

**§ 160-163. Permitted uses.**

The C-C Zone District is designed for and permits only the following uses as herein regulated:

A. Retail business establishments limited to the following:

- (1) Hardware, paint, glass and wallpaper stores.
- (2) Department stores and variety stores.
- (3) Dry goods stores.
- (4) Food stores, dairy stores and retail bakeries.
- (5) Apparel and accessories stores.
- (6) Furniture, home furnishings and equipment stores.
- (7) Radio, television and music stores.
- (8) Eating and drinking places, not including drive-in restaurants.
- (9) Liquor stores.
- (10) Antique stores.
- (11) Book and stationery stores.
- (12) Sporting goods, bicycle and hobby stores.
- (13) Jewelry stores.
- (14) Florist stores.
- (15) Cigar stores and news dealers.
- (16) Camera, photographic supply and art supply stores.
- (17) Gift, novelty and souvenir stores.
- (18) Optical goods stores.
- (19) Luggage and leather goods stores.
- (20) Supermarkets.
- (21) Home and garden shops.
- (22) Convenience stores. **[Added 2-22-2007 by Ord. No. 2007-5 ]**

B. Personal service establishments limited to the following:

- (1) Banks, credit unions and credit agencies. **[Amended 8-10-2006 by Ord. No. 2006-16 ]**
- (2) Security and commodity brokers.

- (3) Real estate and insurance offices.
  - (4) Holding and investment company offices.
  - (5) Laundry and dry-cleaning pickup stores.
  - (6) Photographic studios.
  - (7) Barbershops and beauty shops.
  - (8) Shoe repair shops.
  - (9) Garment pressing, alteration and repair shops.
  - (10) Miscellaneous repair services other than automobiles.
  - (11) Motion-picture theaters, except outdoor.
  - (12) Dance studios and schools.
  - (13) Medical and health services, excluding veterinarian services.
  - (14) Legal services.
  - (15) Engineering and architectural services.
  - (16) Accounting and bookkeeping services.
- C. Municipal parks, playgrounds, buildings and uses deemed appropriate and necessary to the Township Committee of the Township of White.
- D. Parking facilities as regulated in § 160-79 of this chapter.
- E. Conditional uses as regulated in Article XIV of this chapter.
- F. Signs as regulated in § 160-86 of this chapter.
- G. Accessory uses customarily incident to the above uses.
- H. Customary and conventional farming operations as permitted by § 160-128A(3), including the construction of residences that are accessory to such farming operations, and customary farm buildings as permitted by § 160-128B(7). **[Added 11-7-1980 ; amended 6-2-2005 by Ord. No. 2005-15 ]**
- I. Minor solar or photovoltaic energy facility or structure in accordance with Article XXX, § 160-201B. **[Added 12-12-2012 by Ord. No. 2012-6 ]**

#### **§ 160-164. Prohibited uses.**

- A. Any use other than those listed in § 160-163 is prohibited. Specifically prohibited are the following:
- (1) Residential construction or conversion.

- (2) Industrial uses involving any process of manufacture, fabrication, assembly and disassembly other than repair.
  - (3) Storage buildings and yards, fuel-distributing plants, lumberyards or warehouses, unless an accessory use.
  - (4) Auction establishments.
  - (5) Outdoor amusements.
  - (6) Junkyards, secondhand materials yards or the dismantling of automobiles.
  - (7) Trailer or tourist camps.
  - (8) Adult bookstores.
- B. For the purpose of this chapter, such uses as laundries, bakeries and the like shall only be deemed to be industries where they employ more than 10 persons or use any machine requiring no less than 10 horsepower, but it is not intended that a store or a service, such as a department store, shall be limited in the number of its employees.

**§ 160-165. Required conditions. [Amended 5-6-1988 ; 12-1-1989 ; 8-2-1991 ]**

The following requirements shall be complied with in the C-C Zone:

- A. Minimum lot area. Every lot shall have a minimum lot area of 2.00 acres measured within 350 feet of the front street right-of-way line; provided, however, that premises connected to and serviced by public sewer collection and potable water supply systems shall have a minimum lot area of 1.00 acre measured within 250 feet of the front street right-of-way line. The calculation of lot areas shall exclude any lot or portion thereof which has a dimension of less than 125 feet between the street line and the side or rear lot lines, measured perpendicular to the lot width dimension line. The calculation of the lot area shall be subject to the provisions of § 160-110.
- B. Lot width. The minimum lot width measured at the front yard setback line shall be at least 250 feet. The measurement of lot width shall be subject to the provisions of § 160-110.
- C. Lot frontage. The minimum lot frontage measured along the front street right-of-way line shall be at least 200 feet, of which at least 20 feet immediately adjacent to the street upon which the lot has frontage and extending for the full frontage of the lot must be set aside for the purposes of providing buffering from the public road and providing for proper sight distance. Within such area, the owner shall establish and maintain a planting of grass and/or horticultural ground cover. Other landscape materials may be incorporated, provided that there is no obstruction to vision other than a tree trunk in the area between two feet and seven feet above ground level. No other uses shall be made of this buffer area other than for a single driveway to provide access to the use for each 150 feet of frontage upon a public road. Such driveway shall not exceed 32 feet in width.
- D. Lot coverage.
  - (1) The building coverage, as defined in § 160-5 of this chapter, shall not exceed 25%.

- (2) The aggregate coverage, as defined in § 160-5 of this chapter, shall not exceed 50%.
- E. Front yard. There shall be a front yard of not less than 50 feet.
  - F. Side yard. There shall be two side yards which shall total not less than 60 feet; provided, however, that no side yard shall be less than 25 feet, and further provided that no building shall be closer than 50 feet to any residential zone district boundary line.
  - G. Rear yard. There shall be a rear yard of not less than 40 feet; provided, however, that no building shall be closer than 65 feet to any residential zone district boundary line.
  - H. Building height. No building shall exceed a height of 35 feet or two stories, whichever is the lesser. **[Amended 8-30-2007 by Ord. No. 2007-18 ]**
  - I. Truck loading and unloading facilities shall be provided on the property in other than the front yard area in sufficient amount to permit the transfer of goods in other than a public street where possible.
  - J. Wherever the property line of a use in this zone abuts the boundary of a residence zone or a legally preexisting residential use, an area of not less than 40 feet in width shall be set aside as a buffer area and used for no other purpose. Said buffer area shall be landscaped pursuant to the provisions of § 160-99 of this chapter. Prior to the issuance of a zoning permit, the Zoning Officer shall submit the applicant's plans for such buffer area to the municipal agency for its approval.