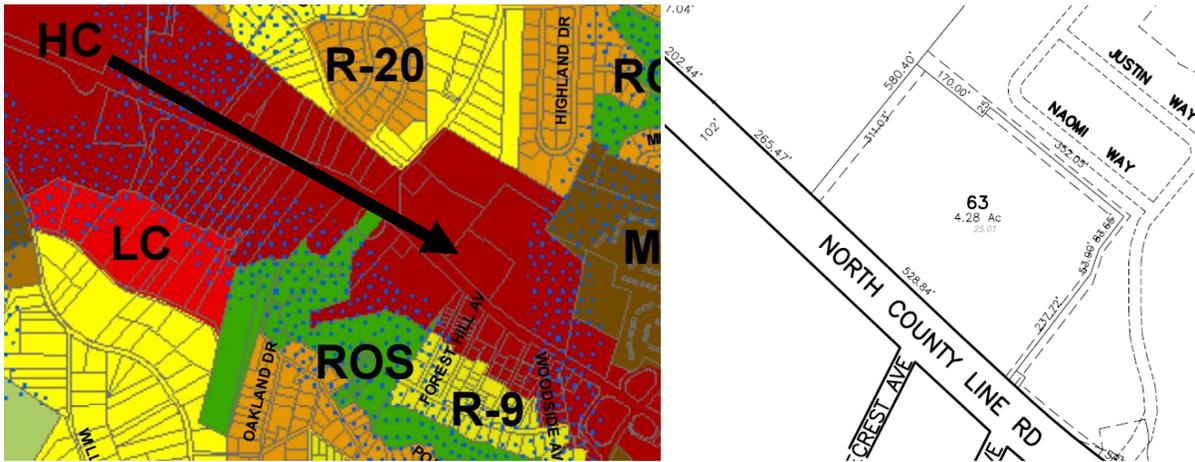


# 90 NORTH COUNTY LINE ROAD

JACKSON, NJ 08527



**ZONING:** HC – Highway Commercial

<b>Lot Requirements</b>	
Lot Area	40,000 SF
Lot Width	175'
Lot Frontage	175'
Lot Depth	200'
<b>Principal Building Requirements</b>	
Front Yard Setback	60'
Rear Yard Set Back	40'
Side Yard Setback (each)	25'
Max Building Height	35'
Max Building Coverage	30%
Max Impervious Coverage	75%

## § 244-57. HC Highway Commercial Zone.

### **A. Permitted principal uses of buildings and structures are as follows:**

(1) All principal uses permitted in the NC Neighborhood Commercial Zone.

Antique shop, Appliance store, Art/graphic/photo supply store, Artist/photo studio, Bakery, Bank and financial institution, Barbershop or beauty/hair salon, Bookstore, Business office, Candy store, Clothing/dry goods store, Convenience store, Delicatessen, Dry cleaners, Florist shop, Gift shop, Household supply store, Ice cream store, Jewelry store, Liquor store, Luncheonette, Pharmacy, Professional office, Repair/service shop for household or personal goods, Restaurants; however drive-through restaurants and drive-in restaurants are not permitted, Self-service laundry, Shoe repair shop, Stationery, tobacco, newspaper or periodical store, Tailor/dressmaking shop, Variety/notion store, Combination of two or more

of the above permitted uses in one principal building, Other uses similar to those listed above, Raising of horses and other livestock, Essential services, Art gallery, Library, Museum

- (2) Art, dance, gymnastics, music or other similar instructional school.
- (3) Auto parts store; excluding, however, auto repair shop and installation services (see conditional)
- (4) Bar/cocktail lounge/nightclub.
- (5) Bicycle rental, repair or sales establishment.
- (6) Bowling alley.
- (7) Building materials retail sales establishment; excluding, however, lumberyards or other similar uses requiring outdoor storage.
- (8) Commercial office.
- (9) Commercial retail use.
- (10) Contractor's office, showroom, garage, warehouse and shop; provided, however, that all materials and equipment are stored within a completely enclosed building.
- (11) Department store.
- (12) Municipal parks, playgrounds and other municipal buildings and uses as are deemed appropriate and necessary by the Township Committee.
- (13) Federal, state, county and other public buildings and grounds; excluding, however, public schools, parks, playgrounds or other public recreational uses or areas.
- (14) Funeral home.
- (15) Furniture store.
- (16) Garden center.
- (17) Indoor commercial health/recreational facility.
- (18) Nurseries and greenhouses.
- (19) Personal or professional service establishment.
- (20) Pet shop; excluding, however, the boarding or treatment of animals.
- (21) Printing, lithography, publishing or photocopying establishment.
- (22) Restaurant with or without a liquor license, including drive-through and fast-food restaurants where space permits safe traffic movement. Drive-in restaurants are not permitted. (see conditional)
- (23) Shopping centers.
- (24) Shops of artisans, carpenters, craftsmen, electricians, painters, plumbers, printers or other similar trade.
- (25) Sign shop.
- (26) Supermarket.
- (27) Theater (indoor only).
- (28) Vocation/trade school, operated for profit.
- (29) Combinations of two or more of the above permitted uses in one principal building.
- (30) Other uses similar to those listed above.
- (31) Raising of horses and other livestock.
- (32) Essential services.
- (33) Mini warehousing and self-storage.
- (34) Bank and financial institution.

**B. Permitted accessory uses of building and structures are as follows:**

- (1) Bulk storage, subject to the provisions of § 244-152.
- (2) Fences and walls, subject to the provisions of § 244-190.
- (3) Off-street loading, subject to the provisions of § 244-196.
- (4) Off-street parking, subject to the provisions of § 244-197.
- (5) Satellite dish antennas, subject to the provisions of § 244-165.
- (6) Signs, subject to the provisions of § 244-207.
- (7) Other customary accessory uses, buildings and structures which are clearly incidental to the principal use(s) and building(s).

