

Chapter 19. Land Development

Article 19-400. Zoning District Regulations

§ 19-411. CC Community Commercial.

[Added 10-19-2005 by Ord. No. 2005-16]

A. Principal permitted uses on the land and buildings.

- (1) Retail sales of goods.
- (2) Retail sales of personal services, limited to beauty shops, barbershops, shoe repair shops, tailor/seamstress shops, fitness centers, and other similar small scale personal service uses.
- (3) Banks, including drive-in facilities.
- (4) Offices and office buildings, including professional offices and real estate agencies and services.
- (5) Restaurants, excluding drive-through windows.
- (6) Child-care centers.
- (7) Funeral homes.
- (8) Conservation areas.
- (9) Open space.
- (10) Public parks, playgrounds, and public purpose uses.
- (11) Small animal hospitals, excluding outside facilities and kennels.
- (12) Repair shops for small appliances, engines, and office machines, which are portable by hand.
- (13) Farms as conditional uses under N.J.S.A. 40:55D-67. (See § **19-601** for conditions and standards.)
- (14) Bed-and-breakfasts as conditional uses under 40:55D-67. (See § **19-601** for other conditions and standards.)

B. Accessory uses permitted.

- (1) Off-street parking. (See Subsection § **19-411F** herein below for zoning requirements and § **19-511** for design requirements.)
- (2) Fences and walls. See § **19-505** for design requirements.)
- (3) Off-street loading. (See Subsection **19-411G** herein below for zoning requirements and § **19-511** for design requirements.)

- (4) Temporary construction trailers and one sign not exceeding 32 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 one month after the issuance of a certificate of occupancy, provided said trailer(s) and sign are on the site where the construction is taking place, are not on any existing or proposed street or easement, and are set back at least 30 feet from all street and lot lines. There shall be at least one working telephone in the trailer.

C. Maximum building height.

- (1) No principal building shall exceed 30 feet in height and 2.5 stories;
- (2) No accessory building shall exceed 25 feet in height and two stories; and
- (3) The exceptions to height limits specified in Subsection **19-402C** of this chapter shall apply as applicable.

D. Area and yard requirements for the CC District.

Principal Building	Individual Uses
Minimum	
Lot area	1 ac.
Lot frontage	150'
Lot width	150'
Lot depth	150'
Side yard (each)	30' ^[1]
Front yard	75'
Rear yard	50'
Accessory Building	
Minimum	
Distance to side line	20'
Distance to rear line	20'
Distance to other building	20'
Maximum	
Floor area ratio	0.175
Lot coverage	40% ^[2]

FOOTNOTES TO § 19-411D

^[1]The minimum principal building setback shall be fifty feet where a property line abuts a residential district or use, within which a twenty-foot-wide buffer shall be required.

^[2]An additional 10% coverage is permitted if impervious pavement in a form acceptable to the Township Engineer is used for the additional coverage.

E. General requirements.

- (1) One building may contain more than one principal use of the same use category, provided that each use occupies a minimum gross floor area of 500 square feet and that the combined off-street parking requirements for all uses are met. Maximum building size shall be 15,000 square feet for any individual building.
- (2) Unless otherwise specifically approved by the Board as part of a site plan application, no merchandise, product, equipment or similar material or objects shall be displayed or stored outside. Where merchandise, products, equipment or similar material or objects are approved

by the Board to be displayed or stored outside, the materials shall be suitably screened to be obscured from view from adjacent residential uses and must be situated within the property lines of the principal use.

- (3) All areas not utilized for buildings, parking, loading, access aisles and driveways or pedestrian walkways shall be suitably landscaped with grass, shrubs, ground cover, or trees and shall be maintained in good condition.
- (4) At least the first 50 feet adjacent to any street line and 25 feet adjacent to any side or rear property line shall not be used for parking, vehicular circulation and/or loading and shall be planted and maintained with landscaping. Moreover, at least the first 20 feet along the common boundary with a residential zoning district line shall be utilized as buffer screening as defined in § **19-203** and described in § **19-507C** of this chapter.
- (5) All buildings shall meet the following design requirements:
 - (a) All buildings shall be compatibly designed, whether constructed all at one time or in stages over a period of time; and
 - (b) All building walls facing any street or residential use and/or residential zoning district shall be suitably finished for aesthetic purposes.

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

- (1) Retail sales of goods and/or services shall provide parking at the ratio of one parking space per 200 square feet of gross floor area or part thereof.
- (2) Banks and offices shall provide parking at the ratio of one parking space per 250 square feet of gross floor area or part thereof. Additionally, drive-in windows for banks shall provide room for at least 12 automobiles per window for queuing purposes.
- (3) Restaurants shall provide one parking space for every three seats but, in any case, a sufficient number of spaces to prevent any parking along public rights-of-way or private driveways, fire lanes and aisles.
- (4) Child-care centers shall provide parking at a ratio of one parking space per employee, plus one additional parking space for every eight children. Adequate spaces shall be provided for the loading and unloading of children which shall take place on-site and not in the public right-of-way.
- (5) All other uses shall provide off-street parking in accordance with the following:
 - (a) One space per 200 square feet of gross floor area used for offices or sales; plus
 - (b) One space per 500 square feet of gross floor area used for research, assembly or animal surgery; plus
 - (c) One space per 1,000 square feet of gross floor area used for storage; and
 - (d) Any activity that does not fit any of the above categories shall provide adequate off-street parking, as testified to by the applicant and as approved by the Board during site plan review.
- (6) Parking areas for individual uses shall be designed to be interconnected with adjacent properties, whenever possible, and shall utilize common entrance(s) and exits(s), where feasible, in order to minimize access points to the street.
- (7) See § **19-511** for the design requirements for nonresidential uses.

G. Off-street loading.

- (1) Each principal building shall provide at least one off-street loading space at the side or rear of the building or within the building. Each loading space shall be at least 15 feet in width by 40 feet in length, with adequate ingress and egress from a public street and with adequate space for maneuvering. Additional spaces may be necessary and required dependent upon the specific activity. There shall be no loading or unloading from the street.
- (2) There shall be at least one trash and garbage pickup location, including provisions for recyclable materials, provided by each building. The location shall be separated from the parking spaces by either a location within the building or in a pickup location outside the building which shall be a steel-like, totally enclosed container located in a manner to be obscured from view from parking areas, streets and adjacent residential uses or zoning districts by a fence, wall, planting or combination of all three. If located within the building, the doorway may serve both the loading and trash/garbage functions and, if located outside the building, it may be located adjacent to or within the general loading area(s), provided that the container in no way interferes with or restricts the loading and unloading functions.

H. Signs.

- (1) Individual uses: Each principal commercial building not part of a shopping center may have one major attached and one freestanding sign in accordance with the following:
 - (a) The aggregate area of both signs shall not exceed 75 square feet.
 - (b) The attached sign shall not exceed an area equivalent to 5% of the front facade of the principal building upon which the sign is attached.
 - (c) The freestanding sign shall be set back at least 25 feet from all street and property lines and shall not exceed 15 feet in height.
 - (d) Where a use in a multitenant building occupies at least 500 square feet of segregated habitable floor area with direct access from the outside, one additional sign for each use, not exceeding eight square feet in area and identifying the name of the use only, may be attached to a building at the entrance to the use.
- (2) Any sign illumination external to the sign shall be designed, oriented and landscaped to prevent any sight of the lamp from the street or neighboring properties.
- (3) See § **19-516** of this chapter for the design standards regarding signs.