NORTH BRUNSWICK ZONING

|  |
| --- |
| **ARTICLE XIV C-2 General Commercial District**  |
| **[Amended 11-17-1980; 8-16-1982; 2-4-1985]** |
| **§ 205-67. Permitted uses.**  |
| Retail trade stores and service uses are permitted in C-2 General Commercial Districts as follows: |
|  | A. Permitted principal uses.  |
|  |  | (1) Apparel and accessories stores.  |
|  |  | (2) Assembly halls, bowling alleys, roller-skating and ice-skating rinks, mechanical amusement game rooms and other similar commercial recreational activities, provided that they are carried on within a [building](https://www.ordinance.com/ordinances/34/023/075/D-34023075-gl.html#G1). [Amended 4-29-1996 by Ord. No. 96-10]  |
|  |  | (3) Banks.  |
|  |  | (4) Drugstores.  |
|  |  |  |
|  |  | (5) Educational services, but excluding [primary](https://www.ordinance.com/ordinances/34/023/075/D-34023075-gl.html#G155) and secondary schools and colleges.  |
|  |  | (6) Finance, insurance and real estate services.  |
|  |  | (7) Florists.  |
|  |  | (8) Furniture, home furnishings and equipment.  |
|  |  | (9) General business offices.  |
|  |  | (10) General merchandise.  |
|  |  | (11) Governmental services.  |
|  |  | (12) Grocery stores.  |
|  |  | (13) Municipal buildings, parks and playgrounds.  |
|  |  | (14) Personal services.  |
|  |  | (15) [Professional services](https://www.ordinance.com/ordinances/34/023/075/D-34023075-gl.html#G235).  |
|  |  | (16) Publication of newspapers and periodicals.  |
|  |  | (17) Retail trade stores.  |
|  |  | (18) Restaurants and eating and drinking places (non-drive-in) which do not have live entertainment. [Amended 8-1-1994]  |
|  |  | (19) Variety stores.  |
|  |  | (20) Temporary buildings for uses incidental to construction work, provided that such buildings are removed upon completion or abandonment of the construction work.  |
|  |  | (21) Shopping centers.  |
|  |  | (22) Hotels with a minimum of 75 units or more of accommodation. [Added 9-2-2003 by Ord. No. 3-29]  |
|  | B. Required accessory uses.  |
|  |  | (1) Off-street parking, subject to the provisions of Article XXIV of this chapter.  |
|  |  |  |
|  |  | (2) Off-street loading, subject to the provisions of Article XXIV of this chapter.  |
|  | C. Permitted accessory uses: same as specified in § 205-65C for the C-1 Neighborhood Commercial [District](https://www.ordinance.com/ordinances/34/023/075/D-34023075-gl.html#G50).  |
|  | D. Conditional uses (subject to the provisions of Article XXIX of this chapter).  |
|  |  | (1) Public utilities.  |
|  |  | (2) Motor vehicle service stations.  |
|  |  | (3) Drive-in restaurants.  |
|  |  | (4) Hospitals, nursing homes and sanatoriums.  |
|  |  | (5) New car sales, service and showrooms.  |
|  |  | (6) Commercial swimming pools and swimming clubs.  |
|  |  | (7) (Reserved)  |
|  |  | (8) New truck sales, display service and rental.  |
|  |  | (9)Theaters. [Added 4-29-1996 by Ord. No. 96-10]  |
| **§ 205-68. Development standards.**  |
|  | A. Minimum front [yard](https://www.ordinance.com/ordinances/34/023/075/D-34023075-gl.html#G194) [setback](https://www.ordinance.com/ordinances/34/023/075/D-34023075-gl.html#G169): 75 feet from U.S. Route 1 and U.S. Route 130 and 60 feet from all other streets.  |
|  | B. Where a proposed commercial [development](https://www.ordinance.com/ordinances/34/023/075/D-34023075-gl.html#G47) abuts a residential zone or a [lot](https://www.ordinance.com/ordinances/34/023/075/D-34023075-gl.html#G104) developed for residential uses, a [buffer](https://www.ordinance.com/ordinances/34/023/075/D-34023075-gl.html#G20) shall be established; an additional thirty-foot [buffer](https://www.ordinance.com/ordinances/34/023/075/D-34023075-gl.html#G20) strip, designed in accordance with the requirements of Article XXVI, shall be added to any required rear or side [yard](https://www.ordinance.com/ordinances/34/023/075/D-34023075-gl.html#G194) which abuts said residential [use](https://www.ordinance.com/ordinances/34/023/075/D-34023075-gl.html#G190).  |
|  | C. All properties and uses shall also be subject to the general provisions under Article IV.  |
|  | D. Front yards may be utilized for parking, provided that no parking shall be closer than 10 feet to the [street](https://www.ordinance.com/ordinances/34/023/075/D-34023075-gl.html#G180) line, and all nonparking areas shall be landscaped.  |
|  | E. Nonconforming residential uses located in this zone shall be permitted to have accessory buildings and uses permitted in the R-2 Zone in accordance with the provisions of the R-2 Zone.  |
|  |  |
|  | F. All properties and uses are subject to the performance standards as specified in Article XXVII.  |
