

ARTICLE XII **C-2 and C-3 Commercial Districts**

Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. 1).

§ 202-60 Applicability of provisions.

[Amended 6-27-1989 by Ord.No. 1592-89; 6-12-1990 by Ord. No. 1619-90; 4-25-1995 by Ord. No. 1767-95]

The regulations of this article and of § **170-6A** of the Code of the City of Woodbury shall apply in all C-2 and C-3 Commercial Districts.

§ 202-61 Use regulations.

[Amended 12-26-1978 by Ord. No. 1337-78; 6-27-1989 by Ord. No. 1592-89; 6-12-1990 by Ord. No. 1619-90]

A. Permitted uses. A building may be erected or used and a lot may be used or occupied for any of the following purposes and no other:

- (1) Financial services, including banks, credit unions, savings and loans, securities brokers and similar uses.
- (2) Business establishments for wholesale trade in the C-2 Districts only.

[Amended 4-25-1995 by Ord. No. 1767-95]

- (3) Business services, including but not limited to copying, binding, reproduction and printing services; office supply, food and drink services, communication services and studios; and uses of the same general character.
- (4) Church, chapel, synagogue or similar house of worship, including, as an accessory use, a rectory or parish house.

Editor's Note: Former Subsection A(5), dealing with clubs and lodges, was repealed 11-7-1994 by Ord. No. 1749-94.

- (5) Catering or other food preparation for retail consumption.
- (6) Hotel, boardinghouse or tourist home in the C-2 Districts only.

[Amended 4-25-1995 by Ord. No. 1767-95]

- (7) Newspaper, book or other printing and publishing in the C-2 Districts only.

[Amended 4-25-1995 by Ord. No. 1767-95]

- (8) Offices of commercial and industrial partnerships, companies, or corporations, provided that all warehousing or storage of materials or equipment, including motor vehicles, shall be kept in an enclosed building.

[Amended 4-25-1995 by Ord. No. 1767-95; 7-13-1999 by Ord. No. 1874-99]

- (9) Offices of a recognized profession, including but not limited to medicine, social services, finance, accounting, insurance, real estate, law, engineering, architecture and planning.
- (10) Offices of a public or quasi-public entity, including but not limited to local, state or federal administrative offices, public utility offices, armed services offices or similar use.
- (11) Retail sales, including but not limited to appliances; baked goods, provided that all goods baked on the premises are sold in the establishment; clothing and accessories; dry goods; electric and electronic goods; flowers or other garden products; furniture and carpeting or similar household goods; gifts; groceries and meat products, provided that no slaughtering takes place on the premises; hardware, provided that all exterior storage of materials shall be screened from public view; newspapers and periodicals; packaged liquor; pharmaceuticals and associated products; sporting goods; stationary; and similar in kind retail uses.
- (12) Retail services, including but not limited to barbering and cosmetology; dry cleaning, electronic and appliance repair; laundry, including self-service machines and collection, but not to include bulk processing; photography; restaurants, taverns and bars, but not to include drive-in or walk-up restaurants; shoe repair and tailoring, but not to include the wholesale manufacturing of clothing; undertaking; upholstery; veterinarian clinics; and similar retail services.

B. Accessory uses. Any of the following uses may be permitted when used in conjunction with a principal use:

- (1) Apartment dwelling in conjunction with a retail, self-service storage facility or office use, provided that:
 - (a) No more than four accessory dwelling units may be permitted in any one structure.
 - (b) No apartment dwelling shall be permitted on the first and/or basement floor of a building, excepting self-service storage facilities.

(2) Signs when erected and maintained in accordance with the provisions of Article [XV](#) of this chapter.

(3) Motor vehicle storage when used in conjunction with a new or used motor vehicle dealership.

C. Conditional uses. The following uses may be permitted when authorized as a conditional use by the Planning Board:

(1) In C-2 Districts only, apartment buildings of five or more dwellings, provided that the requirements of §§ [202-27](#) through [202-31](#), inclusive, of this chapter are met.

[Amended 4-25-1995 by Ord. No. 1767-95]

(2) Recreational and amusement facilities, provided that all such uses shall be contained within a building or buildings.

(3) New and used motor vehicle establishments, vehicle repair, auto body and welding uses, provided that the following conditions are met:

(a) No such use shall be permitted in any historic preservation district or on any officially designated historic site not in a district.

(b) Each motor vehicle establishment shall provide an off-street loading and unloading area for the delivery of vehicles that shall be so designated on a site plan and used for no other purpose.

(c) All residential districts and any public rights-of-way shall be adequately screened from all loading, exterior storage of materials and service areas with a combination of landscaping, berming and/or fencing.

(d) A lighting plan shall be required exhibiting the following characteristics:

[1] Lighting fixtures with cutoff luminaries and mounted no higher than 25 feet above grade.

