

20-16 HC Highway Commercial.

20-16.1 *Principal Uses.* All of the following uses require frontage on Route 130 or on a street which intersects with Route 130. Lots which do not fall in either category shall be limited to the uses in paragraphs d. and g. below.

- a. Retail sales of goods. Preparation, processing, storage, warehousing or manufacturing shall be permitted only if accessory to the retail sale of goods on the premises.
- b. Business establishments having as their primary function the rendering of personal services within a building. Preparation, processing, storage, warehousing or manufacturing shall be permitted only if accessory to the services rendered on the premises.
- c. Restaurants, including cocktail lounges and taverns.
- d. Offices and office buildings, including medical professional.
- e. Hotels and motels.
- f. Banks and financial institutions.
- g. Mortuaries and funeral homes.
- h. Lumber yard.
- i. Movie theater, bowling alley and similar recreation or cultural facilities within a fully enclosed building.
- j. Commuter parking facilities.
- k. Day care centers, child care centers, and nursery schools.

20-16.2 *Accessory Uses.*

- a. Off-street parking and loading facilities.
- b. Private garages or storage buildings.

20-16.3 *Conditional Uses.*

a. Houses of worship on lots of two acres or larger with a minimum of one parking space for each three seats, with the parking areas located in the side or rear yard only and adequately buffered from adjoining residential properties.

b. Automobile service stations with a minimum lot area of 30,000 square feet, a minimum lot frontage of 250 feet, a minimum building setback of 75 feet from the street line, a minimum side and rear yard of 40 feet, and a maximum improvement coverage of 80 percent. The fuel dispensers shall be located a minimum of 20 feet from the street line and 35 feet from any side or rear lot line. Driveways shall not be wider than 30 feet, and must be at least five feet from any side lot line and a sufficient distance from a street intersection to assure the safe and efficient movement of traffic. The entire area of a site traversed by motor vehicles shall be paved and drained in a manner approved by the planning board. All precautions shall be taken to prevent gasoline, oil, and other petroleum products from entering any storm drain. A minimum 15 foot wide strip across all unpaved street frontages and property lines shall be landscaped as set forth in the Technical Standards. Appropriate and visually effective planting buffer screens shall be provided alongside

and rear property lines which abut private property in residential use or zoned for such use. Any repair of motor vehicles is permitted in a fully enclosed building. No motor vehicle shall be displayed for sale on the site, and no motor vehicle shall be stored on the site for a period of longer than 90 days.

A canopy shall be permitted as a separate accessory structure or as an attachment to the principal building. The height of the canopy shall be no greater than 18 feet, and the canopy shall provide a minimum clearance of 14 feet six inches. The length and width of the canopy shall be no longer than that necessary to provide shelter to the vehicles receiving service at the pump islands. The canopy may be extended to the building from the pump islands, with no greater canopy mass permitted than that which is required to provide shelter between the pump islands and the building. Roof drains shall be provided and no canopy shall be approved which allows direct runoff of storm water from the edge of the canopy. Lighting shall be permitted under the canopy provided the light source is not visible from the street or adjoining properties, and provided further that the lighting is directed downward to provide illumination of the fuel dispensing area under the canopy.

c. Motor vehicle sales and other uses having as their primary function the sale or rental of retail goods displayed outdoors, provided no goods shall be displayed, stored or sold within 50 feet of a front lot line. No goods shall be displayed in a manner which will impede access by fire-fighting or other emergency equipment to any structure or other goods on the premises. No goods shall be displayed, stored or sold within 20 feet of a rear or side lot line. A landscape strip or a landscape buffer at least 15 feet wide shall be provided along each lot line.

d. Carwash establishments shall be permitted provided all washing activities are conducted within a fully enclosed building. All vehicle entrances to the building shall be from the rear or side of the building and all parked and waiting vehicles shall be accommodated on the lot. All of the area, yard, building coverage and height requirements of the **HC** district shall be met.

e. Auto body shops and other automotive repair shops which do not sell gasoline shall be permitted provided all repair activities are conducted within a fully enclosed building. Any motor vehicle awaiting repair may be located on the premises provided that said vehicle is located in the rear or side yard and is screened from view such that no stored vehicle is visible from the front of the premises or from any adjacent premises. No motor vehicle shall be displayed for sale on the site. No motor vehicle shall be stored on the site for a period longer than 90 days. All of the area, yard, building coverage and height requirements of the **HC** district shall be met.

20-16.4 *Bulk and Area Requirements.*

a. Notwithstanding any provision of this chapter to the contrary, the following minimum front yard setbacks shall be provided for development within the **HC** Highway Commercial zoning district:

1. When parking is excluded from the front yard, a minimum 50-foot front yard principal building setback shall be provided, and when parking is included in the front yard, a minimum 80-foot front yard setback shall be provided; except that

2. For properties zoned **HC** west of Lanning Boulevard along Route 571, the front yard principal building and parking area setback from Route 571 shall be 75 feet and the front yard principal building and parking area setback from One Mile Road shall be 50 feet.

b. See the "Schedule of District Regulations" table of this chapter for additional requirements.

20-16.5 *Other Requirements.*

a. Notwithstanding any provision of this chapter to the contrary, the following minimum front yard landscaped buffer setback areas shall be provided for developments within the **HC** zoning district in order to mitigate against the appearance of buildings and paved areas from the street and from abutting residential properties:

1. A minimum 15-foot landscaped setback area shall be provided along any street, except that, for **HC** zoned lands west of Lanning Boulevard along Route 571, the minimum front yard landscaped setback shall be 75 feet along Route 571 and 50 feet along One Mile Road; and

2. A minimum 25-foot landscaped buffer setback shall be provided along any property line which abuts a residential zoning district or any existing residential use.

b. Driveways shall not be wider than 36 feet at any point and must be at least ten feet from any side lot line and 100 feet from intersecting street lines.

c. Efforts shall be made to secure cross-access easements between adjoining commercial properties to provide convenient access.

d. For properties zoned **HC** west of Lanning Boulevard along Route 571 and One Mile Road, freestanding signs, except for directional signs, shall be ground-mounted on a solid base with no visible poles, columns or other upright supports. Freestanding signs shall not exceed eight feet in height and shall not be more than 100 square feet in size.