

§84-51. C-2 Neighborhood Commercial District

The following regulations shall apply in the C-2 Neighborhood Commercial District

A. [Amended 10-13-1988 by Ord. No. 52-88; 9-27-1990 by Ord. No. 43-90] Permitted uses. One (1) or a combination of retail and/or service uses of a neighborhood nature of the following types:

- (1) General merchandise.
 - (2) Food.
 - (3) Apparel and accessories.
 - (4) Eating and drinking establishments, except drive-in restaurants.
 - (5) Variety stores.
 - (6) Drugstores.
 - (7) Liquor stores.
 - (8) Florists.
 - (9) Finance, insurance and real estate services.
 - (10) Personal services.
 - (11) Business services.
 - (12) Principal and accessory residences as existing or proved at the time of the passage of his section.
- **Webmasters Note:** The previous subsection has been amended as per Ordinance No. 2000- 17.
- (13) Professional services.
 - (14) Government buildings and grounds.
 - (15) Temporary buildings for uses incidental to construction work, provided that such buildings are removed upon completion or abandonment of the construction work.

B. Permitted accessory uses.

(1) Customary accessory uses and buildings which are clearly incidental to the [principal use](#) and [building](#).

C. Area, yard and [building](#) requirements

(1.) For pre-existing or approved residential uses which are permitted under §84-51A(16) above the requirements of the R-20 Residential one as specified in the schedule of requirements in §84-29 shall apply.

(2.) For all other uses, the requirements specified for the C-2 Neighborhood Commercial Zone in the schedule of requirements in §84-29 of this chapter shall apply.

****Webmasters Note:** The previous subsection, C., has been amended as per Ordinance No. 2000-17.

D. Conditional uses. Uses requiring a [conditional use permit](#) are subject to the provisions of Article IV of this chapter.

(1) Public utilities.

(2) Motor vehicle service stations.

(3) Amusement arcades. [Added 7-15-1993 by Ord. No. 8-93]

E. Signs are regulated as per §84-62 of this chapter.

F. Fences are subject to the provisions of §84-58 of this chapter.

G. Parking is regulated as per §84-60 of this chapter.

H. Off-street loading is subject to the provisions of §84-61 of this chapter.

I. Other provisions.

(1) The storage of flammable liquids and [gases](#) shall not be permitted above ground, except that where such liquids and [gases](#) are used as a heating fuel, they may be stored within the [building](#) in accordance with the township's Fire Prevention Code.

(2) All rubbish and garbage and waste materials shall be stored in metal or plastic containers securely closed with metal or plastic covers. Containers may be stored in a [building](#), in the [rear yard](#) or in the [side yard](#) if properly screened from view.

(3) Where the property line of a proposed commercial lot abuts a residential zone or use, a buffer area shall be established, which shall include an area of land thirty (30) feet in width as measured from said property line. For the purpose of establishing a building setback line along the buffer area, all side and rear yard lines shall be increased by a depth of thirty (30) feet. The buffer screen shall meet the standards set forth in §84-63 of this chapter. However, where the property line of a proposed commercial lot abuts property located in the MFD-II Zone, the buffer area required by this subsection shall be ten (10) feet in width. [Amended 3-16-1989 by Ord. No. 6-89; 2-25-1993 by Ord. No. 3-93]

(4) Front yards may be utilized for parking, provided that no such parking shall be closer than twenty (20) feet to any street line.

(5) No individual commercial tenant or unit shall consist of more than 15,000 S.F.

****Webmasters Note:** The previous subsection has been amended as per Ordinance No. 2000- 17.