

407 **“CC” COMMUNITY COMMERCIAL**
“HC” HIGHWAY COMMERCIAL

A. Principal Permitted Uses on the Land and in Buildings

1. Retail sales of goods and services.
2. Retail and personal services with the exception of: escort services, massage and tattoo parlors, pawn shops, dance halls, drug paraphernalia shops, nail salons not in conjunction with a full beauty shop.
3. Offices and office buildings.
4. Banks, including drive-in facilities.
5. Financial Service Centers in the “HC” District Only.
6. Funeral parlors.
7. Automobile repair garages and body shops.
8. Automobile sales through franchised new car dealers.
9. Car washes.
10. Restaurants and taverns, except that drive-in and fast food restaurants are only permitted in the “HC” District.
11. Theaters in the “HC” District only.
12. Garden centers in the “HC” District only.
13. Shopping centers comprised of the above uses.
14. Motels and hotels in the “HC” District only.
15. Mixed Multi-Family Commercial Development as a conditional use under N.J.S.A. 40:55D-67 (see Section 601 for standards).
16. Service stations as Conditional Uses under N.J.S.A. 40:55D-67 (see Section 601 for standards).
17. Public Utilities as Conditional Uses under N.J.S.A. 40:55D-67 (see Section 601 for standards).
18. Single-family detached dwellings in the “CC” District only in accordance with the requirements in Section 400 for the “R-15” District.
19. Public playgrounds, public conservation areas, public parks, public open space and ‘public purpose uses’ as defined in Section 200 of this Ordinance.
20. Indoor commercial recreation facilities completely contained within an enclosed structure including:

Arcade games
Billiards
Bowling
Electronic Golf
Exercise or Health Clubs or Spas

Hours of operation for any such facility located within two hundred (200) feet of any residential use or residential district shall not be earlier than 7:00 AM nor later than 11:00 PM Sunday through Thursday and not earlier than 7:00 AM nor later than 12:00 Midnight on Friday or Saturday.

21. Gymnasiums, racquetball clubs, skating rinks, and tennis clubs in the "HC" district only. Hours of operation for any such facility located within two hundred (200) feet of any residential use or residential district shall not be earlier than 7:00 AM nor later than 11:00 PM Sunday through Thursday and not earlier than 7:00 A.M. nor later than 12:00 Midnight on Friday or Saturday.
22. Rental car agencies as a principal use or in conjunction with a franchised new car dealer.
23. Bed and Breakfast Inns in Historic structures in the "CC" District only.

B. Accessory Uses Permitted

1. Off-street parking (see Section 407 F. hereinbelow and Section 508).
2. Fences and walls (see Section 503).
3. Signs (see Section 407 G. hereinbelow and Section 513).
4. Garages and storage buildings.
5. Satellite dish antennae as Conditional Uses under N.J.S.A. 40:55D-67 (see Section 601 for standards).
6. Temporary construction trailers and one (1) sign not exceeding fifty (50) square feet, advertising 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 concluding with the issuance of a certificate of occupancy or one (1) year, whichever is less, provided said trailer(s) and sign are on the site where construction is taking place and set back at least ten (10) feet from all street and lot lines.
7. Usual recreational facilities for motels and hotels only.

C. Maximum Building Height

No building height shall exceed thirty-five (35) feet in height and two and one-half (2-1/2) stories except as allowed in Section 602. One story buildings are discouraged and restricted by the F.A.R. and lot coverage requirements.

D. Area and Yard Requirements

	Individual Uses “CC” <u>District</u>	Individual Uses “HC” <u>District</u>	<u>Shopping Centers (1)</u>
<u>Principal Building</u>			
<u>Minimum</u>			
Lot area	20,000 s.f.	15,000 s.f.	2 ac.
Lot frontage	120’	100’	250’
Lot width	120’	100’	250’
Lot depth	150’	120’	250’
Side yard (each)	25’	20’	30’
Front yard	45’	40’	50’
Rear yard	30’	25’	35’
<u>Accessory Building</u>			
<u>Minimum</u>			
Distance to side line	10’	10’	30’
Distance to rear line	15’	15’	30’
Distance to other building (1)	20’	20’	20’
<u>Maximum</u>			
Floor Area Ratio	0.25 (2)	0.25 (2)	0.25 (2)
Lot coverage	70% (2)	70% (2)	70% (2)

(1) More than one (1) principal building shall be permitted in “shopping centers” only. All buildings shall be separated by a minimum of twenty (20) feet, provided such separation is to be used solely for pedestrian circulation. All buildings shall be separated by a minimum of fifty (50) feet where any part of such separation is to be used for parking or vehicular circulation. However, the separation requirements should not be construed to prohibit covered pedestrian walkways when the roof or covering of such walkway extends between the buildings.

(2) In those instances where two (2) adjacent property owners cooperate to share a common access driveway serving both properties and thereby eliminate an existing driveway access or do not propose a new access point to the roadway, then floor area ratio shall be 0.275 and the maximum lot coverage shall be seventy-five percent (75%) for both properties.

