

Sec. 62-1186. Purpose.

The intent of the C-2 general retail commercial center district is to permit the delivery of community-wide and area-wide retail commercial and professional [services](#) which directly benefit the residents of the township. [Development](#) in this zoning district should be designed as comprehensively planned centers rather than individual commercial office entities. (Code 1988, § 175-91(A))

Sec. 62-1187. Uses permitted.

The following uses are permitted in the C-2 general retail commercial center district:

- (1) Communitywide and area-wide retail establishments, including [department](#) and variety stores, supermarkets, clothing stores, furniture and appliance stores, drugstores and liquor stores, but excluding [warehouse](#)/discount clubs.
- (2) Communitywide and area-wide service activities, excluding movie theaters, but including banks, restaurants, fast food restaurants, exercise and dance schools, taverns, travel agencies and other such ancillary [supermarket services](#).
- (3) Office buildings for offices of physicians, dentists, engineers, lawyers, architects, public accountants, real estate and insurance brokers, city planners and similar professions. (Code 1988, § 175-91(B)(1); Ord. No. 11-97, § 1, 4-15-1997; Ord. No. 61-00, § 1(175-91), 2000; Ord. No. 2010-30, § I, 7-27-2010)

Sec. 62-1188. Uses permitted as conditional uses.

Uses permitted as conditional uses in the C-2 general retail commercial center district shall be subject to [planning board](#) approval under N.J.S.A. 40:55D-67. Provisions and performance standards for conditional uses shall apply, as specified in this chapter. The following uses shall be permitted as conditional uses:

- (1) Public utilities.
- (2) Community buildings or activities of a quasipublic, social or fraternal character. (Code 1988, § 175-91(B)(2); Ord. No. 2010-30, § I, 7-27-2010)

Sec. 62-1189. Accessory uses permitted.

The following accessory uses are permitted in the C-2 general retail commercial center district:

- (1) Signs, as regulated in this chapter.

(2) Fences, as regulated in this chapter.

(3) Accessory uses customarily incidental to uses permitted. (Code 1988, § 175-91(B)(3))

Sec. 62-1190. Area, yard and density requirements.

(a) The minimum [lot](#) size in the C-2 general retail commercial center district shall be five acres.

(b) The minimum frontage on an improved public [street](#) shall be 400 feet, and the minimum [lot](#) depth shall be 300 feet.

(c) The minimum [side yard](#) shall be 25 feet, and the minimum [rear yard](#) shall be 50 feet.

(d) The minimum [front yard setback](#) from the [street](#) line shall be 100 feet.

(e) The minimum floor area for each [building](#) shall be 5,000 square feet.

(f) The maximum principal [building](#) coverage shall be 25 percent.

(g) The maximum total tract coverage by buildings and impervious surfaces shall not exceed 70 percent.

(h) Twenty percent of a tract of [land](#) must be devoted to landscaped areas.

(i) No [building](#) or [structure](#) shall exceed 40 feet in [height](#), except as provided for in this chapter. (Code 1988, § 175-91(B)(4))

Sec. 62-1191. Off-street parking and loading requirements.

(a) There shall be no loading or unloading from the [street](#) in the C-2 general retail commercial center district.

(b) Off-street [loading space](#) shall be provided at the side or rear of all commercial buildings. Each individual business within a commercial [building](#) shall be provided with one 15-foot by 30-foot [loading space](#).

(c) No parking area shall be located in front of the [front yard setback](#). Parking in the [front yard](#) may only be permitted at the discretion of the [municipal agency](#) upon determining adequate berming and landscaping treatment to obscure the parking areas from the [street](#).

(d) All off-street parking shall be designed to comply with the standards set forth in this

chapter.

(e) As set forth in [section](#) 62-1271, all buildings in C-2, C-3, OR and OP zones shall face the public roadways, and there shall be no service areas, loading/unloading areas facing public roadways.

(f) Buffer areas.

(1) In any zoning district other than residential, C-1 and C-4, [land](#) within 100 feet of the boundary of a residential or mixed-use district shall be known as a buffer area. In the C-1 district, [land](#) within 30 feet of the boundary of a residential or mixed-use district shall be known as a buffer area which shall include a berm a minimum of five feet in [height](#) plus landscaping sufficient to screen all nonresidential activities. In the C-2, OR, OP, 1-2 and 1-3 Districts, [land](#) within 200 feet of the boundary of a residential or mixed [use](#) district shall be known as a "buffer area," which shall include a berm a minimum of ten feet in [height](#) plus landscaping sufficient to screen all nonresidential activities. The berm should be undulating and its geometric form (e.g., sloped sides) should be varied to provide for a less rigid and more natural appearance, but in no instance shall the slope of the berm exceed a 3:1 (width to [height](#)) ratio.

