



## § 109-52. HC Highway Commercial Zone.

A. Permitted principal uses of buildings and structures are as follows:

- (1) All principal uses permitted in the NC Neighborhood Commercial [Zone](#).
- (2) Art, dance, gymnastics, music or other similar instructional school.
- (3) Auto parts store; excluding, however, auto repair shop and installation services.
- (4) Bar/cocktail lounge/nightclub.
- (5) Bicycle rental, repair or sales establishment.
- (6) Bowling alley.
- (7) [Building](#) materials retail sales establishment; excluding, however, lumberyards or other similar uses requiring [outdoor storage](#).
- (8) Commercial office.
- (9) Commercial retail [use](#).
- (10) Contractor's office, showroom, [garage](#), warehouse and shop; provided, however, that all materials and equipment are stored within a completely enclosed [building](#).
- (11) [Department](#) store.
- (12) Municipal parks, playgrounds and other municipal buildings and uses as are deemed appropriate and necessary by the Township Committee.
- (13) Federal, state, county and other public buildings and grounds; excluding, however, public schools, parks, playgrounds or other public recreational uses or areas.
- (14) Funeral home.
- (15) Furniture store:
- (16) Garden center.
- (17) Indoor commercial health/recreational facility.
- (18) Nurseries and greenhouses.
- (19) Personal or [professional](#) service establishment.
- (20) Pet shop; excluding, however, the boarding or treatment of animals.

- (21) Printing, lithography, publishing or photocopying establishment.
- (22) [Restaurant](#) with or without a liquor license, including drive-through and fast-food restaurants where space permits safe traffic movement. Drive-in restaurants are not permitted. [Amended 3-28-2005 by Ord. No. 20-05]
- (23) Shopping centers.
- (24) Shops of artisans, carpenters, craftsmen, electricians, painters, plumbers, printers or other similar trade.
- (25) [Sign](#) shop.
- (26) Supermarket.
- (27) [Theater](#) (indoor only).
- (28) Vocation/trade school, operated for profit.
- (29) Combinations of two or more of the above permitted uses in one principal [building](#).
- (30) Other uses similar to those listed above.
- (31) Raising of horses and other [livestock](#).
- (32) [Essential services](#).
- (33) Miniwarehousing and self-storage. [Added 12-23-2002 by Ord. No. 50-02]
- (34) Bank and financial institution. [Added 5-27-2003 by Ord. No. 12-03]

B. Permitted accessory uses of [building](#) and structures are as follows:

- (1) [Bulk storage](#), subject to the provisions of § 109-138.
- (2) Fences and walls, subject to the provisions of § 109-170.
- (3) Off-street loading, subject to the provisions of § 109-176.
- (4) Off-street parking, subject to the provisions of § 109-177.
- (5) Satellite dish antennas, subject to the provisions of § 109-152.
- (6) Signs, subject to the provisions of § 109-182.
- (7) Other customary accessory uses, buildings and structures which are clearly incidental to the [principal use\(s\)](#) and [building\(s\)](#).
- (8) Hospitals and philanthropic eleemosynary uses (§ 109-114). [Added 5-27-2003 by Ord. No. 12-03]

C. Conditional uses, subject to the provisions of Article VIII of this chapter, are as follows:

- (1) Automobile repair shop (motor vehicle repair shop) (§ 109-983).
- (2) Automobile sales establishment for new and/or [used](#) cars (§ 109-99).
- (3) Automobile service station ([gas station](#) or motor vehicle service station (§ 109-100).
- (4) Car wash (§ 109-101).
- (5) Churches and places of worship (§ 109-104).
- (6) Commercial recreational activities (§ 109-105).
- (7) Drive-in [restaurant](#) (§ 109-108).
- (8) [Health-care facility](#) (§ 109-111).
- (9) [Hotel](#) or [motel](#) (§ 109-115).
- (10) Mini-storage facility (§ 109-117).
- \*\*Webmasters Note:** The previous sections, 109-51A(16) through 109-52C(10), have been amended as per Supplement No. LUL-60.
- (11) Public utilities (§ 109-119).
- (12) [Veterinary clinic](#), [hospital](#) or [animal-care facility](#) (§ 109-123).

