

§ 141-82. C-2 Commercial Districts. [Amended 11-25-1981 by Ord. No. 81-32]

In C-2 Commercial Districts, the following regulations shall apply:

- A. Use regulations. A building may be erected, altered or used and a lot may be used or occupied for any of the following purposes and no other:
- (1) Single-family detached dwelling.
 - (2) Agriculture, including the raising and harvesting of crops and all forms of gardening and other forms of horticultural practices, but not including the keeping of farm animals or poultry.
 - (3) Any one or more of the following uses when authorized as a conditional use by the Board of Adjustment:
 - (a) School or place of worship.
 - (b) Municipal use, excluding incinerator and dump.
 - (c) Club or lodge, provided that the principal activity shall not be one which is customarily carried on as a business, and provided that all services shall be for members and their guests only.
 - (d) Passenger station for public transportation; telephone central office; and other public utility use.
 - (4) Community center, noncommercial park or recreational use; provided, however, that concessions for sale of confections and beverages to the visitors only may be included.
 - (5) Signs in accordance with the provisions of § 141-86 herein.
 - (6) Accessory use on the same lot with and customarily incidental to any of the foregoing permitted uses.
 - (7) Home occupations.
 - (8) Any use permitted in a R-4 or R-5 Residential District; provided, however, that the R-4 or R-5 Zoning District is contiguous to the existing C-1 Commercial District. **[Added 3-31-1982 by Ord. No. 82-7]**
 - (9) Retail establishments, including groups thereof as a shopping center, for the sale of food, beverage, drugs, dry goods, variety merchandise, tailoring and dressmaking, furnishing and other household supplies and appliances excluding commercial and industrial supplies, sale and repair of jewelry, clocks, electronic devices, optical goods, musical instruments, scientific and professional instruments and florist shops.
 - (10) Business and professional offices, office supplies, studio, bank, including drive-through window, and other financial institutions, municipal buildings, library, museum and passenger station for public transportation.
 - (11) Bakery selling products on the premises, confectionery, restaurant, cafe, luncheonette; provided, however, that outdoor counters for pedestrians and service to windows of motor vehicles parked for that purpose shall not be permitted, but this shall not be construed to prohibit drive-through pickup windows.
 - (12) Personal service shop, including barbershop, beauty salon, shoe repair, tailor, dressmaker and pickup for dry cleaning and laundry.
 - (13) Apartments when arranged on a second floor as an integral part of a building, the ground floor front of which is constructed and maintained for uses authorized by Subsection A(2) through (5) above.
 - (14) Signs in accordance with the provisions of § 141-86 herein.

- (15) Accessory use on the same lot with and customarily incidental to any of the foregoing permitted uses.
- (16) Restaurant, cafe, diner or other place serving food and lawful beverages, provided that the seating capacity of such establishment does not exceed 36 persons and provided further that outdoor counters for pedestrians and service to windows of motor vehicles parked for that purpose shall not be permitted, but this shall not be construed to prohibit drive-through pickup windows.
- (17) Wholesale establishment, including the storage and distributing of goods sold on the premises or for delivery off the premises, for such activities as plumbing, heating and air-conditioning, electrical and other building supplies, lumber, roofing and paint, including assembly, but not including manufacturing from raw materials.
- (18) Newspaper publishing, job printing, blueprinting and undertaking.
- (19) Gasoline service station, including the sale and installation of accessories and minor repairs, excluding painting, body and fender repair.
- (20) Sales agency for new automobiles, service and repair shop and public garage; provided, however, that all painting and repairs shall be conducted within a building, and further provided that vehicles awaiting repair, but not including junk vehicles, may be stored in a rear yard, but not in a front yard or a side yard abutting a street.
- (21) Bowling alleys in accordance with provisions of Chapter 84 of the Code, indoor theaters and other places for indoor recreation. *Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).*
- (22) Commercial parking garage or parking lot, other than for the required off-street parking which must be supplied by the establishment in the district.
- (23) Any of the following uses when authorized as a conditional use by the Planning Board if simultaneous with site plan review, otherwise by the Board of Adjustment:
 - (a) Motel, but only when dining and meeting room facilities are made an integral part thereof.
 - (b) Hand laundry; automatic self-service laundry and dry cleaning.
 - (c) Animal hospital and pet shop. **[Amended 12-30-2002 by Ord. No. 02-32]**
 - (d) Used car sales in connection with a new automobile sales agency and on the same premises therewith.
 - (e) A use of the same general character as any of the foregoing uses specifically permitted.

- B. Height regulations. The provisions of § 141-81B hereinabove shall apply.
- C. Area, width, yard and coverage regulations. The provisions of § 141-81C hereinabove shall apply.
- D. Screen wall or fence. The provisions of § 141-81D hereinabove shall apply.
- E. Ingress and egress for off-street parking. The provisions of § 141-81E hereinabove shall apply.
- F. Outdoor display of merchandise. The provisions of § 141-81F hereinabove shall apply.
- G. Planning Board approval. For any permitted use, the Planning Board shall approve the site plan prior to issuance of a construction permit pursuant to Article VI herein.
- H. Buffer strips.

- (1) Applicability. All lots or parts of lots in the C-1 and P-1 Zones that are improved with a

predominantly nonresidential use and whose side or rear lines are adjacent to a residential zone shall be screened from such residential zone by landscaped buffer strips or other screening along said side or rear lines as may be approved by the Planning Board.

(2) General regulations.

- (a) Within required buffer areas, a solid and continuous landscape screen shall be planted and maintained. Said landscaping shall consist of massed evergreen or a combination of evergreen and deciduous trees of at least five feet in height, so as to continually restrict a clear view beyond said buffer strip.
- (b) The required height of the buffer strip shall be measured in relation to the elevation of the edge of the adjacent area to be screened. In such cases as the ground elevation of the location at which the screen is to be planted is less than the elevation of the edge of the adjacent area, the required height of the screen shall be increased in an amount equal to said difference in elevation. In the event that the ground elevation of the location at which the screen is to be planted is greater than that at the edge of the adjacent area, the required height of the screen may be reduced in an amount equal to said difference in elevation, provided that in no case shall the required height be reduced more than two feet.
- (c) The entire buffer strip shall be at least six feet in width and shall be graded and planted with grass seed or sod and such other shrubbery or trees as may be desired by the owner. The entire area shall be attractively maintained and kept clean of all debris and rubbish. When a buffer strip is required for a restaurant use said buffer strip shall be 12 feet in width.
- (d) In the event that any of the plantings in accordance with the above requirements do not live, they shall be replaced within one year.
- (e) The certificate of occupancy for the use of the premises shall not be issued until such time as the landscaping requirements, buffer strips and/or other approved dividers, as required by this chapter and as approved by the Planning Board, are either actually installed in full compliance herewith or, in the event that the season is not appropriate, a performance guaranty of 125% of the cost, as estimated by the Township Engineer, has been deposited with the Township Building Inspector. Such guaranty shall be in the form of cash, and the depositor shall agree in making the deposit that, if performance is not completed within the time specified by the Building Inspector on the receipt delivered to the depositor, the Township may complete the requirements charging the cost against the deposit; otherwise, the deposit shall be returned in full after the satisfactory completion of the work.
- (f) In required buffer areas where a natural buffer strip is considered by the Planning Board to be impracticable or inappropriate, an opaque fence may be substituted in whole or in part for a natural buffer, provided that its specifications are approved by the Planning Board.