(2) No driveways, parking areas, loading areas, storage areas, buildings or structures shall be located within the buffer areas. [Stormwater](#) management facilities shall not be located within 50 feet of the boundary of a residential or mixed-use district. Nothing in this subsection (f)(2) shall be construed to prohibit direct driveway access from a [street](#). The buffer areas shall be comprised of [existing](#) vegetation and/or shall be landscaped in such a manner so as to provide an effective visual screen between uses.

(3) For new residential subdivisions and residential [site plan](#) applications, lands within 200 feet of property containing an active railroad line shall be required to meet the 200 foot "buffer area" requirement. For railroad buffers, top of berm must have four rows of staggered evergreen plantings. If [existing](#) trees compromise [disturbance](#), areas may be supplemented by evergreen plantings at the discretion of the board. Fencing may also be required at the discretion of the board.

All required buffer widths set forth in this subsection (f) may be increased at the discretion of the board, where environmental noise studies indicate [existing](#) or estimated future sound levels that warrant an increase of the required buffer width for protection of the public health, quality of life, and general welfare of the township. (Code 1988, § 175-91(B)(5); Ord. No. 6-98, § 4, 3-17-1998; Ord. No. 18-00, § 2, 4-18-2000; Ord. No. 19-00, app. A, 4-18-2000)

****Webmasters Note:** The previous sections, 62-1186 through 62-1191, have been amended as per Supplement No. 23.

Secs. 62-1192-62-1225. Reserved.

Subdivision XXIV. C-3 Highway Commercial District

Sec. 62-1226. Purpose.

The intent of the C-3 highway commercial district is to permit the delivery of low- to moderate-level traffic-generating highway- oriented commercial [services](#) on large lots and long road frontages and to avoid numerous road openings and overdevelopment. [Development](#) in this zoning district should focus on low-intensity single commercial establishments. (Code 1988, § 175-92(A))

Sec. 62-1227. Uses permitted.

The following uses are permitted in the C-3 highway commercial district:

- (1) Highway-oriented commercial establishments, including automobile sales and [services](#), lumberyards, home supply and appliances, garden centers, liquor stores and restaurants, excluding fast food restaurants.
- (2) Highway-oriented [services](#), excluding movie theaters, and including commercial and professional offices, commercial recreation within an enclosed [building](#), such as gymnasiums and health clubs.
- (3) Ministorage warehousing for the sole purpose of providing rental and lease storage space for area residents, not commercial or wholesale distribution. (Code 1988, § 175-92(B)(1); Ord. No. 11-97, § 2, 4-15-1997; Ord. No. 61-00, § 1(175-92), 2000; Ord. No. 12-05, § I, 3-22-2005)

Sec. 62-1228. Uses permitted as conditional uses.

The following uses shall be permitted in the C-3 highway commercial district as conditional uses subject to [planning board](#) approval under N.J.S.A. 40:55D-67:

- (1) Public utilities.
- (2) Community buildings or activities of a quasipublic, social or fraternal character.
- (3) Houses of worship. (Code 1988, § 175-92(B)(2))

Sec. 62-1229. Accessory uses permitted.

The following accessory uses are permitted in the C-3 highway commercial district:

- (1) Signs, as regulated in this chapter.
- (2) Fences, as regulated in this chapter.
- (3) Accessory uses customarily incidental to uses permitted. (Code 1988, § 175-92(B)(3))

Sec. 62-1230. Area, yard and density requirements.

- (a) The minimum [lot](#) size in the C-3 highway commercial district shall be two acres.
- (b) The minimum frontage on an improved public [street](#) shall be 300 feet, and the minimum [lot](#) depth shall be 250 feet.
- (c) The minimum [side yard](#) shall be 25 feet, and the minimum [rear yard](#) shall be 50 feet.
- (d) The minimum [front yard setback](#) from the [street](#) line shall be 100 feet.
- (e) The maximum principal [building](#) coverage shall be 35 percent.
- (f) The maximum total tract coverage by buildings and impervious surfaces shall not exceed 70 percent.
- (g) Twenty percent of a tract of [land](#) must be devoted to landscaped areas.
- (h) No [building](#) or [structure](#) shall exceed 35 feet in [height](#), except as provided for- in this chapter. (Code 1988, §175-92(B)(4))

Sec. 62-1231. Off-street parking and loading requirements.

