

§ 35-5-12. HC-1, HIGHWAY COMMERCIAL.¹ [Ord. No. 03-24 § VII]

Purpose: The Highway Commercial HC-1 zoning district is intended to provide for services and retail commercial uses along County Route 537 and recognizes the existence of fast food restaurants, convenience shopping and the potential for other uses to serve the needs of the tourist trade generated by Great Adventure and other travelers exiting off I-195.

§ 35-5-12.1. Permitted Principal Use. [Ord. No. 03-24 § VII; Ord. No. 2015-05 § 2]

The following uses are permitted as a matter of right in this Zone:

- a. Retail trade establishments such as but not limited to the following:
 1. Bakery.
 2. Candy and confectionery store.
 3. Clothing store.
 4. Delicatessen.
 5. Drugstore.
 6. Florist.
 7. Grocery store.
 8. Hardware store.
 9. Liquor store.
 10. Newspaper, book and tobacco store.
 11. Toy store.
 12. Appliance store.
- b. Service trade establishments limited to the following:
 1. Banks and similar forms of financial institutions.
 2. Barber shop.
 3. Beauty shop.
 4. Dry cleaning and laundry pick-up stations only. No dry cleaning or laundry is permitted on the premises.
 5. Medical, dental, optician and optometrist offices and professional offices including accounting, attorney, engineering, architectural, surveying, realtor, and similar types of offices.

1. Editor's Note: Section 35-5-12, "CI, Commercial Industrial Zone" was deleted in its entirety by Ord. No. 00-04 § V.

6. Repair service (radio, television, appliances, shoe, clothing, lawn and garden equipment, etc.)
 7. Undertaking and funeral homes.
 8. Pest control, electrical, plumbing and auto parts.
 9. Dance school.
 10. Martial arts school.
 11. Fitness Center.
- c. Theaters, bowling alleys and similar forms of indoor commercial recreation.
 - d. Ice and roller skating rinks.
 - e. Indoor and outdoor tennis courts.
 - f. Health spas shall be contained in a structure and shall meet the requirements of Schedule of Area, Yard and Building Requirements as to minimum gross floor area.
 - g. Quasi-public buildings and facilities for group assemblies, including patriotic societies, lodges, veterans' organizations, fraternal, charitable organizations, including social clubs, subject to the standards and conditions set forth in Article 6.
 - h. Farms and agriculture.
 - i. Child-care centers.

§ 35-5-12.2. Permitted Accessory Uses. [Ord. No. 03-24 § VII]

The following accessory uses normally incidental to a permitted use are permitted:

- a. Customary farm buildings other than residential.
- b. Structures or areas for the sale of farm products not in excess of 1,000 square feet.
- c. Accessory sheds that are utilized for the purposes of storing equipment for on-site use, subject to the height and size requirements of the accessory buildings and structures section of this chapter² and the setback requirements found in the Schedule of Area, Yard and Building Requirements. [Added 5-20-2020 by Ord. No. 20-12]

§ 35-5-12.3. Conditional Uses. [Ord. No. 03-24 § VII]

The following uses may be permitted after application to and approval of the Planning Board:

- a. Golf courses subject to the standards and conditions set forth in Article 6.
- b. Swim clubs subject to the standards and conditions set forth in Article 6.
- c. Restaurants including Category-One, Category-Two and Drive Thru and Taverns as set forth

2. Editor's Note: See § 35-4-9, Accessory Buildings and Structures.

in Article 6.