

§ 600-28. C-2 Downtown Commercial District. [Amended 2-23-2021 by Ord. No. 2021-1; 7-26-2022 by Ord. No. 2022-5; 3-12-2024 by Ord. No. 2024-4]

- A. Permitted principal uses. In a C-2 Downtown Commercial District, land, buildings, and structures shall be used only for the following permitted uses; provided, however, that no single business establishment shall occupy a total floor area in excess of 8,000 square feet. Permitted uses may require additional registration, permitting and/or municipal licensing or outside agency approvals.
- (1) Banks and finance, insurance, and real estate uses, such as banks and credit unions, and finance, insurance, and real estate offices, but excluding check cashing facilities.
 - (2) Eating and drinking establishments, such as full-service restaurants, where patrons order and are served while seated and pay after eating; limited-service restaurants, where patrons order and pay before eating at the restaurant or elsewhere; buffets and cafeterias, where patrons serve themselves and eat seated at the restaurant; distilleries, brewpubs, microbreweries; and caterers and catering halls, but excluding establishments with indoor recreational uses and drive-through services.
 - (3) Retail sale of fresh, packaged, and prepared foods and related items, including food markets, convenience stores, and small specialty supermarkets, such as baked goods and tortillas; beer, wine, and liquor; hot and cold beverages, ice, and soft drinks; dairy items; meats; confections, desserts, nuts, and snacks; fish and seafood; flowers; fruit and vegetables; herbs, seasonings, and spices; tobacco; and other consumable foodstuffs.
 - (4) Retail sale and associated repair of personal items, such as clothing, accessories, and shoes; jewelry, luggage, and leather goods; optical care and medical supplies; pet and pet supplies; pharmacies and health and personal care supplies; and similar items.
 - (5) Retail sale and associated repair of home improvement and household items, such as appliances and electronic devices; building equipment, materials, and supplies; furniture, home furnishings, and decorations; hardware; lawn and garden equipment, materials, and supplies; and similar items.
 - (6) Retail sale and associated repair of other domestic and small business items, such as artworks and craftworks, including production studios and galleries; audio, gaming, and video-electronic media, including rentals; automobile parts and supplies; books, newspapers, magazines, music, periodicals, and other nonelectronic media; computers and telecommunications devices and accessories; office supplies, stationery, cards, and gifts; hobbies, toys, and sporting goods; and similar items.
 - (7) Personal and household services, such as hair, nail, skin, diet, and weight care services; pet care services; florists; photography studios and photofinishing services; tailoring and dressmaking services; repair services for personal and household items, such as cameras, jewelry, musical instruments, precision equipment, and timepieces; computer, electronic, and telecommunications equipment; footwear, leather goods, and luggage; furniture, furnishings, and upholstery; home appliances; medical and optical supplies; and similar items, but excluding tattoo parlors, body piercing establishments, and adult or sexually oriented business.

- (8) Professional, scientific, and technical services, such as accounting, tax preparation, bookkeeping, and payroll services; advertising, public relations, and related services; architectural, engineering, and related services; computer systems design and related services; home improvement contractor services, without equipment and materials storage; legal services; management, scientific, and technical consulting services; marketing research and public opinion polling; physicians, dentists and other licensed health practitioners; specialized design services; translation and interpretation services; and veterinary services.
- (9) Indoor recreational uses, such as art galleries; libraries, museums, and historical sites; private and commercial athletic, exercise, fitness, spa, sports, and wellness centers; cinema, dancing, gaming, and performing arts uses and venues, and similar indoor uses and facilities.
- (10) Studios, facilities, and commercial venues for visual and decorative artists, crafters, designers, and instructors of two-dimensional illustration; photographic, electronic, sculptural, and textile media.
- (11) Studios and facilities for performing artists, instructors, and production staff for music, acrobatics, dance, oratory, storytelling, and theater media.
- (12) Government buildings, facilities, and uses, including post offices; administrative offices and courts; libraries, fire, police, and emergency facilities; parks and playgrounds; tourism and municipal parking facilities.
- (13) Educational and related services, such as tutoring, exam preparation and educational support services; instructional academies of fine, martial, and performing arts, languages, sports, recreation, driving; and similar services.
- (14) Funeral homes and mortuaries.
- (15) Laundromats.
- (16) Retail sale, consignment, barter, exchange, and pawning of antiques, artwork, clothing, electronics, furniture, gems, gift cards, jewelry, musical instruments, precious metals, sporting goods, and any and all other secondhand or used items of value by any individual or other entity.

