

*Township of Washington, NJ  
Thursday, April 10, 2025*

## Chapter 285. Zoning

### Article XVIII. HC Highway Commercial District

#### § 285-100. Permitted uses.

[Amended 3-8-2007 by Ord. No. 4-2007; 10-27-2010 by Ord. No. 23-2010]

- A. In any HC Highway Commercial District, land, buildings or premises shall be used by right only for only one of the following:
- (1) General retail merchandise stores, including department stores, five-and-ten variety stores, general merchandise discount stores, drugstores and sporting goods stores.
  - (2) Retail apparel and accessories stores, including shoe stores, furriers and custom tailors.
  - (3) Retail furniture, home furnishings and equipment, including household appliance stores; hardware, paint and glass stores; and radio and television stores, including services.
  - (4) Retail stores, including supermarkets, bakeries and confectionery shops.
  - (5) Eating establishments, including restaurants, lunch counters, delicatessens, tea rooms, taverns, confectioneries or similar establishments serving food or beverages.
  - (6) Retail gift shops, including camera, book, stationery, antique, musical supply, cosmetic, candy, cigarette and tobacco, flower, hobby, jewelry and leather and luggage shops.
  - (7) Offices for the conduct of medical and other professions, real estate and insurance and banks, including branch banks, messenger or telegraph services and general and administrative offices.
  - (8) Office business shops, with sales and services only.
  - (9) Dry cleaning, barber, beautician, shoe repair, laundromat and tailor shops.
  - (10) Government offices serving the public, including a post office or other public or semipublic offices.
  - (11) Indoor recreational facilities, including theaters and bowling alleys.
  - (12) Artists' and photographers' studios.
  - (13) Factory authorized new automobile sales agencies and services, including repair shops adjacent to and in connection therewith and including new and used car lots.
  - (14) Mortuaries.
  - (15) Libraries and museums.

- (16) Motels/hotels and related facilities such as restaurants, meeting rooms and auditorium spaces and swimming pools.
- (17) Newspaper publishing and job printing.
- (18) General service and repair shops, including carpenter, cabinetmaking, furniture repair, plumbing or similar shop.
- (19) Office of a builder, carpenter, caterer, cleaner, contractor, decorator, electrician, furrier, mason, painter, plumber, roofer, upholsterer and similar non-nuisance businesses, excluding open storage of materials and excluding open storage of motor vehicles.
- (20) Substation, telephone central office, electric and gas facilities, sewage lift stations, water pumping station, subject to the following special requirements:
  - (a) No storage of materials and trucks and no repair facilities or housing of repair crews, except within completely enclosed buildings, shall be permitted.
  - (b) The architectural design of the exterior of any building shall be in keeping with other structures in the neighborhood.
  - (c) Screening shall be developed in accordance with the requirements of this article. All plants not surviving after planting must be replaced.
- (21) Automobile repair shops. No outside storage of materials is permitted. Storage of motor vehicles is permitted, provided that the vehicles have up-to-date inspection stickers and registration and are properly fenced from view and located in the rear of the property.
- (22) Tourist, rooming or boarding house.
- (23) Veterinary hospital, provided that all animals are kept in a permanent enclosed structure and are not within 150 feet of any existing residential use or zone.
- (24) Laboratory, dental and medical.
- (25) Exterminator.
- (26) Catering establishment.
- (27) Business and instructional school, including trade school.
- (28) Dance studios.
- (29) One apartment unit, provided that such use is in conjunction with the main business use, such as living quarters for a watchman. Such apartment shall be located above the main floors or in the rear of the business structure. An additional two parking spaces shall be provided for such apartment unit.
- (30) Clubs and lodge halls for fraternal organizations and meeting places, public or private.
- (31) Rescue squads.
- (32) The display and sale of farm products in accordance with Article **XXXIV**, Farm Regulations.
- (33) Social club and fraternal, social service, union or civic organizations.
- (34) Day-care center, preschool and day nursery school, subject to the following special requirements:
  - (a) An outdoor play space shall be provided.

- (b) Outdoor play space shall be fenced in accordance with the regulations of this chapter.
- (c) Such facilities shall not be located in retail commercial shopping areas or buildings because of the high volume of traffic trips.

(35) Nursing homes, rest home or home for the aged.

(36) Ambulatory care facilities, which may include an ambulatory surgery facility.

(37) Neighborhood center, consisting of compatible uses permitted within the zone, with the exception of Subsection **A(11)** and **(13)** through **(36)** listed above. The principal building shall be at least 20,000 square feet, and each individual use or tenant must include at least 1,500 square feet. Drive-through facilities shall not be permitted as part of a neighborhood center.

[Added 10-10-2012 by Ord. No. 13-2012]

## § 285-101. Conditional uses.

A. The following uses may be permitted as conditional uses when authorized by the Planning Board in accordance with the specifications and standards listed in Subsection **B** below:

- (1) Truck sales and/or rental agencies, such as tractor-trailer and/or tractor agencies.
- (2) Boat, farm equipment vehicles and recreation vehicle agencies.
- (3) Gasoline service stations, subject to the special regulations of § **285-104**.
- (4) Car washes.
- (5) Used car lots subject to the special regulations of § **285-106**.  
[Added 4-13-2000 by Ord. No. 4-2000]

B. Applications for conditional uses shall be in compliance with the following minimum specifications and standards:

- (1) That the use will not injure or detract from the use of neighboring property.
- (2) That the use will not detract from the character of the neighborhood.
- (3) That the use of property adjacent to the area included in the plan is adequately safeguarded.
- (4) That the property is suitable for the intended use.
- (5) That the use will serve the best interests of the Township.
- (6) That the use will not adversely affect public sewers and facilities such as water, sewer, police and fire protection.
- (7) That the use will not adversely affect the drainage facilities in the adjacent neighborhood.
- (8) That the use will not adversely affect the safe flow of highway traffic and that adequate roadway accesses are provided to protect roadways from undue congestion and hazards.
- (9) That there shall be no display or sale of any merchandise whatsoever in the street right-of-way.

(10) That all merchandise accessible to the public shall be adequately safeguarded to prevent injury to persons.

(11) That there shall be no storage in the front yard setback.

## § 285-102. Accessory uses.

Only the following accessory uses shall be permitted:

- A. Accessory uses on the same lot with, and customarily incidental to, any of the above permitted uses.
- B. Cafeteria facilities for employees.
- C. For office buildings only, retail stores or personal service shops may be permitted as an accessory use. Such uses shall be limited to items listed in § **285-100A(1)** through **(10)**, and shall be located only in the basement or first floor. Such uses shall be wholly within the structure and limited to service type uses designed to service primarily the needs of the occupants of the buildings.

## § 285-103. Area and bulk regulations.

The following area and bulk regulations shall apply:

- A. Minimum lot size: 13,500 square feet.
- B. Minimum lot width: 100 feet.
- C. Minimum lot depth: 135 feet.
- D. Maximum lot coverage: 50% for inside lot and 40% for corner lot for all uses, except 20% for gasoline service stations.
- E. Minimum front yard: 50 feet from all streets.
- F. Side yards: 20 feet aggregate total with minimum of eight feet, provided that when a written agreement is provided by adjoining property owners, no side yard shall be required between properties of separate ownership where two or more commercial uses abut side to side. In case of a series of abutting structures paralleling a public right-of-way, an open and unobstructed passage of at least 30 feet in width shall be provided at grade level at intervals of not more than 200 feet.
- G. Minimum rear yard: 35 feet.
- H. Maximum building height: 60 feet.  
[Amended 7-26-2007 by Ord. No. 19-2007]