[2] An isolux footcandle diagram indicating no lighting intensity greater than 25 footcandles at grade on any portion of the site nor greater than 0.25 footcandle beyond the side or rear property line.

(e) A minimum lot size of one acre shall be required for auto bodywork facilities or for any new or used automobile dealership with a vehicle service area used for mechanical repairs.

(4) Motor vehicle service station or gasoline filling station, provided that the following conditions are met:

(a) All facilities, services and activities shall be conducted on the lot or lots of the station.

(b) All repair work shall be conducted within the confines of the building.

(c) All residential districts and any public rights-of-way shall be adequately screened from all loading, exterior storage of materials and service areas with a combination of landscaping, berming and/or fencing.

(d) A lighting plan shall be required exhibiting the following characteristics:

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(5) In C-2 Districts only, plumbing, electrical or other building trade supply establishments, lumberyards, general contracting yards or other similar uses, provided that the following conditions are met:

[Amended 4-25-1995 by Ord. No. 1767-95]

(a) No outdoor storage shall be permitted in the front yard.

(b) All such establishments shall provide an off-street loading and unloading area for the pickup and delivery of materials that shall be so designated on the site plan and used for no other purpose.

(c) All residential districts and any public rights-of-way shall be adequately screened from all loading and storage areas with combination of landscaping, berming and/or fencing.

(6) In C-2 Districts only, self-service storage facilities, provided that the following conditions are met:

[Amended 4-25-1995 by Ord. No. 1767-95]

(a) One ten-foot wide parking and loading zone shall be provided adjacent to each bay of storage buildings, exclusive of required aisle widths.

(b) The minimum aisle width for access to storage units shall be a minimum of 24 feet for two-way travel and 15 feet for one-way travel, exclusive of parking and loading zones.

(c) An on-site office for the management of the facility is provided.

(d) Off-street parking shall be provided in the vicinity of the office at a ratio of one space per 50 storage units or part thereof.

(e) The storage facility shall not exceed one story in height or 15 feet, whichever is less.

(f) The storage facility shall be so designed so that no entryway into a storage unit shall face a public right-of-way.

(g) A buffer, a minimum width of 20 feet, consisting of berming and landscaping and which may include decorative fencing shall be required adjacent to any public right-of-way and/or residential zoning district.

(7) Club or lodge organized for fraternal or social purposes provided that the following stipulations are met:

[Added 11-7-1994 by Ord. No. 1749-94]

(a) The chief activity shall not be one which is customarily carried on as a business.

(b) The buildings and services shall be for the use of members and their guests only.

(c) The lot upon which the club is located shall not be within two hundred feet of a residential zoning district.

(d) Sufficient off-street parking shall be provided.

§ 202-62 Area and building coverage regulations.

[Amended 6-27-1989 by Ord. No. 1592-89; 4-25-1995 by Ord. No. 1767-95]

The following area and building coverage regulations shall apply to all lots in the C-2 and C-3 Districts:

A. Minimum lot area:

(1) Detached building: 6,000 square feet.

(2) Semidetached building: 3,500 square feet.

(3) Attached building: 2,500 square feet.

B. Minimum lot frontage:

(1) Detached building: 50 feet.

(2) Semidetached building: 35 feet.

(3) Attached building: 35 feet.

C. Minimum front yard depth: 25 feet, unless subject to the provisions of § [202-78](#) of this chapter.

D. Minimum side yard width:

(1) Detached building: five feet for any one yard; 15 feet for the total of both side yards.

(2) Semidetached building: five feet.

E. Minimum rear yard width: 20 feet.

F. Maximum lot coverage: 60%

G. Minimum width for one yard:

(1) Detached building: 10 feet.

(2) Semidetached building: 10 feet.

H. Minimum width for any yard:

(1) Detached building: 5 feet.

(2) Semidetached building: 5 feet.

I. Residential lot area per family:

(1) Detached building: 1,500 square feet.

(2) Semidetached building: 1,500 square feet.

(3) Attached building: 1,500 square feet.

§ 202-63 Height regulations.

[Amended 12-26-1978 by Ord. No. 1337-78]

No building shall exceed 50 feet in height unless authorized as a conditional use by the Planning Board.

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(11) Retail sales, including but not limited to appliances; baked goods, provided that all goods baked on the premises are sold in the establishment; clothing and accessories; dry goods; electric and electronic goods; flowers or other garden products; furniture and carpeting or similar household goods; gifts; groceries and meat products, provided that no slaughtering takes place on the premises; hardware, provided that all exterior storage of materials shall be screened from public view; newspapers and periodicals; packaged liquor; pharmaceuticals and associated products; sporting goods; stationary; and similar in kind retail uses.

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