B. Permitted accessory uses.

- (1) Only the following uses on the same lot with and customarily incidental to any of the foregoing permitted uses shall be permitted per § 600-12, such as:
 - (a) Fences and walls, per § 600-13;
 - (b) Off-street parking and loading, per § 600-14;
 - (c) Landscape buffer areas, per § 600-15;
 - (d) Signs, per § 600-17;
 - (e) Decks and patios per § 600-18.

- (f) Utility sheds and private garages; **[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]**
 - (g) Lighting per § 600-20;
 - (h) Home occupations on the ground floor of existing one- and two-family residential uses, per § 600-10K,
 - (i) Refuse enclosures;
 - (j) Roof-mounted solar and wind energy systems;
 - (k) Stormwater management and coastal resiliency facilities.
- (2) An eating and drinking establishment or retail prepared foods sales establishment shall be permitted to operate outdoor cafes in adjacent courtyards, plazas, rear yards, and on public sidewalks as an accessory use, provided pedestrian circulation and access to store entrances shall not be impaired and the following standards and guidelines are met:
- (a) To allow for pedestrian circulation, a minimum of five feet of sidewalk along the curb and to the entrances of the establishment shall be free of tables and other encumbrances.
 - (b) Outdoor cafes not occupying sidewalks shall be delineated by permanently placed planters, fencing, and/or walls. Outdoor cafes occupying sidewalk areas shall be delineated by moveable enclosures similar to those above.
 - (c) Awnings, canopies, or large umbrellas shall be permitted and located to provide shade. Colors shall complement building colors.
 - (d) Outdoor cafes shall provide outdoor trash receptacles.
 - (e) Tables, chairs, planters, trash receptacles, and other elements of street furniture shall be compatible with the architectural character of the building where the establishment is located.
 - (f) Outdoor entertainment is prohibited.
 - (g) Outdoor cafes shall be located a minimum of 50 feet from all residential lot lines.
 - (h) Operators or owners of establishments with outdoor cafes shall be responsible for trash pickup and shall maintain a litter-free and well-kept appearance within and immediately adjacent to the outdoor cafe.
 - (i) Outdoor cafes shall not be entitled to additional signage beyond what is permitted for the main use.
- (3) Art galleries and delivery services for all eating and drinking establishments.
- C. Conditional uses. The following conditional uses shall meet the requirements set forth in § 600-10:
- (1) Churches and places of worship.

- (2) Utility structures and facilities needed to provide the direct service of gas, electricity, telephone, television, internet, water, and sewerage, but not offices, garages, warehouses, maintenance areas, production facilities or similar commercially or industrially related operations of such companies.
 - (3) Quasi-public buildings and recreational areas with or without the following eating and drinking facilities conditions:
 - (a) Facilities shall be open only to members and their guests;
 - (b) Facilities shall be accessible only from within the main structure, except for loading and unloading areas or emergency exits; and
 - (c) Facilities may be leased for nonmember catered activities and events upon site plan approval, municipal licensing, and Burlington County Health Department licensing.
 - (4) Residential apartments over first floor permitted principal uses not exceeding 12 units per acre upon site plan approval.
 - (5) A temporary use of an existing storefront or other nonresidential structure, or pop-up business, for a permitted principal use that does not require any exterior additions to the structure, does not increase the prior use's off-street parking obligation, and is intended to be open to the public for a period no greater than 60 calendar days after it is opened to the public.
- D. Area and bulk regulations. The area and bulk regulations shall be in accordance with the requirements set forth in the Schedule of Area and Bulk Requirements.¹
- E. Other regulations. All other regulations of this chapter shall be applied accordingly.

1. Editor's Note: Said schedule is included as an attachment to this chapter.