

§ 225-18.2 C-4 Flexible Commercial District.

[Added 8-6-2002 by Ord. No. 32-2002]

A.

Purpose. The purpose of the Flexible Commercial District is to provide suitable land area to permit a more intensive commercial use of the land than is **permitted by the C-1 and C-2 Zones** (See Below) of the Township and which would include multiple commercial uses on one lot in the nature of unified small community shopping centers with a unified design intended to minimize the impact of this intensive use upon the surrounding community.

B.

Location of the Flexible Commercial Zone. Those lands located to the east side of Route 77, South from Walnut Lane through and encompassing Block 57, Lots 18, 20, 20.01, 21, 21.01, 22.02, 25, 29 and part of Lot 19, as designated on the Municipal Tax Map of the Township of Harrison.

C.

Definitions. As used in this section, the following terms shall have the meanings indicated:

GROSS LEASABLE FLOOR AREA

The total floor area designed for tenant occupancy and use, including basements, mezzanines and upper floors, if any, expressed in square feet measured from center lines of joint partitions and exteriors of building walls.

IMPERVIOUS COVERAGE

The area of all portions of a lot, site or tract which is covered by impervious material, divided by the net site area of the lot and expressed as a percentage.

LOT COVERAGE

The horizontal area measured within the outside of the exterior walls of the ground floor of all principal and accessory buildings on a lot divided by the net site area of the lot and expressed as a percentage.

PAD SITE

An unsubdivided portion of a unified commercial shopping center which is dedicated to a freestanding commercial use such as a restaurant, drugstore, gas station, or other such use and which is to be developed and landscaped with consideration to the features of the surrounding uses.

D.

Uses.

[Amended 6-1-2009 by Ord. No. 20-2009]

(1)

Permitted uses. A lot may be used or occupied for any of the following purposes as of right:

(a)

Any use permitted in the C-1 Village Center District.

(b)

Any use permitted in the C-2 General Commercial District.

(c)

Small community shopping centers developed pursuant to a general development plan having not more than 120,000 square feet of gross leasable floor area, which may include one or more buildings on a lot utilized for one or more of the uses permitted in this zone.

(2)

Accessory uses.

[Amended 4-18-2011 by Ord. No. 15-2011]

(a)

Only those uses which are customarily incidental and subordinate to any of the above permitted principal uses may be established and located upon the same lot with the principal use.

(b)

Solar panels erected on the roof of a building or on the ground, subject to meeting all of the requirements of § [225-132D](#).

(3)

Conditional uses.

(a)

Drive-through restaurants. Restaurants with drive-through service are permitted only as a conditional use. A drive-through restaurant shall be approved upon a determination by the Planning Board that the use can be operated in a safe manner, in such a way that will minimize the impact upon the adjacent properties, and that the design conforms to the Community Architectural Design Ordinance, § [174-11](#) et seq. The developer shall be obligated to demonstrate the community architectural design standards as part of the application for approval. A drive-through restaurant shall meet the following conditions:

[1]

The use shall be permitted in the C-4 District only as part of a planned shopping center.

[2]

Minimum pad site width. The size of the pad site upon which this use is proposed may not be less than 160 feet in width as measured at the minimum building setback line.

[3]

Minimum pad site area. The total area of the pad site upon which this use is proposed may not be less than two acres.

[\[4\]](#)

Minimum building setback from any front lot line shall be 50 feet. Any corner lot shall be regarded as having two front lot lines.

[\[5\]](#)

Minimum building setback from any side lot line not abutting a street: 50 feet.

[\[6\]](#)

Minimum building setback from any rear lot line: 50 feet.

[\[7\]](#)

Maximum building height: 35 feet.

[\[8\]](#)

Minimum landscape buffer. The purpose of the landscape buffer is to create a visual barrier to protect the surrounding uses from headlights, noise and trash which is generated by this use. As a result it is a condition of this use that a landscape buffer be placed around a pad site in all setbacks and shall be a minimum landscape buffer which shall not be less than 30 feet in width. The applicant must submit a landscape plan designed to promote these goals, and the landscape plan must be reviewed and approved by the Township Planning Board.

