

§ 21-18. C-1 CENTRAL COMMERCIAL ZONE. [Ord. 255; Ord. #592; 1972 Code § 89-17]

The purpose of the C-1 Central Commercial Zone is to provide a retail center in which will be found the convenience shopping goods and services required to meet the daily needs of residents and to provide an area for central government. It is specifically for retail sales and services and municipal government functions. Every encouragement is given to have appropriate architecture to enhance a marine-oriented community.

§ 21-18.1. Permitted Uses. [Ord. #255; Ord. #592; 1972 Code § 89-17]

- a. A building may be erected, altered, or used, and a lot or premises may be occupied and used for any of the following purposes:

Antique shops.

Apparel.

Appliance store.

Artist's supply.

Bakery shop.

Bank and trust company.

Barber shop.

Beauty and cosmetic shop.

Bicycle shop.

Books, periodicals, newspaper sales.

Business offices.

Butcher shop or meat market (no slaughtering permitted).

Candy shop.

Card shop.

Ceramic shop.

Cigars and tobacco.

Cleaner pick-up or laundry pick-up only.

Coin dealer.

Dairy products.

Delicatessen.

Drug store.
Feed store and mill.
Finance companies.
Florists.
Fruit stores and vegetable markets.
Gift shop.
Grocery stores.
Hardware stores.
Hobby shop.
Ice cream shop.
Jewelry shop.
Library.
Liquor store.
Locksmith.
Luncheonette (non-drive-in).
Medical clinic and offices (out-patient).
Municipal uses.
Musical instrument store.
Newsstand.
Notaries.
Paint, glass and wallpaper stores.
Pet shop.
Pharmacy.
Photography studios.
Police and fire stations.
Professional offices.
Public utilities office.
Post office.

- Real estate and insurance.
- Record shop.
- Restaurant (non-drive-in, non-fast food).
- Sandwich shop (non-drive-in).
- Savings and loan associations.
- Seafood store.
- Shoe or hat repair shop.
- Snack bar (non-drive-in).
- Specialty food stores (i.e., herbs, spices etc.)
- Sporting goods store.
- Stationery store.
- Tailors.
- Tavern.
- Television, radio, electronics, sales and service.
- Travel agencies.

b. Accessory buildings and uses including.

1. Private garage space not to exceed three spaces for the storage of vehicles operated exclusively as part of a permitted use.
2. Signs subject to the provisions of Article V of this Ordinance.
3. Fences and hedges subject to the provisions of Article VII of this Chapter.
4. Buildings for tools and equipment used for maintenance of the grounds.
5. Other customary accessory uses and structures which are clearly incidental to the principal structure and use.

c. The following uses are permitted subject to the Planning Board approval and the special conditions of Article X of this Chapter:

1. Government and public buildings and services necessary to the health, safety, convenience and general welfare of the inhabitants of the township.
2. Churches, synagogues, parish houses, and similar religious uses.
3. Public utility installations.

4. Quasi-public uses, including clubs, lodges, and similar uses.
5. Automobile sales and service.
6. Automobile gasoline station.