

## Chapter 126. Land Use

### Part 12. Zoning

#### Article XLII. Use Regulations

##### § 126-313. C-3 Office and Service Zone.

[Amended 11-18-1991 by Ord. No. 91-33; 12-5-2005 by Ord. No. 05-55; 5-16-2006 by Ord. No. 06-26; 7-19-2010 by Ord. No. 10-14]

A. In the C-3 Zone, including the Route 22 corridor located therein, the following uses are permitted:

(1) Principal permitted uses.

- (a) Business, professional and service offices and establishments, such as banking and bank-related functions; credit services; security and commodity brokers; insurance carriers; real estate services; advertising services; employment agencies; consumer and mercantile credit and collection services; consulting services; data processing; engineering and architectural services; and accounting services.
- (b) (Reserved)
- (c) Essential services.
- (d) Nursing homes and assisted-living facilities.
- (e) Medical offices and dental offices.
- (f) Research laboratories and research activities.

(2) Permitted accessory uses.

- (a) Uses customarily incidental to a permitted principal use.
- (b) Parking.
- (c) Signs. (See § **126-162** and **126-195**.)

- (3) Conditional uses.
  - (4) Accessory and incidental retail services, only when located within a professional or business office. The retail use must be clearly subordinate to the permitted use and may not occupy more than 10% of the floor area of the principal use.
- B. In the Route 22 Corridor (lots with frontage on Route 22), only within the C-3 Zone, the following uses shall be permitted as well:
- (1) Principal permitted uses.
    - (a) Health clubs, wellness centers, day spas and gyms.
    - (b) Indoor commercial recreation with the exception that inflated structures are not permitted.
    - (c) Adult medical day care.
    - (d) Medical support centers of limited service for uses such as diagnostic MRI facilities, outpatient rehabilitation centers and outpatient surgical centers.
- C. Bulk standards in the C-3 Zone, including the Route 22 corridor located therein.
- (1) Maximum height: three stories/45 feet. The first story shall not exceed a height of 25 feet measured from the floor to the ceiling.
  - (2) All other bulk standards shall be in conformance with the Schedule of Area, Yard and Building Requirements set forth at the end of Chapter **126** (Land Use), following Article **L**.