- (a) There shall be no loading or unloading from the [street](#) in the C-3 highway commercial district.
- (b) Offstreet [loading space](#) shall be provided at the side or rear of all commercial buildings. Each individual business within a commercial [building](#) shall be provided with one 15-foot by 30-foot [loading space](#).
- (c) No parking areas shall be located in front of the [front yard setback](#). Parking in the [front yard](#) may only be permitted at the discretion of the [municipal agency](#) upon determining adequate berming and landscaping treatment to obscure the parking areas

from the [street](#).

(d) All off-street parking shall be designed to comply with the standards set forth in this chapter.

****Webmasters Note:** The previous sections, 62-1191(f)(3) through 62-1231(d), have been amended as per Supplement No. 3.

(e) As set forth in [section](#) 62-1271, all buildings in C-2, C-3, OR and OP zones shall face the public roadways, and there shall be no service areas, loading/unloading areas facing public roadways. (Code 1988, § 175-92(B)(5); Ord. No. 6-98, § 5, 3-17-1998; Ord. No. 18-00, § 2, 4-18-2000)

Secs. 62-1232-62-1241. Reserved.

Subdivision XXIV.I. C-5 Commercial District

Sec.62-1242. Nature and purpose of C-5 commercial district.

This [section](#) of the Municipal [Land Use](#) Ordinance of the Township of South Brunswick is intended to permit a combination of commercial, office, retail, and service establishment uses which benefit the residents of the township and the [development](#) of which is appropriate in this portion of the township. (Ord. No. 2010-35, § I, 8-24-2010)

Sec. 62-1243. Uses permitted.

(a) The following uses are permitted in the C-5 commercial district, including related drive-up or drive-through facilities, such as for banks, drug stores, and fast food restaurants:

(1) Communitywide and area wide retail establishments, including [department](#) and variety stores, supermarkets, clothing stores, furniture and appliance stores, drugstores and liquor stores.

(2) Communitywide and area-wide service activities, excluding movie theaters, and including banks, restaurants, fast food restaurants, exercise and dance schools, taverns, travel agencies, indoor recreation facilities and fitness centers, and child care centers.

(3) Office buildings.

(4) Educational facilities for learning and training. (Ord. No. 2010-35, § 1, 8-24-2010)

Sec. 62-1244. Uses permitted as conditional uses.

Uses permitted as conditional uses in the C-5 commercial district shall be subject to [planning board](#) approval under N.J.S.A. 40:55D-67. Provisions and performance standards for conditional uses shall apply, as specified in this chapter. The following uses shall be permitted as conditional uses:

- (1) Public utilities.
- (2) Community buildings or activities of a quasi public, social or fraternal character. (Ord. No. 2010-35, § 1, 8-24-2010)

Sec. 62-1245. Accessory uses permitted.

The following accessory uses are permitted in the C-5 commercial district:

- (1) Signs, as regulated in this chapter.
- (2) Fences, as regulated in this chapter.
- (3) Accessory uses customarily incidental to uses permitted.
- (4) Access, utility, [stormwater](#) management, and other infrastructure improvements, located south of Friendship Road serving [development](#) in an adjacent C-6 commercial district. (Ord. No. 2010-35, § 1, 8-24-2010)

Sec.62-1246. Area, yard, building, and coverage requirements.

(a) The following are the specific area, yard, [building](#), and coverage requirements applicable to [development](#) in the C-5 commercial district:

- (1) All buildings in the portion of the C-5 commercial district on the northerly side of Friendship Road shall be (i) set back a minimum of 500 feet from the northern property line of the portion of the C-5 commercial district lying northerly of Friendship Road, which 500-foot wide area shall be deemed to be a buffer area (as depicted on Exhibit A), except that [stormwater](#) management facilities and ingress/egress driveway access between Route 130 and the C-5 commercial district shall be allowed within that buffer area, and (ii) otherwise subject to the buffer requirements applicable to the C-2 commercial district set forth in sections 62-1846 and 62-1847 of this chapter. The northernmost [building](#) in the portion of the C-5 commercial district on the northerly side of Friendship Road shall not be a fast food [restaurant](#) with a drive-through service window, but all other retail food sales, restaurants and other permitted uses shall be allowed in that location.
- (2) The total maximum [building](#) square footage in the portion of the C-5 commercial district on the northerly side of Friendship Road shall not exceed

37,000 square feet.