(8) Hospitals and philanthropic eleemosynary uses (§ [244-123](#)).

**C. Conditional uses, subject to the provisions of Article VIII of this chapter, are as follows:**

(1) Automobile repair shop (motor vehicle repair shop) (§ [244-109](#)).

- No outdoor oil drainage pits or hydraulic lifts shall be permitted
- All repairs shall be performed a fully enclosed building
- All vehicles awaiting repair or under repair which are stored out of doors shall be screened from the public by a solid fence and/or evergreen planting
- No vehicle awaiting repair or under repair may be stored out-of-doors within the required front yard area, within 20 feet of any side or rear lot line or within 50 feet of any adjoining lot within a residential zone
- The storage of junk or dilapidated vehicles on the site shall not be permitted.

(2) Automobile sales establishment for new and/or used cars (§ [244-110](#)).

(3) Automobile service station (gas station or motor vehicle service station) (§ [244-111](#)).

- The site plan shall show the number and location of fuel tanks to be installed, the dimensions and capacity of each storage tank, the depth the tanks will be placed below the ground, the number and location of pumps to be installed, the type of structures and accessory buildings to be constructed and the number of automobiles which are to be garaged.
- Convenience shops may be permitted, provided that:
  - 1) They contain not more than 5,000 square feet of gross floor area;
  - 2) One additional parking space is provided for each 100 square feet of floor area devoted to the convenience shop; and
  - 3) The location and access for the convenience shop does not impede or interfere with vehicular circulation to and from fuel pumps.
- All fuel pump islands shall be located at least 35 feet from all property lines.
- All fuel tanks shall be installed underground.
- No outdoor oil drainage pits or hydraulic lifts shall be permitted.
- Any repair of motor vehicles shall be performed in a fully enclosed building. No parts or partially dismantled motor vehicle shall be stored out of doors.
- Coin-operated service stations are not permitted.
- No auto bodywork shall be permitted.
- Illumination shall be such that no direct glare from the lights shall fall upon adjoining streets or properties.
- The sale, rental or lease of new or used vehicles shall be prohibited.
- A fifteen-foot-wide landscaped strip across the entire lot frontage shall be provided and shall be landscaped with grass or ground cover, as well as low-growing buffering shrubbery and shade trees in accordance with the provisions of § [244-193](#). Additionally, all areas of the lot not deemed necessary for the circulation or storage of automobiles, as determined by the Planning Board, shall be landscaped.
- Outdoor solid waste disposal shall be properly screened and buffered.
- Accessory goods for sale may be displayed on the pump islands and the building island only. The outside storage of oil cans and/or antifreeze and similar products may be displayed on the respective islands, if provided for in a suitable metal stand or rack.

(4) Car wash (§ [244-112](#)).

- All mechanical activities shall be conducted within a completely enclosed building.
- Wastewater from the use shall be discharged into the public sanitary sewer system. No on-site septic system or dry well shall be permitted.

(5) Churches and places of worship (§ [244-115](#)).

(6) Commercial recreational activities (§ [244-116](#)).

(7) Drive-in restaurant (§ [244-118](#)).

- A buffer area, a minimum of 20 feet in width, shall be provided adjacent to all public street rights-of-way.

- Side and rear buffer strips of 15 feet must be provided. Where the property abuts a residential use or district, these buffers must be increased to 30 feet. In addition to landscaped buffering, drive-in restaurants shall be screened from abutting properties by a decorative masonry or wooded fence of acceptable design six feet in height. No such wall or fence shall be located so as to obstruct safe traffic vision.
- There shall be at least one major means of access and egress, divided by a median strip. Entrances and exists shall be located at least 80 feet from a street intersection.
- Direct access from the roadway right-of-way line to the nearest turn or parking space on the lot on which the drive-in establishment is located shall be an unobstructed distance of at least 20 feet.
- All signs shall conform to the requirements set forth in § [244-207](#).
- All service, storage and trash areas shall be completely screened from public view. All outside trash receptacles shall be located within an enclosure constructed of decorative masonry material a minimum of four feet and a maximum of six feet in height and shall be provided with opaque gates of the same height.
- The minimum distance between driveways and adjacent property lines shall be 20 feet, measured from the curb return to an extension of the side property line.
- The minimum distance between driveways on the site shall be 65 feet, measured between the curb returns.
- Drive-in window lanes shall be physically separated from the traffic circulation system on the site by means of concrete curbed and landscaped islands which allow for a minimum width of three feet for landscaping. The drive-in window aisle shall have a minimum width of 10 feet. The length of the drive-in lane shall be such as to permit the stacking of a minimum of five vehicles.
- Sites shall be so designed as not to permit a conflict between pedestrian and vehicular drive-in traffic in either the stacking lane or drive-in exit.
- On-site lighting shall conform to the requirements set forth in § [244-197](#).
- All utilities leading to and within the site shall be installed underground.
- A drive-in restaurant shall be connected to an approved and functioning public water supply system and sanitary sewer system prior to the issuance of any certificate of occupancy.

(8) Health care facility (§ [244-120](#)).

(9) Hotel or motel (§ [244-124](#)).

(10) Mini storage facility (§ [244-126](#)).

(11) Public utilities (§ [244-128](#)).

(12) Veterinary clinic, hospital or animal care facility (§ [244-132](#)).

(13) Solar energy facilities. In addition to the conditional use requirements set forth at § [244-133.1](#), solar energy facilities in the HC Zone shall be subject to the following conditions: