large pane display windows which occupy at least 75% of the first story facade.
 - (1) The area of actual windows may be reduced by the Planning Board or Zoning Board in consideration of the needs of a particular use or for security purposes.
 - (2) However, where smaller windows are permitted, the design of the facade must include materials outlining the size of the windows equivalent to 75% of the first story facade, within which the permitted smaller windows can be located.

8. Additional Architectural Requirements:

- (a) All lighting, benches, trash receptacles and signage shall be designed to be compatible with the architecture of the building(s).
- (b) The mechanical equipment serving the building(s) shall be screened from public view by the design of the building and/or by landscaping features integrated with the overall design of the building(s).
- (c) The materials used for all internal sidewalks and pathways connecting buildings, parking areas and public areas to sidewalks along the street(s) and to the Township's pathway network shall be chosen to enhance the architecture of the building(s) and the attractiveness of the site development.

9. Multiple Uses and Buildings:

- (a) Any principal building may contain more than one principal use, except that a building containing an automobile sales use shall be limited to that principal use only, and provided that each use occupies a minimum gross floor area of 750 square feet.
- (b) In order to promote a village atmosphere of smaller buildings clustered in a pedestrian-oriented, nonlinear layout, multiple detached principal buildings shall be permitted on a lot, provided and in accordance with the following:
 - (1) All buildings shall be separated by a minimum of 20 feet where the separation is occupied by landscaping and/or is used for pedestrian movement only; or
 - (2) All buildings shall be separated by a minimum of 30 feet where the separation distance is used to any extent for parking and/or vehicular circulation; and
 - (3) In any case, the building separation requirements noted hereinabove shall not be construed to prohibit a covered pedestrian walkway between the buildings, whether the walkway is covered by a roof overhang or by some other roof covering; and
 - (4) The total floor area/ratio (F.A.R.) of all buildings does not exceed the maximum requirements specified in Subsection **16-4.11d**; and
 - (5) Access from the public street(s) to the buildings shall not be provided by individual driveways to each building, but by common drive(s) so as to reduce the number of access points along the street(s); and
 - (6) Parking shall be evenly distributed, with pedestrian connections between buildings and to all public areas within a development, and large parking lots shall be avoided, wherever possible; and
 - (7) A single controlling entity, such as a commercial owners' association or a single owner of the entire development, shall be provided for the maintenance of the landscaping, multiple-tenancy signs, detention basins, lighting and other common elements or shared structures and facilities; and

- (8) Blanket cross easements in a form satisfactory to the Township Attorney shall be provided throughout the development for irrevocable cross access for parking, utilities, maintenance and drainage.

f. General Requirements for the CC Districts.