[\[9\]](#)

Minimum off-street parking requirements. Parking shall not be permitted within any front setback area. Parking shall not be permitted within 20 feet from the side yard or rear yard line.

[\[10\]](#)

Driveways providing ingress and egress to the site, including the off-street parking, and the drive-through lane, shall be arranged so that vehicles exiting the parking spaces or entering the site shall not block the drive-through lane or the 25 feet of driveway entrance aisle that is nearest any street line.

[\[11\]](#)

Only one drive-through restaurant is permitted per planned shopping center.

[\[12\]](#)

Site plan. In addition to the requirements of the Township ordinances regarding site plan review, an application for this use shall specifically illustrate on the site plan the landscaping proposed, including the specific plants proposed and the elevations of the plantings, the placement and a depiction of directional signs to be erected and painted directional markings on the impervious surfaces, and the lighting for the exterior of the site. The site plans shall include a scale diagram of the entire interior of the restaurant showing the location of all receiving, storage, food preparation, cooking, serving, seating and waiting areas, waste removal and garbage disposal areas and the intended location of tables, counter seating and drive-through windows.

[\[13\]](#)

Provisions shall be made, including sidewalks and crosswalks, for pedestrian traffic traveling to and from the site, as well as within the site.

[\(b\)](#)

Gasoline station. A gasoline station must meet the requirements of §§ [225-17D\(3\)](#) and [\(4\)](#) of the Codified Ordinances of the Township of Harrison.

[\(c\)](#)

Convenience store. A convenience store must meet the requirements of §§ [225-17D\(1\)](#) and [\(2\)](#) of the Codified Ordinances of the Township of Harrison.

[E.](#)

Height, area, yard and building coverage regulations. The following regulations shall govern the building standards of the zoning district:

[Amended 6-1-2009 by Ord. No. 20-2009]

[\(1\)](#)

Lot size.

[\(a\)](#)

For individual commercial uses: 20,000 square feet.

[\(b\)](#)

For small community shopping centers: not less than five acres.

[\(2\)](#)

Lot width. At building line the lot width shall be 100 feet minimum for all uses except gasoline service stations, supermarkets, community shopping center and car washes, which shall have a minimum width of 160 feet.

[\(3\)](#)

Lot coverage: 50% maximum for an inside lot; 40% maximum for a corner lot for all uses, with the exception of shopping centers and gasoline service stations which may have a maximum of 30%.

[\(4\)](#)

Front setback: 50 feet minimum from lot line to building line.

[\(5\)](#)

Side yard. No building may be closer than 50 feet from any side yard lot line. No paved or improved area may be closer than 20 feet to any perimeter property line.

[\(6\)](#)

Rear yard: minimum of 50 feet from lot line to building line. No paved or improved area may be closer than 20 feet to any perimeter property line.

(7)

Height: 35 feet maximum or three stories.

(8)

Passageways: In the case of a series of abutting structures paralleling a public right-of-way, an open and unobstructed passage of at least 20 feet in width shall be provided at grade level at intervals of not more than 400 feet.

F.

Performance standards. The following performance standards shall be followed:

[Amended 6-1-2009 by Ord. No. 20-2009]

(1)

Streets. The minimum width of streets between curblines which provide circulation through or around a community shopping center shall be in accordance with those standards set forth in the land subdivision regulations. [1] The minimum width from pavement edge to pavement edge of interior streets within the development not to be used as thorough streets shall be twenty-four-foot lanes with the necessary width for trucks and emergency vehicles.

[1]:

Editor's Note: See Ch. 192, Subdivision of Land.

(2)

Parking.

