

§ 870-62. Permitted uses.

In the C-1 Commercial Zone, no building, structure or premises shall be used and no building or structure shall be erected or structurally altered, except for the following uses:

- A. Single-family detached dwellings.
- B. Semidetached dwellings.
- C. Duplex (two-family) dwellings.
- D. Townhouse (attached/row) dwellings.
- E. Banks, financial and insurance offices.
- F. Business services.
- G. Club, social or fraternal.
- H. Convenience stores.
- I. Medical offices and facilities, including but not limited to doctor, dentist and veterinary offices, chiropractors and psychiatrists.
- J. Offices, office building and office complex.
- K. Personal services, including but not limited to barbershops, hairdressers, dry-cleaning establishments, photographers, funeral homes, shoe repairs, tailors, laundromats and travel agencies.
- L. Professional and private offices, including but not limited to real estate, accounting, insurance, architects, psychologists and lawyers.
- M. Retail stores, including but not limited to the sale of antiques, art, dry goods, variety and general merchandise, clothing, fabrics, floor covering, furniture and home furnishings, food, books, hardware, hobby and art supplies, garden supplies, flowers, drugs, handicraft art, household supplies or furnishings, pets, sale or repair of jewelry, sporting goods, watches and clocks, optical goods, musical, professional and office supplies and packed goods when sold only on the premises.
- N. Residential uses above nonresidential first floor.
- O. Restaurants, not including carry-out and drive-through.
- P. Retail food establishments.
- Q. Shopping centers.
- R. Tavern or bar.
- S. Buildings, structures, and other uses owned and operated by the City of Camden for municipal purposes.
- T. Parks, playgrounds or recreation areas, community center buildings, and libraries.

U. Public, private or parochial educational institutions.

§ 870-63. Accessory uses.

The following accessory uses shall be permitted in this zone:

- A. In-ground and aboveground swimming pools and/or other structures customarily incidental to a private swimming pool on a property, subject to the requirements of § 870-193.
- B. Accessory buildings and structures, subject to the requirements of § 870-189.
- C. Off-street parking and private garages, subject to the requirements of §§ 870-214 and 870-230 through 870-241.
- D. Fences and walls, subject to the requirements of § 870-197.
- E. Signs, subject to the requirements of § 870-253.
- F. Sidewalk cafe, subject to the requirements of § 870-217.

§ 870-64. Prohibited uses.

Any use not listed above shall be prohibited in the C-1 Commercial Zone, and specifically the following:

- A. Signs in any form except as permitted in this chapter.
- B. Lodging houses, boardinghouses, rooming houses, group homes, multifamily dwellings or any combination thereof.
- C. Wireless telecommunications facilities.
- D. Auto body shop.
- E. Automobile sales lot or building.
- F. Automobile service station, gasoline station, or motor vehicle service station.
- G. Car wash.
- H. Junkyards and automobile graveyards.
- I. Lumber and building supply sales and storage.
- J. Hotel or motel, or extended family stay facility.
- K. Wholesale, storage, and warehouse facilities.
- L. Commercial recreational facility.
- M. Farm market.
- N. Garden center.

O. Home center.

§ 870-65. Conditional uses.

The following conditional uses shall be permitted in this zone:

- A. Family day-care homes, subject to the requirements of § 870-202.
- B. Child-care centers, subject to the requirements of § 870-203.
- C. Parabolic dish antennas, subject to the requirements of § 870-210.
- D. Public utility facilities, subject to the requirements of § 870-191.
- E. Home occupations and home professional offices, subject to the requirements of § 870-201.
- F. Bed-and-breakfast, subject to the requirements of § 870-205.

§ 870-66. Area regulations.

Table 4
Area Regulations for the C-1 Commercial Zone

Requirements	Bulk Standards				
	Single-Family	Semi-Detached ¹	Duplex ³	Townhouse ⁴	Non-residential ⁷
Minimum lot area per dwelling unit or site area (square feet)	3,000	1,500	3,000	1,000	1,000
Maximum lot area per dwelling unit or site area (square feet)	4,000	3,000	6,000	3,000	N/A
Minimum lot width (feet)	30	20	20	20	20
Minimum lot depth (feet)	100	75	100	100	N/A
Maximum height ⁹	3 stories or 35 feet	3 stories or 35 feet	3 stories or 35 feet	3 stories or 35 feet	4 stories or 45 feet
Minimum depth of front yard ¹⁰ (feet)	10	10	10	10	N/A

Table 4
Area Regulations for the C-1 Commercial Zone
Bulk Standards
Type of Development

Requirements	Single-Family	Semi-Detached¹	Duplex³	Townhouse⁴	Non-residential⁷
Minimum aggregate width of side yards (feet)	25	25	25	NA ⁵	NA
Minimum width of each side yard (feet)	10	10 ²	10	See Note 6	20
Minimum depth of rear yard (feet)	10	10	10	10	30
Maximum lot building coverage	40%	60%	60%	60%	80%
Maximum lot impervious coverage	60%	80%	80%	80%	80%

Table 4 Notes:

1. Single-family semidetached dwelling unit with the units side-by-side as opposed to one on top of another.
2. Zero feet for common wall.
3. Two-family detached dwelling unit; a building on a single lot containing two dwelling units, each of which is totally separated from the other by unpierced ceiling and floor extending from exterior wall to exterior wall.
4. One of a series of three or more dwellings attached side-by-side in a row.
5. N/A — not applicable.
6. Interior lots at zero feet; end of corner lots at 10 feet.
7. Residential is allowed to mix with nonresidential uses but only if located above the first floor.

Table 4 Notes:

8. A mixed-use nonresidential and residential building shall comply with the nonresidential bulk standards.
9. A structure shall not have a height less than two stories or 30 feet measured from the average grade line perimetering the building to the top of the main roof cornice line, excluding necessary utility-type roof structure.
10. A front yard setback shall be provided to be not less than 10 feet. Where there is an existing building on each of two lots adjacent to a lot on which a proposed building is to be erected and both buildings have an alignment nearer to the street than the required front yard and where both buildings are within 100 feet of the proposed building, the average of the existing front yard depths of each adjacent lot shall be the minimum required front yard depth of the lot on which the proposed building is to be erected.
11. Maximum residential gross density is 30 dwelling units per acre.