

Chapter 295. Zoning

Article IX. C-1 Central Business District

§ 295-29. Purpose.

The purpose of the C-1 District shall be to provide for a pedestrian-oriented business district that will serve as a town center for the balance of the Borough. Retail, office and service uses shall be encouraged that will compliment adjoining residential, governmental and institutional uses. To preserve and enhance the pedestrian environment along the streets within the district, parking and loading activities will be directed to rear yard areas. Parking will also be provided by community lots and on-street, curbside parking.

§ 295-30. Permitted principal uses.

The following shall be permitted principal uses in the C-1 District:

- A. Retail stores and shops.
- B. Service uses including, but not limited to the repair and servicing of appliances, shoe repair, cleaners, laundries, tailors, barbershops and beauty salons.
- C. Offices and banks.
- D. Funeral homes.
- E. Medical service uses including but not limited to doctors, chiropractors, dentists, and medical clinics.
- F. Restaurants, coffees shops, taverns and similar uses, provided that no restaurant shall be permitted to have a drive-in or drive-through windows or services.
- G. Health clubs and exercise centers including dance studios and related uses.
- H. Residential apartments on the second and third floors of buildings with ground-floor business uses.
- I. Municipal facilities deemed necessary and appropriate by the governing body of the Borough of Newfield.
- J. Utility services as defined herein.
- K. Child-care centers and day-care centers.
- L. Warehouse and distribution.
[Added 2-9-2017 by Ord. No. 2017-1]

§ 295-33. Prohibited uses.

The following shall be expressly prohibited in the C-1 District:

- A. Motor vehicle sales and services including service stations.

- B. Residential uses except those permitted by this article.
- C. Restaurants with drive-up windows or drive-through services.

§ 295-34. Design guidelines.

A stable and attractive commercial center serves as an important component of any community. The guidelines that follow have been created as means of supporting and enhancing the overall character and quality of this district. New construction and the renovation of existing structures within the C-1 District is encouraged to adhere to the following guidelines:

- A. The primary surface materials used for exterior walls, especially walls facing or visible from a street, should be brick, stone, stucco, or concrete masonry block designed to replicate these materials through a textured or split face surface. Wood siding or vinyl siding that simulates wood will also be acceptable where these materials are appropriate to the architectural style and character of the structure.
- B. Where a building faces the street, it should be designed to compliment and encourage pedestrian traffic through appropriate entrance and window treatments.
- C. Building facades fronting the street should be furnished with windows at each level of the building. Blank, windowless walls or walls with limited or small windows shall be discouraged.