(a)

Shopping center, retail sales, trade, personal and business services: 5.5 spaces for each 1,000 square feet of gross leasable area. "Gross leasable area" is the total floor area designed for tenant occupancy and exclusive use, including basements, mezzanines and upper floors, if any, expressed in square feet measured from center lines of joint partitions and exteriors of outside walls.

(b)

General and professional offices, including banks: one space for each 400 square feet of aggregate floor area.

(c)

Theater with permanent seats: one space for each four permanent seats.

(d)

Any other permitted use: one space for each 400 square feet of aggregate floor area.

(e)

Notwithstanding the foregoing, the off-street parking standards may be reduced to the extent that combined use of parking lots makes such reduction feasible in the judgment of the approving authority. Procedures and documentation to support a reduction in parking spaces shall be in accordance with § 225-86B(2) of this chapter.

(3)

Street access. The accessways to a public street or highway of small community commercial centers shall be located at least 200 feet from the intersection of any street lines and shall be designated in a manner conducive to safe ingress and egress.

(4)

Appearance. All buildings shall be constructed or renovated in accordance with an overall plan and shall be designated as a single architectural scheme in compliance with the architectural design standards set forth in § 174-11 et seq. of the Codified Land Ordinances of the Township and shall be designed with appropriate common landscaping. Any fencing, wall or barrier must meet the requirements of the Building Code.

(5)

Grading. Topsoil shall not be removed from the site during construction but shall be stored and redistributed to areas most exposed to view and such areas shall be stabilized by seeding and planting.

(6)

Lighting. All lighting shall be in compliance with the Community Design Ordinance, § 174-14A and B of the Codified Land Ordinances of the Township of Harrison.

(7)

Garbage and recycling. Appropriate provisions shall be made for private garbage and trash collection and to meet Township recycling requirements. All trash, garbage or recycling disposal facilities shall be totally screened by masonry enclosures, and plans shall be submitted as part of the developmental site plan showing the location and types of screening thereof. The applicant must submit a maintenance schedule for the removal of trash and debris from the lot which must be reviewed and approved by the Planning Board Engineer.

(8)

Maintenance. Appropriate provision shall be made for private maintenance of interior roads and streets, including all snow and ice removal, and all buildings and land areas not dedicated to the Township. Such services shall be performed at the owner's expense.

(9)

Utilities. All installation of utilities on the site shall be installed underground. No temporary antennas or other structures for radio, television or data communications shall be allowed to stand for more than five days. All electric or electronic equipment shall be shielded such that no interference of radio or television broadcasts shall be discerned beyond the lot line.

(10)

Sanitary sewer. No multiple commercial use shall be permitted upon a site which is not serviced by public water and sewer.

(11)

Traffic impact. At the time of the submission of a general development plan or site plan, the applicant shall submit a traffic impact study which has been performed and certified by a licensed engineer. The study shall include, among other factors: the current vehicular volume, width and capacity of the streets and highways in the nearby area of the proposed development; shall indicate the additional vehicular volumes to be generated by the development; and shall demonstrate the capacity of the roadway network to handle the proposed traffic volume. Satisfactory arrangements must be made to facilitate traffic circulation and movement on the site and onto the adjoining highways. These arrangements shall include provisions for necessary signalization, channelization, stand-by turn lanes, right-turn lanes, added highway width adequate warning signs and adequate storage area distribution facilities within the development to prevent backup of vehicles on public streets and promote site safety.

(12)

Environmental impact. An environmental impact statement shall be submitted which demonstrates the impact upon the site, the adjacent properties and the community from the development and which establishes that the site is free of environmental contaminants pursuant to the regulations of the New Jersey Department of Environmental Protection.

(13)

Signs. Any sign to be erected shall meet the requirements of the Harrison Township Sign Ordinance. [\[2\]](#)

[2]:

Editor's Note: See Art. [XIII](#), Signs, of this chapter.

(14)

Noise.

