

[NOTE: The previous section has been added per Ordinance No. 03-035]

**§ 404.09 C-6 – Route 33 East Commercial**

A. Purpose. The C-6 Zone District provides for business uses appropriate to the Route 33 highway corridor of Neptune Township situated east of Route 18.

B. Permitted uses.

1. Radio, television & other electronics stores
2. Computer & software stores
3. Musical instrument Stores
4. Music stores (CDs, cassettes, videos, records)
5. Convenience stores
6. Retail bakeries
7. Delicatessens
8. Butcher shops
9. Fish & seafood markets
10. Fruit & vegetable markets
11. Beer, wine & liquor stores
12. Pharmacies & drug stores
13. Cosmetics, beauty supplies & perfume store
14. Food (health) supplement stores
15. Health & personal care stores
16. Family clothing & apparel stores
17. Lingerie and corset stores
18. Swimwear stores
19. Jewelry stores
20. Shoe stores
21. Hobby, toy & game stores
22. Bicycle stores
23. Sporting goods stores (excluding firearms)

24. Arts & craft shops
25. Family book stores
26. Magazine/newspaper stands
27. Florists / flower shops
28. Gift shops
29. Greeting card stores
30. Office equipment, supplies & stationery stores
31. Pet food & pet supplies stores
32. Pet stores
33. Tobacco shops
34. Art dealers
35. Antique shops
36. Commercial banking
37. Savings institutions
38. Bank
39. Credit unions
40. Consumer lending
41. Real estate credit
42. All other nondepository credit intermediation
43. Financial clearinghouse & reserve activities
44. Investment banking & securities dealing
45. Securities brokerage
46. Direct life Insurance carriers
47. Direct health & medical insurance carriers
48. Insurance agencies & brokerages
49. Claims adjusting
50. All other insurance related activities
51. Offices of real estate agents

52. Offices of real estate appraisers
53. Other activities related to real estate
54. Video tape & disc rental
55. Home health equipment rental
56. Musical instrument rental
57. Private or Public Elementary, Middle or High School
58. Early childhood education center
59. Computer training facility
60. Apprenticeship training
61. Sports & recreation instruction
62. Art, music, dance & martial-arts instruction
63. Offices of physicians (exc mental health)
64. Offices of physicians, mental health
65. Offices of dentists
66. Offices of chiropractors
67. Offices of optometrists
68. Offices of physical, occupational and speech therapists, and audiologists
69. Offices of podiatrists
70. All other outpatient care centers
71. Diagnostic Imaging centers
72. Home health care services
73. Child Care Center
74. Agents, managers for artists & other public entertainers
75. Independent artists, writers & performers
76. Marinas
77. Health and Fitness Club
78. Public Community Centers
79. Public Parks and recreational facilities

*TOWNSHIP OF NEPTUNE - LAND DEVELOPMENT ORDINANCE*

---

80. Community swimming pool, indoor
81. Theater, Motion Picture (indoor)
82. Theater, Performing Arts
83. Civic & social organizations
84. Professional organizations
85. Labor unions & similar labor organizations
86. Drinking places (alcoholic beverages)
87. Food service contractors / catering
88. Full-service restaurants
89. Restaurant
90. Restaurant, take-out
91. Barber & beauty shops, beauty salons & parlors, hairdressers
92. Cosmetic salons & cosmetology services
93. Hotel beauty parlors and beauty shops
94. Manicure salon or nail services
95. Wig grooming service
96. Diet & weight reducing centers
97. Baths (steam, Turkish, vapor, mineral)
98. Depilatory salons (hair removal)
99. Ear piercing services
100. Body piercing services
101. Electrologist's studio
102. Electrolysis studio
103. Massage parlor
104. Scalp treatment
105. Hair replacement
106. Tanning salons
107. Musical instrument repair shop

- 108. Leather goods repair services
- 109. Shoe repair and shoeshine parlors
- 110. Bicycle repair shops
- 111. Locksmiths
- 112. Dry-cleaning & laundry services (excluding coin-op)
- 113. Tailor and mending of garments
- 114. Film developing services, retail
- 115. Pet grooming services
- 116. Offices of lawyers
- 117. Offices of certified public accountants
- 118. Other accounting services
- 119. Architectural services
- 120. Landscape architectural services
- 121. Professional planning services
- 122. Engineering services
- 123. Building inspection services
- 124. Testing laboratories
- 125. Custom computer programming services
- 126. Computer systems design services
- 127. Computer facilities management services
- 128. Other computer related services
- 129. Administration & general management consulting services
- 130. Other scientific & technical consulting services
- 131. Advertising agencies
- 132. Other services related to advertising
- 133. Photography studios & videography services
- 134. Corporate, subsidiary & regional managing office
- 135. Office administrative services

136. Private mail centers
137. Quick printing
138. All other business support services
139. Travel agencies
140. Investigation and security services
141. Security systems services (except locksmiths)
142. Municipal facilities
143. Fire department facilities
144. Public safety facilities
145. First aid facilities
146. Board of Education facilities
147. Frozen specialty food manufacturing
148. Newspaper publishers
149. Book publishers
150. Software publishers
151. Film & sound recording studios