E. General Requirements

1. Any principal building may contain more than one (1) individual use, provided that the total Floor Area Ratio and Lot Coverage of the combined uses does not exceed the maximums specified and further, that any building not part of a shopping center shall have a maximum three (3) uses within it, and that each occupies a minimum gross floor area of 750 s.f.
2. Shopping centers in the “CC” District shall have individual buildings no larger than 10,000 s.f. gross floor area.
3. All buildings on a single commercial site shall be compatibly designed, whether constructed all at one time or in stages over a period of time. All building walls facing any street or residential district line shall be suitably finished for aesthetic purposes.
4. Unless otherwise specifically approved by the Board, no merchandise, products, equipment or similar material or objects shall be displayed or stored outside, and all solid waste not stored within a building shall be stored within an enclosed container.
5. All areas not utilized for buildings, parking, loading, access aisles, driveways or pedestrian walkways shall be suitably landscaped with shrubs, ground cover, seeding or similar plantings and maintained in good condition.
6. At least the first ten (10) feet adjacent to any street and/or property line shall not be used for parking and shall be planted and maintained in lawn area or ground cover and appropriately landscaped. The minimum setback area shall include a densely planted buffer of evergreen trees at least six (6) feet high at time of planting along any common property line with a residential district.
7. Each hotel or motel dwelling unit shall provide a minimum two hundred fifty (250) square feet of net habitable floor area for each unit containing one (1) sleeping room and one (1) bathroom, and three hundred fifty (350) square feet of net habitable floor area for each unit containing one (1) sleeping room, one (1) bathroom and cooking facilities. There shall be a residency limitation on all guests of thirty (30) days, provided that the residency limitation shall not apply to a permanent on-site superintendent’s apartment.
8. There shall be no direct traffic access onto local residential streets, which are those streets abutted exclusively by residential uses.

F. 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 individually computing the parking requirements for each different activity and adding the resulting numbers together.

1. Retail and service activities, including shopping centers, shall provide parking at the ratio of one (1) space per one hundred seventy-five (175) square feet of net habitable floor area.
2. Banks and medical/dental offices shall provide parking at the ratio of one (1) space per one hundred fifty (150) square feet of net habitable floor area. Additionally, drive-in banks shall provide room for at least eight (8) automobiles per drive-in window for queuing purposes.
3. General and non-medical/dental professional offices and funeral parlors shall provide parking at the ratio of one (1) space per two hundred fifty (250) square feet of net habitable floor area.
4. Restaurants and taverns shall provide a minimum of one (1) space for every three (3) seats, but in all cases a sufficient number of spaces to prevent any parking along public rights-of-way or private driveways, fire lanes and aisles.
5. Theaters shall provide one (1) space for every four (4) seats.
6. Bed and Breakfast Inns, motels and hotels shall provide one and one-quarter (1.25) spaces per room, plus one (1) space for every ten (10) seats provided in ancillary restaurant and/or convention facilities.
7. Automobile repair garages and body shops shall provide one (1) space for every one thousand (1,000) square feet or fraction thereof of net habitable floor area used for inside storage plus one (1) space for every seven hundred (700) square feet or fraction thereof of net habitable floor area used for repair or body work plus one (1) space for every two hundred (200) square feet or fraction thereof of net habitable floor area used for offices.
8. Garden centers shall provide parking at the ratio of six (6) spaces per one thousand (1,000) square feet of net habitable floor area of buildings, plus one-half (1/2) space per one thousand (1,000) square feet of outside storage, sale or display area.
9. Automobile sales shall provide ten (10) spaces for customer convenience separated from vehicular displays and not used by employees.
10. Car washes shall provide three (3) access lanes for each mechanized car wash entrance with each lane having a minimum capacity for ten (10) vehicles, plus one (1) separate space for each waxing, upholstery cleaning or self-service bay, with sufficient area to queue at least two (2) cars per bay without interfering with on-site traffic flow, plus one (1) space for each employee.

11. Indoor commercial recreation facilities shall provide one parking space per two hundred (200) square feet of gross floor area.
12. Tennis and racquetball clubs shall provide four (4) spaces for each court.
13. Bowling alleys shall provide four (4) spaces for each lane.
14. See Section 508 for additional standards.

G. Permitted Signs

1. Each principal commercial building not part of a shopping center may have one (1) major sign, either free-standing or attached, not exceeding five percent (5%) of the front facade of the principal building or fifty (50) square feet, whichever is smaller. Free-standing signs shall not exceed fifteen (15) feet in height and shall be set back at least twenty-five (25) feet from all street and property lines. Where a principal use occupying at least seven hundred fifty (750) square feet of segregated area has direct access from the outside, a sign not exceeding eight (8) square feet in area identifying the name of the activity shall also be permitted. Such additional sign(s) shall be either attached flat against the building at the entrance to the activity or suspended in perpendicular fashion from a roof over a common walkway. Suspended signs shall be no closer than eight (8) feet at their lowest point to the finished grade below.
2. Each shopping center may have one (1) free-standing sign along each road which the tract in question abuts, provided there exists at least one hundred fifty (150) feet of unbroken frontage. Such sign shall not exceed a height of twenty-five (25) feet; shall be set back from the street rights-of-way, drive-ways, and any property line at least fifty (50) feet; shall not exceed an area of one hundred (100) square feet; and shall be used only to display the shopping center's name and/or the names and individual uses therein.
 - a. Where uses share a common walkway, each use served by the walkway may have one (1) additional sign which shall be either attached flat against the building or be suspended in perpendicular fashion from the roof over the common walkway. Suspended signs shall be no closer than eight (8) feet at their lowest point to the finished grade level below them. No such sign shall exceed ten (10) square feet in area.
 - b. All signs in a shopping center shall conform in character with all other signs in the complex and shall blend with the overall architectural scheme of the shopping center.
3. Awnings shall be permitted subject to the requirements of Section 513 A.18. and the following provisions.
 - (a) Fixed or retractable awnings are permitted at the ground floor level and on upper floor levels where appropriate, provided they complement a building's architectural style, are compatible with its materials, colors, and details, and do not conceal a building's architectural features.

- (b) Canvas is the preferred awning material; although other waterproofed fabrics may be considered. Metal or aluminum awnings, translucent or backlit awnings are permitted.
 - (c) Letter and numbers on awnings shall not exceed ten (10) inches in height.
4. See Section 513 for additional standards.