1. Where feasible, driveways providing vehicular access between adjacent properties shall be permitted and required, with appropriate cross easements, and the on-site circulation systems and parking areas shall be designed to accommodate such interconnections between adjacent lots.
 2. No merchandise, products, equipment or similar material and objects shall be displayed or stored outside, except that permitted automobile sales uses are permitted outside display areas for automobiles for sale and outside storage areas for automobiles being repaired in accordance with the following:
 - (a) All such display and storage areas shall be paved as approved by the Board as part of the site plan submission, and all such areas shall be included as part of the calculation for lot coverage; and
 - (b) No such display and storage areas shall be located within 30 feet of any street line, within 15 feet of any property line not common with a residential zoning district, or within 40 feet of any property line common with a residential zoning district.
 3. All portions of a lot not covered by buildings or structures (e.g., parking lots, parking spaces, loading areas, access aisles, driveways, sidewalks, walkways, curbs, trash enclosures, etc.) shall be suitably landscaped with grass, shrubs, and trees and shall be maintained in good condition. In any case, no less than 45% of the area of any lot or tract shall be so landscaped, and the landscaped area may include approved detention and/or retention basins and approved septic fields.
 4. Within the side and rear yard setback areas along any common property line with a residential zoning district, no parking area, loading area, driveway or other structure, except fencing integrated with the landscaping plan and as approved by the Board, shall be permitted, and a minimum buffer screening shall be required within the setback area in accordance with the following:
 - (a) The buffer screening shall be at least 15 feet in width; and
 - (b) The buffer screening shall consist of densely planted evergreen trees at least six feet high at time of planting and spaced no more than 10 feet apart on-center. Where environmental conditions permit, earthen berms at least two feet in height shall be provided, if deemed appropriate by the Board.
 5. Within the CC District, no parking area, loading area, driveway or other structure (except for approved access ways, signs and fencing) shall be permitted within the first 25 feet adjacent to any street line nor within the first 10 feet adjacent to any other property line, and such areas shall be planted and maintained in lawn area or ground cover and shall be landscaped with trees and shrubbery as approved by the Board.
- g. Minimum Off-Street Parking. Each individual use shall provide parking spaces according to the following minimum provisions. Where a permitted use of land includes different specific activities with different specific parking requirements, the total number of required parking spaces shall be obtained by computing individually the parking requirements for each different activity and adding the resulting numbers together:
1. Retail sales and service uses, banks and offices shall provide parking at the ratio of one parking space per 200 square feet of gross floor area or part thereof. Additionally, drive-in banks shall provide room for at least 12 automobiles per drive-in window for queuing purposes.
 2. Automobile sales shall provide at least 10 parking spaces for customer convenience which shall be separated from vehicle display areas and not be used by employees who shall be provided parking spaces elsewhere on the property.
 3. Child care centers shall provide parking at the ratio of one parking space per employee plus one additional parking space for every eight children. Additionally, adequate area shall be provided for the loading and unloading of children, which shall take place on site and not in the public right-of-way.
 4. Parking areas for individual uses shall be designed to be interconnected with adjacent properties and shall utilize common entrance(s) and exit(s), where feasible, to minimize access points to the street.
 5. See Subsection **16-5.8** of this chapter for the design standards regarding off-street parking, loading areas and driveways.
- h. Off-Street Loading.

1. Each principal building shall provide at minimum one off-street loading space at the side or rear of the building or within the building. Any loading dock space shall be at least 15 feet in width by 40 feet in length with adequate ingress and egress from a public street and with adequate space for maneuvering. Additional spaces may be necessary and required dependent upon the specific activity. There shall be no loading or unloading from the street.
 2. There shall be at least one trash and garbage pick-up location within convenient access to the building being served, including provisions for the separation and collection of recyclable materials in accordance with the recycling requirements of Somerset County and in accordance with the following:
 - (a) The trash and garbage pick-up location shall be provided either within the building being served or in a pick-up location outside the building;
 - (b) If located within the building, the doorway may serve both the loading and trash/garbage functions, and if located outside the building, it may be located adjacent to or within the general loading area(s) provided the container in no way interferes with or restricts loading and unloading functions; and
 - (c) If located outside the building, the trash and garbage pick-up location shall include a steel-like, totally enclosed trash and garbage container located in a manner to be obscured from view from parking areas, streets and adjacent residential uses or zoning districts by a fence, wall, planting or combination of all three.
- i. Permitted Signs.
1. Each principal building may have one freestanding sign plus each principal permitted use may have one attached sign, provided and in accordance with the following:
 - (a) Any freestanding sign shall not exceed 25 square feet in area, shall be set back at least 10 feet from any street right-of-way line and 20 feet from any other property line and shall not exceed eight feet in height.
 - (b) Each principal first floor use in a building with direct access from the outside shall be permitted a sign attached flat against the building at or directly above the entrance to the individual use. The size of each such attached sign shall not exceed 1/2 square foot of sign area per one linear foot of buildings facade fronting on a street and occupied by the individual use, but in no case shall the size of the sign exceed 25 square feet in area. The combined size of all such attached signs on one facade of a building shall not exceed an area equivalent to 50 square feet.
 - (c) For corner lots, one additional attached sign is permitted for a principal use within the building which faces the additional street, provided that the sign shall not exceed 1/2 square foot of sign area per one linear foot of building facade fronting on said street, but in no case shall the size of the sign exceed 20 square feet in area.
 - (d) Second floor principal uses facing and having direct access from the outside shall be permitted one attached sign at the entrance to the use. The sign shall not exceed four square feet in area.
 2. See Subsection **16-5.13** of this chapter for permitted temporary signs, additional standards and the design requirements for signs.