|  | G. Loading/unloading and truck idling restrictions. Any portion of a nonresidential [use](https://www.ordinance.com/ordinances/34/023/075/D-34023075-gl.html#G190) which lies within 300 feet of either a residential zone or a [lot](https://www.ordinance.com/ordinances/34/023/075/D-34023075-gl.html#G104) developed for residential [use](https://www.ordinance.com/ordinances/34/023/075/D-34023075-gl.html#G190) which is not separated from the residential zone or [lot](https://www.ordinance.com/ordinances/34/023/075/D-34023075-gl.html#G104) developed for residential [use](https://www.ordinance.com/ordinances/34/023/075/D-34023075-gl.html#G190) by a noise abatement wall which has been approved by the Township in accordance with the provisions of Paragraphs 3 through 6 of a January 23, 2003, consent order in the matter of [Church](https://www.ordinance.com/ordinances/34/023/075/D-34023075-gl.html#G33) & Dwight v. North Brunswick, Middlesex Superior [Court](https://www.ordinance.com/ordinances/34/023/075/D-34023075-gl.html#G43), Docket No. L-6144-01, shall comply with the following restrictions in those portions of the rear or side [yard](https://www.ordinance.com/ordinances/34/023/075/D-34023075-gl.html#G194) areas which lie within 300 feet of the residential zone or [use](https://www.ordinance.com/ordinances/34/023/075/D-34023075-gl.html#G190). Notwithstanding the foregoing, the restrictions against truck idling for more than three minutes contained in Subsection G(2) hereof shall be fully applicable. [Added 7-6-1993; amended 5-21-2001 by Ord. No. 01-7; 4-14-2003 by Ord. No. 03-10]  |
|  |  | (1) Loading/unloading restrictions. Loading/unloading and the operation of forklifts outside of the [building](https://www.ordinance.com/ordinances/34/023/075/D-34023075-gl.html#G1) within 300 feet of a residential property line shall be prohibited during the hours of 8:00 p.m. to 7:00 a.m. Monday to Friday and 8:00 p.m. to 9:00 a.m. Saturday and Sunday.  |
|  |  | (2) Truck idling restrictions. The idling of truck engines for more than three consecutive minutes when the vehicle is not in motion shall be prohibited except for the following:  |
|  |  |  | (a) A motor vehicle at the vehicle operator's place of business where the motor vehicle is permanently assigned may idle for 30 consecutive minutes;  |
|  |  |  | (b) A motor vehicle may idle for 15 consecutive minutes when the vehicle engine has been stopped for three or more hours;  |
|  |  |  | (c) Motor vehicles whose [primary](https://www.ordinance.com/ordinances/34/023/075/D-34023075-gl.html#G155) and/or secondary power source is utilized in whole or in part for necessary and definitively prescribed mechanical operation other than propulsion, passenger compartment heating or air conditioning;  |
|  |  |  | (d) Motor vehicles while engaged in the process of connection, detachment or exchange of trailers; and  |
|  |  |  | (e) Motor vehicles manufactured with a sleeper berth while being used by the vehicle's operator for sleeping or resting in a nonresidential area located a minimum of 300 feet from a residential property line.  |
|  |  | (3) Appropriate signs shall be posted both at the rear of the [building](https://www.ordinance.com/ordinances/34/023/075/D-34023075-gl.html#G1) and on the [buffer](https://www.ordinance.com/ordinances/34/023/075/D-34023075-gl.html#G20) located to the rear of the parking [lot](https://www.ordinance.com/ordinances/34/023/075/D-34023075-gl.html#G104). Said signs shall indicate the following: "The idling of engines for more than three minutes in a rear or side [yard](https://www.ordinance.com/ordinances/34/023/075/D-34023075-gl.html#G194) is prohibited and subject to a fine not to exceed $1,000."  |
|  |  | (4) Truck access restrictions applicable to [warehouse](https://www.ordinance.com/ordinances/34/023/075/D-34023075-gl.html#G193)/distribution operations. Truck access to loading/unloading facilities in rear or side yards abutting residential zones shall be restricted during the hours of 8:00 p.m. to 7:00 a.m. Monday to Friday, and 8:00 p.m. to 9:00 a.m. Saturday and Sunday by the installation of a [fence](https://www.ordinance.com/ordinances/34/023/075/D-34023075-gl.html#G73) with a gate. Said gate shall remain closed during prohibited hours to keep trucks out of rear or side [yard](https://www.ordinance.com/ordinances/34/023/075/D-34023075-gl.html#G194) areas. However, trucks stored at the vehicle operator's place of business shall be permitted to be parked overnight in side [yard](https://www.ordinance.com/ordinances/34/023/075/D-34023075-gl.html#G194) areas subject to truck idling restrictions of this section.  |
|  |  | (5) Inside operation of forklifts. The inside operation of forklifts and inside loudspeaker system between the hours of 8:00 p.m. to 7:00 a.m. Monday to Friday and 8:00 p.m. to 9:00 a.m. Saturday and Sunday shall be prohibited unless all overhead doors within 300 feet of a residential [use](https://www.ordinance.com/ordinances/34/023/075/D-34023075-gl.html#G190) or residential zone remain closed.  |
|  |  | (6) Outside loudspeakers prohibited. The installation of outside loudspeakers shall be prohibited.  |