(3) All buildings shall be set back a minimum of 100 feet from any public [street](#) property line, and shall have a side yard [setback](#) of 25 feet and rear yard [setback](#) of 50 feet, subject, however, to the 500-foot wide buffer area requirement set forth above, which pertains to buildings in the portion of the C-5 commercial district lying northerly of Friendship Road. Notwithstanding any other provisions of the [land use](#) ordinance, including [section](#) 62-1846 and [section](#) 62-1847, and any provision of the [land use](#) ordinance which allows residential uses on any portion of Block 11, [Lot](#) 15.02, there shall be no buffer area required along the westerly boundary of the C-5 commercial district on the northerly or southerly side of Friendship Road.

b. The minimum [lot](#) size in the C-5 commercial district shall be 40,000 square feet.

c. The minimum frontage on an improved public [street](#) shall be 200 feet, and the minimum [lot](#) depth shall be 200 feet.

d. The minimum [setback](#) for parking areas shall be 50 feet from any public [street](#) line and from the perimeter of the C-5 commercial district.

e. The minimum floor area for each [building](#) shall be 1,000 square feet.

f. The maximum total coverage by buildings and impervious surfaces of the portion of the C-5 commercial district lying northerly of Friendship Road shall not exceed 70 percent, and the maximum total coverage by buildings and impervious surfaces of the portion of the C-5 commercial district lying southerly of Friendship Road shall not exceed 70 percent, provided, however, that maximum total coverage of any individual [lot](#) in the C-5 commercial district shall not exceed 80 percent.

g. At least 20 percent of an individual [lot](#) must be devoted to landscaped areas.

h. No [building](#) or [structure](#) in the C-5 commercial district on the northerly side of Friendship Road shall exceed 35 feet in [height](#) or two stories, except as provided for in this chapter; and no [building](#) or [structure](#) in the C-5 commercial district on the southerly side of Friendship Road shall exceed 40 feet in [height](#) or three stories, except as provided for in this chapter.

i. All principal buildings on a single [lot](#) shall be located at least 20 feet apart.

j. All buildings shall be set back at least five feet from parking areas.

k. Multiple principal buildings and multiple principal uses shall be allowed on a single [lot](#). (Ord. No. 2010-35, § 1, 8-24-2010)

Sec. 62-1247. Off-street parking and loading requirements.

- (a) There shall be no loading or unloading from the [street](#) in the C-5 commercial district.
- (b) Off-street [loading space](#) shall be provided at the side or rear of all commercial buildings. Each individual commercial [building](#) shall be provided with at least one 15-foot wide loading area at the side or rear of the [building](#).
- (c) All off-street parking shall be designed to comply with the standards set forth in this chapter.
- (d) All buildings in the C-5 commercial district shall face the public roadways, and there shall be no service areas or loading/unloading areas facing public roadways. (Ord. No. 2010-35, § 1, 8-24-2010)

Secs. 62-1248-62-1252. Reserved.

Subdivision XXIV.II. C-6 Commercial District

Sec.62-1253. Nature and purpose of C-6 commercial district.

This [section](#) of the Municipal [Land Use](#) Ordinance of the Township of South Brunswick is intended to permit a wide variety of uses, including commercial, office, retail, service, hotel, educational, research, medical, and recreational uses which benefit the residents of the township and the [development](#) of which is appropriate in this portion of the township. (Ord. No. 2010-35, § II, 8-24-2010)

Sec. 62-1254. Uses permitted.

- a. The following uses are permitted in the C-6 commercial district, including related drive-up or drive-through facilities, such as for banks, drug stores, and fast food restaurants:
 - (1) Communitywide and area-wide retail establishments, including [department](#) and variety stores, supermarkets, clothing stores, furniture and appliance stores, drugstores, liquor stores, automobile service stations, and convenience stores.
 - (2) Communitywide and area-wide service activities, excluding movie theaters, and including banks, restaurants, fast food restaurants, exercise and dance schools, taverns, travel agencies, fitness centers, and childcare centers.