**C. Conditional uses.**

1. Restaurant, drive-through
2. Public Utility Facility
3. Electricity regulating substations

**D. Accessory uses.**

1. Uses customarily incidental and accessory to a principal permitted use
2. Outdoor Displays and Sales
3. Educational support services
4. Recreational clubhouse, concession stand
5. Outdoor Dining Facility
6. Parking for principal use
7. Telephone communication distribution

8. Coaxial cable communication distribution
  9. Emergency services radio communication facilities
  10. Natural gas distribution
  11. Electric power transmission & distribution
  12. Public water supply purveyance & distribution
  13. Sanitary sewer lines
- E. Bulk regulations. Regulations set forth in Schedule B-1 for the Town Commercial (B-1) Zone shall govern.

[NOTE: The previous section has been added per Ordinance No. 03-035]

**§ 404.10 C-7 – Route 35 Commercial**

- A. Purpose. The C-7 Zone District provides for business uses appropriate to the Route 35 highway corridor of Neptune Township situated south of the West Lake Avenue Town Commercial Zone.
- B. Permitted uses.
1. Furniture stores
  2. Floor covering stores
  3. Home furnishings stores
  4. Household appliance stores
  5. Radio, television & other electronics stores
  6. Computer & software stores
  7. Musical instrument Stores
  8. Music stores (CDs, cassettes, videos, records)
  9. Hardware stores
  10. Grocery (except convenience) stores
  11. Convenience stores
  12. Retail bakeries
  13. Delicatessens
  14. Butcher shops
  15. Fish & seafood markets

Zoning Schedule B - Zoning District Bulk Regulations

	Minimum Lot Area (square feet)	Maximum Density (d.u. per acre)	Maximum Floor Area Ratio	Minimum Lot Width (feet)	Minimum Lot Frontage (feet)	Minimum Lot Depth (feet)	Front Yard Setback (feet)	Side Yard Setback (feet)	Combined Side Yard Setback (feet)	Rear Yard Setback (feet)	Maximum Percent Building Cover	Maximum Percent Total Lot Coverage	Maximum Number of Stories	Maximum Building Height (feet)	Minimum Improvable Area (MLA in square feet)	M.I.A.-Diameter of Circle (feet)
R-1	12,500	3.4	N/A	100	100	125	35	10	25	35*	25%	35%	2.5	35	2,600	33
R-2	10,000	4.3	N/A	100	100	100	25	10	25	30*	30%	40%	2.5	35	2,400	32
R-3	7,500	5.8	N/A	75	75	100	20	10	20	30*	30%	45%	2.5	36	2,000	29
R-4	5,000	8.7	N/A	50	50	100	20	5	15	30*	50%	65%	2.5	35	1,200	23
R-5																
Single Family	6,000	8.7	N/A	50	50	100	20	5	15	30*	50%	65%	2.5	35	1,200	23
Multifamily	120,000	10	N/A	250	250	250	20	15	30	15	30%	55%	3	48	39,600	129
Town House	120,000	8	N/A	250	250	250	20	15	30	15	30%	55%	3	48	39,600	129
B-1, C-4, C-6, C-7	15,000	N/A	0.6	100	100	100	15	10	25	20	35%	80%	3	48	7,200	55
B-2	20,000	N/A	1	100	100	100	20	15	35	20	40%	70%	3	45	8,400	60
B-3	10,000	8	0.7	100	100	100	20	10	20	20	40%	80%	3	35	4,800	45
C-1	2.5 acres	N/A	0.6	500	500	600	50	30	60	40	30%	65%	2	40	84,900	189
C-2, C-3, C-5	50,000	N/A	0.6	200	200	250	40	30	60	40	30%	65%	2	30	19,500	91
LI	40,000	N/A	1.5	150	150	200	40	25	50	25	40%	70%	4	60	16,800	84
PUD																
Civic	200,000	N/A	1	150	150	150	50	50	150	75	40%	80%	6	100	96,000	201
HD-R-1	1,800	24.2	N/A	30	30	60	**	2	4	3.1	85%	90%	2.5	35	1,000	21
HD-O																
Single Family	1,800	24.2	N/A	30	30	60	**	2	4	3.1	85%	90%	2.5	35	1,000	21
Existing Hotel	3,600	N/A	3.5	60	60	60	**	2	4	3.1	85%	90%	4	50	1,900	28
New Hotel	10,000	N/A	3.5	90	90	60	**	2	6	3.1	85%	90%	4	65	5,400	48
HD-R-2	18,000	48	N/A	120	120	120	5	2	4	10	85%	90%	3	40	9,700	64
HD-B-1	3,600	24.2	2.8	30	30	60	0	0	0	3.1	90%	95%	3	35	2,100	30

\* see Section 411.07 Relating to Supplementary Regulations for Decks and Porches

\*\* see Section 413.06 for Supplementary Yard regulations in Ocean Grove

NOTE: Amended per Ordinance No.