D. Area, [yard](#) and [building](#) requirements for the HC Zoning [District](#) are as follows:  
[Amended 5-27-2003 by Ord. No. 12-03]

NOTES:

\*Each [street](#).

### **§ 109-53. RC Recreational Commercial Zone.**

A. Permitted principal uses of buildings and structures are as follows:

- (1) Bank and financial institution.
- (2) Bar/cocktail lounge/nightclub.
- (3) Clothing/dry goods store.
- (4) Convenience store.
- (5) Delicatessen.
- (6) Gift shop.
- (7) Ice cream store.

- (8) Indoor commercial health/recreational facility.
- (9) Luncheonette..
- (10) Museum.
- (11) [Restaurant](#), with or without a liquor license; however, drive-in restaurants and fast-food restaurants shall not be permitted.
- (12) Municipal parks, playgrounds and other such municipal buildings and uses as are deemed appropriate and necessary by the Township Committee.
- (13) Federal, state, county and other public buildings and grounds; excluding, however, public schools, parks, playgrounds or other public recreational uses or areas.
- (14) Stadiums.
- (15) Amusements.
- (16) [Theater](#) (indoor or open-air only); however, drive-in theaters shall not be permitted.
- (17) Combinations of two or more of the above permitted uses in one principal [building](#).
- (18) Other uses similar to those listed above.
- (19) Raising of horses and other [livestock](#).
- (20) [Essential services](#).
- (21) Zoological park.
- (22) Art gallery. [Added 5-27-2003 by Ord. No. 12-031
- (23) Convention or conference center. [Added 5-27-2003 by Ord. No. 12-031
- (24) Exhibition hall. [Added 5-27-2003 by Ord. No. 12-03]
  
- (25) Music conservatory. [Added 5-27-2003 by Ord. No. 12-03]
- (26) Hotels with a minimum of 30 guest rooms. [Added 7-11-2005 by Ord. No. 29-05]

B. Permitted accessory uses of buildings and structures are as follows:

- (1) Fences and walls, subject to the provisions of § 109-170.
- (2) Off-street loading, subject to the provisions of § 109-176.
- (3) Off-street parking, subject to the provisions of § 109-177.

- (4) Satellite dish antennas, subject to the provisions of § 109-152.
- (5) Signs, subject to the provisions of § 109-182.
- (6) Swimming pools, subject to the provisions of § 109-189A, except that no additional parking spaces shall be required if the pool is not open to the public. [Added 7-11-2005 by Ord. No. 29-051]
- (7) Other customary accessory uses, buildings and structures which are clearly incidental to the [principal use\(s\)](#) and [building\(s\)](#).

C. Conditional uses, subject to the provisions of Article VIII of this chapter, are as follows:

- (1) Automobile repair shop (motor vehicle repair [garage](#)) (§ 109-98).
- (2) Automobile service station ([gas station](#) or motor vehicle service station) (§ 109-100).
- (3) Commercial recreational activities (§ 109-105).
- (4) Drive-in restaurants (§ 109-108).
- (5) (Reserved)
- (6) Public utilities (§ 109-119).

D. Area, [yard](#) and [building](#) requirements for the RC Recreational Commercial [Zone](#) are as follows: [Amended 5-27-2003 by Ord. No. 12-03]

- (1) Requirements.
- (2) The maximum [height](#) for all buildings and structures shall be 35 feet, provided: [Amended 4-22-2002 by Ord. No. 24-02]
  - (a) The maximum [height](#) may be increased by one foot for each 10 feet of increased distance from the required [setback](#) from any public [street](#) to a maximum of 125 feet; and
  - (b) For amusements only, the maximum [height](#) in Subsection D(2) above may be exceeded upon a certification by a licensed and qualified individual(s) that the [structure](#) meets all current safety standards.
- (3) All principal buildings in the RC [Zone](#) shall be connected to an approved and operating public water supply system and sanitary sewer system prior to the issuance of a [certificate of occupancy](#). [Added 7-11-2005 by Ord. No. 29-05]