- (3) General, professional, or medical office facilities.
- (4) Educational facilities for learning and training, including public, private, parochial, and professional schools.
- (5) [Warehouse](#)/Discount clubs.
- (6) Hotels and extended stay facilities.
- (7) Medical or outpatient facilities.
- (8) Scientific research laboratories.
- (9) Self-storage or mini-warehouse facilities.
- (10) Childcare or camp facilities.
- (11) Charitable institutions.
- (12) Places of worship.
- (13) Telecommunications infrastructure.
- (14) Indoor or outdoor [recreational facilities](#).
- (15) Fitness or wellness centers.
- (16) Conference centers.
- (17) Museum or cultural centers.
- (18) Solar farm or other renewable energy facilities.
- (19) Assisted living facilities.
- (20) Nursing home facilities. (Ord. No. 2010-35, § 11, 8-24-2010)

Sec. 62-1255. Uses permitted as conditional uses.

Uses permitted as conditional uses in the C-6 commercial district shall be subject to [planning board](#) approval under N.J.S.A. 40:55D-67. Provisions and performance standards for conditional uses shall apply, as specified in this chapter. The following uses shall be permitted as conditional uses:

- (1) Public utilities.
- (2) Community buildings or activities of a quasi public, social or fraternal character. (Ord. No. 2010-35, § 11, 8-24-2010)

Sec. 62-1256. Accessory uses permitted.

The following accessory uses are permitted in the C-6 commercial district:

- (1) Signs, as regulated in this chapter.
- (2) Fences, as regulated in this chapter.
- (3) Accessory uses customarily incidental to uses permitted.
- (4) Access, utility, [stormwater](#) management, and other infrastructure improvements, located south of Friendship Road, serving [development](#) in an adjacent C-5 commercial district. (Ord. No. 2010-35, § 11, 8-24-2010)

Sec.62-1257. Area, yard, building, and coverage requirements.

- (a) The following are the specific area, yard, [building](#), and coverage requirements applicable to [development](#) in the C-6 commercial district:
 - (1) All buildings shall be set back a minimum of 100 feet from any public [street](#) property line, and shall have a [side yard setback](#) of 25 feet and [rear yard setback](#) of 50 feet
 - (2) Buildings in the C-6 commercial district shall not be subject to the requirements of sections 62-1846 and 62-1847 of this chapter.
 - b. The minimum [lot](#) size in the C-6 commercial district shall be two acres.
 - c. The minimum [lot](#) width shall be 200 feet, and the minimum [lot](#) depth shall be 200 feet.
 - d. The minimum [setback](#) for parking areas shall be 50 feet from any public [street](#) line and from the perimeter of a residential zoning district. The minimum [setback](#) shall be 25 feet from any nonresidential zoning district.
 - e. The minimum floor area for each [building](#) shall be 2,000 square feet.
 - f. The maximum total coverage by buildings and impervious surfaces within the C-6 commercial district shall not exceed 70 percent, provided, however, that maximum total coverage of any individual [lot](#) in the C-6 commercial

district shall not exceed 80 percent.

g. At least 20 percent of an individual [lot](#) must be devoted to landscaped areas.

h. No [building](#) or [structure](#) shall exceed 50 feet in [height](#), except as provided for in this chapter, and except that the [height](#) of any telecommunications facility or wind power renewable energy facility shall not exceed 150 feet.

i. All principal buildings shall be located at least 35 feet apart.

j. All buildings shall be set back at least five feet from parking areas.

k. Multiple principal buildings and multiple principal uses shall be allowed on a single [lot](#). (Ord. No. 2010-35, § 11, 8-24-2010)

Sec. 62-1258. Off-street parking and loading requirements.

(a) There shall be no loading or unloading from the [street](#) in the C-6 commercial district.

(b) Off-street [loading space](#) shall be provided at the side or rear of all commercial buildings. Each individual commercial [building](#) shall be provided with at least one 15-foot wide loading area at the side or rear of the [building](#).

(c) All off-street parking shall be designed to comply with the standards set forth in this chapter.

(d) All buildings in the C-6 commercial district shall face the public roadways, and there shall be no service areas or loading/unloading areas facing public roadways (Ord. No. 2010-35, § II, 8-24-2010)