

§ 160-68 Evesham Township Zoning Commercial-1 (C-1).

A. Purpose. To provide a commercial district which replaces a number of more narrowly defined districts located along the two major state highways through the Township, Routes 70 and 73. This district will have a wider array of allowable uses in order to provide more development flexibility in response to changing market conditions. To protect the public interest, performance standards related to the scale of development will be utilized. The standards will provide incentives to consolidate smaller parcels into larger development tracts. The complimentary and coordinated development of adjacent properties or the combining of lots into larger tracts shall be encouraged through the allowance of increased development intensity. The coordinated development will provide for common access and drives, shared parking, a unified architectural and building scheme, pedestrian malls connecting buildings, and coordinated storm drainage and open space areas to be part of an approved commercial development.

B. Principal permitted uses. Only the following shall be permitted:

- (1) Planned commercial developments.
- (2) Shopping centers.
- (3) Department stores.
- (4) Medical centers.
- (5) Offices, all types.
- (6) Offices of government agencies.
- (7) Retail stores.
- (8) Restaurants and taverns, not including fast-food or drive-through.
- (9) Garden centers.
- (10) Banks (including drive-through).
- (11) Day-care facilities.
- (12) General personal and business services.

[Added 2-25-2003 by Ord. No. 3-2-2003]

C. Conditional uses (subject to Chapter 161):

- (1) Service stations.
- (2) Houses of worship.
- (3) New automobile sales and services facilities.
- (4) Fast food without drive-through.

[Amended 8-10-2010 by Ord. No. 18-8-2010]

- (5) Car washes.
 - (6) Arcades.
 - (7) Hotel/conference centers.
 - (8) Warehousing.
 - (9) Theaters and places of amusement.
 - (10) Fast food with drive-through.
- [Added 8-10-2010 by Ord. No. 18-8-2010]
- (11) Helistops.

[Added 4-12-2011 by Ord. No. 7-4-2011]

D. Accessory uses.

- (1) Off-street parking as required by this chapter.
- (2) Off-street loading as required by this chapter.
- (3) Signs, as regulated by this chapter.
- (4) Storage, inside a building.
- (5) Temporary construction and sales trailers.