

Township of Harrison

§ 225-16 C-1 Village Center District.

[Amended 7-18-1990 by Ord. No. 21-1990; 8-20-1990 by Ord. No. 26-1990; 4-21-2003 by Ord. No. 10-2003; 12-17-2007 by Ord. No. 59-2007; 11-17-2008 by Ord. No. 32-2008; 4-18-2011 by Ord. No. 15-2011; 4-16-2012 by Ord. No. 24-2012; 4-1-2013 by Ord. No. 13-2013]

A. Specific intent. It is the purpose of the C-1 Zone District to provide single-user, small-scale retail and service facilities which have a relatively low impact on transportation infrastructure and which primarily service the daily needs of the public.

B. Use regulations.

(1) Uses by right. In any C-1 District, lands, buildings or premises shall be used by right for only one of the following, and no single store or entity shall occupy a floor area in excess of 10,000 square feet.

[Amended 4-21-2014 by Ord. No. 9-2014]

(a) Food market.

(b) Drugstore.

(c) Bakery.

(d) Clothing.

(e) Shoe store and repair.

(f) Jewelry store.

(g) Gift shop, florist shop.

(h) Book store, stationery store.

(i) Radio, TV and music store, computer technology.

(j) Variety store.

(k) Dry goods and notions store.

(l) Hardware store, sporting goods.

(m) Barber and beauty shops.

(n) Dry-cleaning and laundry pickup shops.

(o) Tailors and dressmaker shops.

(p) Self-service laundry.

(q) Newspaper and magazine sales.

(r) Multitenant or single-tenant professional office.

(s) Post office.

(t) Bank.

(u) Library.

(v) Art or dance studio.

[Added 7-6-2015 by Ord. No. 15-2015]

(2) Permitted conditional uses. 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 and will conform with the additional standards provided herein and in Article XXI of this chapter.

(a) Convenience store, provided that it shall be the sole use on a lot, it shall not be permitted to sell motor vehicle fuels and/or household fuels, and that the following standards shall be met: