

55-56. RESERVED. [Deleted 6-19-89 by Ord. No. 1989-19]

**55-57. C-N - NEIGHBORHOOD COMMERCIAL ZONE.
[Amended 4-3-89 by Ord. No. 1989-8; 6-5-89 by
Ord. No. 1989-14; 6-19-89 by Ord. No. 1989-19;
4-1-91 by Ord. No. 1991-8; 4-5-00 by Ord. 1993-8
§ 18; 12-16-96 by Ord. No. 1996-60 § 23-25]**

A. Permitted Uses.

- (1) Retail trade and service establishments, including the sale of groceries, baked goods, fishing supplies, apparel, gifts, antiques, housewares and appliances, barber and beauty shops, laundries and such other similar uses.
- (2) Business and professional offices.
- (3) Automotive filling stations.
- (4) Day nurseries.

- (5) Parks and preserves.
- (6) The erection, construction, alteration and maintenance by a public utility or municipal agency of underground distribution and collection systems necessary for the furnishing of adequate service by such utility or agency to the use on the same lot and/or surrounding neighborhood or for the public health, safety or general welfare.
- (7) Funeral homes.
- (8) Restaurants.
- (9) **[Deleted 5-16-05 by Ord. No. 2005-28]**
- (10) Car wash. **[Amended 5-16-05 by Ord. No. 2005-28]**
- (11) Sales establishments for lumber and other building materials and related equipment and apparatus.
- (12) Animal hospital.
- (13) Vehicle body shop and repairs.
- (14) Municipal offices and fire and rescue stations.
- (15) Libraries and museums.
- (16) Hospitals, clinics, convalescent homes and continual care facilities.
- (17) Places of worship, including parish and educational buildings.
- (18) Nonprofit civic, social and fraternal organizations.
- (19) Recreational membership facilities, including swimming and tennis.
- (20) Nursing homes. **[Added 5-16-05 by Ord. No. 2005-28]**

B. *Accessory and Temporary Uses.*

- (1) One (1) accessory apartment in a permitted business establishment, such apartment to be no less than seven hundred (700) square feet in area.
- (2) Temporary on-site construction trailers for which permits may be issued for periods up to one (1) year, subject to renewal.
- (3) Signs as provided for in this chapter.
- (4) Off-street parking as provided for in this chapter.

C. *Conditional Uses.* The following uses shall be permitted in the C-N Zone, subject to issuance of a conditional use permit in conformance with the provisions of this chapter:

- (1) **[Deleted 3-20-95 by Ord. No. 1995-15; 8-5-96 by Ord. No. 1996-27 § 2]**
- (2) **[Deleted 3-20-95 by Ord. No. 1995-15; 8-5-96 by Ord. No. 1996-27 § 2]**
- (3) Public utility uses, such as water towers, electric substations, radio towers and transmission lines, which must be provided above ground.
- (4) **[Deleted 5-16-05 by Ord. No. 2005-28]**
- (5) Self-storage facilities (mini-warehouse). **[Added 5-16-05 by Ord. No. 2005-28]**
 - (a) Minimum lot area: three (3) acres.
 - (b) Minimum side and rear yard setbacks: fifty (50) feet.
 - (c) Screening shall be required in the front yard area to enhance the appearance and screen the self-storage facility from roadways. Such screening may consist of fences, walls, natural vegetation and landscaping, or some combination thereof, and shall be specifically approved by the planning board.

- (d) Maximum building height: twenty-four (24) feet and two (2) stories.
 - (e) No flammable materials, hazardous chemicals or explosives shall be permitted to be stored at the site.
 - (f) The servicing, repair or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances or similar equipment shall be prohibited.
 - (g) Auctions, wholesale and retail sales and garage or other miscellaneous sales shall be prohibited.
 - (h) The operation of power tools, spray painting, compressors and other similar equipment shall be prohibited.
 - (i) Outdoor storage shall be limited to the storage of boats, boat trailers and recreational vehicles, and any such storage shall not be visible from any property line.
 - (j) Self-storage facilities (mini-warehouse) must front on and have primary access to and from, a County road or a New Jersey State Highway. Access to a local Barnegat Township roadway shall not be permitted.
 - (k) A proposed self-storage (mini-warehouse) facility shall not be located any closer than two thousand (2,000) feet to a similar type of facility.
- (6) Fast food restaurants provided that no residential structure is located within a three hundred (300) foot radius of the building lot upon which the fast food restaurant will be located. This conditional use shall be permitted with the following conditions:

- (a) The proposed use must be situated within a larger commercial site located on a State or County highway.
- (b) The proposed use will have a minimum separation distance of three hundred (300) feet from any existing residential dwelling.
- (c) The proposed use shall be architecturally compatible with the overall commercial site.

D. *Special Requirement for C-N Zones in the Pinelands Area.*

- (1) All uses, other than residential uses, which are listed as permitted, accessory, or conditional uses in the PF Zone, shall be considered as permitted uses in the C-N Zone in the Pinelands Area.
- (2) In addition to the uses listed in subparagraph (1) above, all uses listed in paragraph A., above, may be permitted in all Pinelands Area C-N zones where such zones are located within a Pinelands village or regional growth area.
- (3) Notwithstanding the Schedule of Area, Yard and Building Requirements, the minimum lot size for retail sales and service establishments in the Pinelands Area shall be forty thousand (40,000) square feet, or larger where necessary to comply with Article XIX of this chapter, except as provided in § 55-300 for unsewered lots in the Pinelands Area.
 - (a) Notwithstanding the minimum lot areas set forth above and in the Schedule of Area, Yard and Building Requirements, no such minimum lot area for a nonresidential use in the forest area of C-N zones shall be less than that needed to meet the water quality standards of § 55-291B(4), whether or not the

lot may be served by a centralized sewer treatment or collection system.

- (4) Any variance or other approval for a residential use in the Regional Growth Area portion of the CN Zone shall require that Pinelands development credits be used for fifty percent (50%) of the authorized units for parcels under ten (10) acres in size; for seventy-five percent (75%) of the authorized units for parcels between ten (10) and twenty (20) acres in size and for one hundred percent (100%) of the authorized units for parcels over twenty (20) acres in size. **[Amended 6-4-01 by Ord. No. 2001-15]**
- (5) No development involving the use of Pinelands development credits shall be approved until the developer has provided the Commission and the Township approval agency with evidence of his ownership and redemption of the requisite Pinelands development credits; provided, however, that the Township approval agency may grant general development plan, preliminary subdivision or preliminary site plan approval conditioned upon