

**§ 220-85. C-2 Neighborhood Commercial District.**

The following regulations shall apply in the C-2 Neighborhood Commercial District:

- A. Permitted uses. One or a combination of retail and/or service uses of a neighborhood nature of the following types: **[Amended 10-13-1988 by Ord. No. 52-88; 9-27-1990 by Ord. No. 43-90]**
- (1) General merchandise.
  - (2) Food.
  - (3) Apparel and accessories.
  - (4) Eating and drinking establishments, except drive-in restaurants.
  - (5) Variety stores.
  - (6) Drugstores.
  - (7) Liquor stores.
  - (8) Florists.
  - (9) Finance, insurance and real estate services.
  - (10) Personal services.
  - (11) Business services.
  - (12) Principal and accessory residences as existing or approved at the time of the passage of this section. **[Amended 10-26-2000 by Ord. No. 2000-17]**
  - (13) Professional services.
  - (14) Government buildings and grounds.
  - (15) Temporary buildings for uses incidental to construction work, provided that such buildings are removed upon completion or abandonment of the construction work.
  - (16) Commercial educational uses, provided that each use meets the parking recommendations of the ITE Parking Generation Manual, third or most current edition. **[Added 2-15-2007 by Ord. No. 2007-5; amended 12-17-2009 by Ord. No. 2009-36]**
- B. Permitted accessory uses.
- (1) Customary accessory uses and buildings which are clearly incidental to the principal use and building.
- C. Area, yard and building requirements. **[Amended 10-26-2000 by Ord. No. 2000-17]**

- (1) For preexisting or approved residential uses which are permitted under § 220-85A(12) above, the requirements of the R-20 Residential Zone as specified in the schedule of requirements in § 220-34 shall apply.
  - (2) For all other uses, the requirements specified for the C-2 Neighborhood Commercial Zone in the schedule of requirements in § 220-34 of this chapter shall apply.
- D. Conditional uses. Uses requiring a conditional use permit are subject to the provisions of Article IV of this chapter.
- (1) Public utilities.
  - (2) Motor vehicle service stations.
  - (3) Amusement arcades. **[Added 7-15-1993 by Ord. No. 8-93]**
- E. Signs are regulated as per § 220-99 of this chapter.
- F. Fences are subject to the provisions of § 220-95 of this chapter.
- G. Parking is regulated as per § 220-97 of this chapter.
- H. Off-street loading is subject to the provisions of § 220-98 of this chapter.
- I. Other provisions.
- (1) The storage of flammable liquids and gases shall not be permitted above the ground, except that where such liquids and gases are used as a heating fuel, they may be stored within the building in accordance with the Township's Fire Prevention Code.
  - (2) All rubbish and garbage and waste materials shall be stored in metal or plastic containers securely closed with metal or plastic covers. Containers may be stored in a building, in the rear yard or in the side yard if properly screened from view.
  - (3) Where the property line of a proposed commercial lot abuts a residential zone or use, a buffer area shall be established, which shall include an area of land 30 feet in width as measured from said property line. For the purpose of establishing a building setback line along the buffer area, all side and rear yard lines shall be increased by a depth of 30 feet. The buffer screen shall meet the standards set forth in § 220-100 of this chapter. However, where the property line of a proposed commercial lot abuts property located in the MFD-II Zone, the buffer area required by this subsection shall be 10 feet in width. **[Amended 3-16-1989 by Ord. No. 6-89; 2-25-1993 by Ord. No. 3-93]**
  - (4) Front yards may be utilized for parking, provided that no such parking shall be closer than 20 feet to any street line.
  - (5) No individual commercial tenant or unit shall consist of more than 15,000 square feet. **[Added 10-26-2000 by Ord. No. 2000-17]**