

## Mantua Township, NJ Community Commercial (CC) Zoning

### § 230-20 CC Community Commercial District.

A. Intent. The intent of the CC Community Commercial District is to promote the development of appropriately located tracts of land to provide commercial services to nearby residential areas.

B. Uses.

(1) Principal permitted uses on the land and in the buildings.

(a) The following uses and no others shall be permitted:

[1] Retail trade.

[2] Eating or drinking place.

[3] Banking facilities whose primary activity is the service of daily customers, including those with drive-in facilities and bank machine facilities.

[4] General and professional offices.

[5] Personal and business service establishments.

[6] Garden centers engaged in the retail sales of living plant material and related garden equipment.

(b) The following principal uses are permitted conditionally upon a determination by the Planning Board that the use can be provided in a manner that will minimize the impact upon adjacent properties, will be compatible with the surrounding neighborhood, will not unduly burden adjacent areas with increases in traffic, noise, threats to public health and safety and will conform with such additional standards as provided in § [230-65](#):

[1] Service stations.

[2] Public utility uses.

[3] Day-care center.

[4] Anchor store. [Added 5-23-2006 by Ord. No. O-04-2006]

(2) The following accessory uses are permitted by right in this district.

(a) Off-street parking lots. (See § [230-28](#) for standards.)

(b) Off-street loading. (See § [230-29](#) for standards.)

(c) Signs. (See § [230-30](#) for standards.)

(d) Fences and walls. (See § [230-49](#) for standards.)

(e) Gazebos. (See § [230-12E](#) for standards.)

[Added 5-23-2006 by Ord. No. O-04-2006]

(3) The following accessory uses are permitted conditionally upon a determination by the Planning Board that the use can be provided in a manner that will minimize the impact upon adjacent properties and will conform with such additional standards as provided in § [230-65](#):

(a) Soil removal.