

Chapter 430. Zoning and Land Development

Article III. Zoning Districts and Regulations

§ 430-19. C-2 Central Business Zone.

The following regulations shall apply to the C-2 Central Business Zone:

A. Permitted principal uses:

- (1) Retail, business and personal service establishments, such as but not limited to clothing and clothing accessory shops, gift shops, jewelry, art and craft shops, photographic equipment and supply stores, seed and garden supply stores, shoe stores, sporting and athletic goods stores, stamp and coin stores, toy stores, florist shops, etc.
- (2) Storage of furniture, refrigerators and other large, bulky furnishings.
- (3) Retail uses and services.
- (4) Consumer, professional and commercial service establishments.
- (5) Wholesale establishments.
- (6) Hotels and motels.
- (7) Banks and other fiduciary institutions.
- (8) Eating and drinking places with entertainment, restaurants, bars, tap rooms and taverns, but not drive-in restaurants.
- (9) Indoor theaters only.
- (10) Funeral homes.
- (11) Residency hotels, with meals.
- (12) Passenger terminal facilities, including taxi stands, bus and railroad passenger stations and similar uses.
- (13) Business, professional and governmental offices.
- (14) All principal uses as permitted in the C-1 Zone.
[Amended 9-21-2005 by Ord. No. 1304-2005]

B. Permitted accessory uses:

- (1) Off-street parking space, loading and ramp areas.
- (2) Storage of goods incidental to the conduct of a retail business.
- (3) All accessory uses as permitted in the C-1 Zone.
[Added 9-21-2005 by Ord. No. 1304-2005]

- C. Conditional uses. Uses requiring a conditional use permit, subject to the provisions of Article **VII** of this chapter:
- (1) High-rise tower residential multifamily uses which shall conform in all respects to all R-M(H) requirements of this chapter, provided that at least the first floor of any structure shall be devoted to commercial usage.
 - (2) Structures for public utilities and municipal services as necessary to provide adequate service and protection to the surrounding area, subject to the provisions of this chapter.
 - (3) Quasi-public buildings.
- D. Bulk regulations. Bulk regulations shall be as specified for the C-2 Zone in the Bulk Schedule attached to and made part of this chapter.^[1]
- [1] *Editor's Note: The Bulk Schedule is **included as an attachment to this chapter.***
- E. Permitted signs. As permitted under Section **430-62** of this chapter.
[Amended 9-21-2005 by Ord. No. 1304-2005]
- F. Parking and other provisions and requirements.
- (1) Off-street loading. Off-street loading berths for all retail and commercial establishments having a gross floor area in excess of ten thousand (10,000) square feet: one (1) loading berth for every ten thousand (10,000) square feet or fraction thereof of gross floor area.
 - (2) All elevators included in any project within this zone shall provide adequate width and length within the elevator car, and shall provide adequate elevator door width for use by any and all stretchers and such other victim transport utensils or other devices used by the Perth Amboy Emergency Services agencies.
- G. Prohibited uses:
- (1) All noncommercial uses, such as but not limited to residential, institutional or industrial uses not specifically permitted in this zone.
 - (2) Those uses creating noxious or injurious effects from dust, smoke, refuse, fumes, glare, vibrations or any uses involving any danger of fire, explosion or offensive noise, odors, heat or other objectionable influences.
 - (3) Billboards or signs painted upon the exterior side or rear walls of any principal or accessory building or structure. All signage to conform to Section **430-62** of this chapter.
[Amended 9-21-2005 by Ord. No. 1304-2005]
 - (4) Storefront churches, clubs, lodges, social clubs, and dance halls.
[Amended 9-21-2005 by Ord. No. 1304-2005]
 - (5) Any exterior storage of goods or materials.
 - (6) Fast-food and drive-in restaurants.
 - (7) Adult bookstores and amusement centers.
[Amended 9-21-2005 by Ord. No. 1304-2005]
 - (8) Automotive filling stations, automotive service stations, automotive sales and services, public garages, and automotive repair garages.
[Amended 9-21-2005 by Ord. No. 1304-2005]