(a)

No activity or use shall produce a sound-pressure level on adjacent property in excess of the level permitted in the following table:

Octave Band Frequency			
Cycles Per Second Greater Than	Cycles Per Second Less Than or Equal to	Residential District (decibels)	Nonresidential District (decibels)
20	75	72	79
75	150	67	74
150	300	59	66
300	600	52	59
600	1,200	46	53
1,200	2,400	40	47
2,400	4,800	34	41
4,800	-	32	39

(15)

(Reserved)

(16)

(Reserved)

(17)

Storage and loading requirements. Exterior storage is limited to two validly registered semitrailers only when parked at an approved loading dock or loading bay if such storage is part of the normal operations conducted on the premises regularly selling perishable goods. No semitrailer shall remain at the same loading dock or loading bay in excess of 60 days.

[Added 9-20-2010 by Ord. No. 28-2010]

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]

A.

Specific intent. It is the purpose of the C-1 Village Center District to provide retail and service facilities which service primarily the daily needs of the immediate surrounding neighborhood and to encourage attractive, compact retail commercial development in locations close to the residences served.

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; provided, however, that no single store shall occupy a floor area in excess of 10,000 square feet:

(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.
[Amended 4-16-2012 by Ord. No. 24-2012]
- [\(i\)](#)
Radio, TV and music store.
- [\(j\)](#)
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.
- [\(r\)](#)
Restaurant, provided that no restaurant or similar use shall be conducted as a drive-in or drive-through service establishment.
[Amended 4-16-2012 by Ord. No. 24-2012]
- [\(s\)](#)
Real estate and similar professional office.
- [\(t\)](#)
Finance and loan agencies.
- [\(u\)](#)
Medical and dental offices.
- [\(v\)](#)
Administrative offices.
- [\(w\)](#)
Post office.
- [\(x\)](#)
Bank.
- [\(y\)](#)
Library.

[\(2\)](#)
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:

[\[1\]](#)
Minimum required lot area:

[\[a\]](#)
Lot served by public water and public sewer: 22,000 square feet.

[\[b\]](#)
Lot not served by public sewer and public water: 43,560 square feet.

[\[2\]](#)

Minimum street frontage: 125 feet.

[\[3\]](#)

Minimum lot width: 125 feet.

[\[4\]](#)

Minimum lot depth: 175 feet.

[\[5\]](#)

Minimum building setback from any lot line abutting a street shall be:

[\[a\]](#)

From an arterial street: 50 feet.

[\[b\]](#)

From a collector street: 50 feet.

[\[c\]](#)

From a local street: 100 feet.

[\[6\]](#)

Minimum building setback from any side lot line: 20 feet.

[\[7\]](#)

Minimum building setback from any rear lot line: 50 feet.

[\[8\]](#)

Maximum building height: 35 feet.

[\[9\]](#)

Minimum landscape buffer along any property line: not less than 20 feet in width.

[\[10\]](#)

Maximum permitted impervious coverage: 60%.

[\[11\]](#)

Maximum permitted building coverage: 25%.

[\[12\]](#)

Off-street parking: at the rate of one parking space for each 125 square feet of gross floor area.

[\[13\]](#)

Driveways providing ingress and egress to a site and the off-street parking spaces: arranged so that vehicles exiting parking spaces shall not block the 25 feet of a driveway entrance aisle nearest the street line.

[\[14\]](#)

Signs in conformance with the requirements of Article [XIII](#).

[C.](#)

Area and bulk regulations.

[\(1\)](#)

Lot size: 22,000 square feet minimum.

[\(2\)](#)

Lot width at building setback line: 100 feet minimum.

[\(3\)](#)

Lot coverage: 35% maximum.

[\(4\)](#)

Front setback: 35 feet minimum.

[\(5\)](#)

Side yards: twenty-foot aggregate total with an eight-foot minimum each, provided that when a written agreement is provided by adjoining property owners, no side yard shall be required where two or more commercial uses abut side by side. However, in no case shall party walls be permitted between properties of separate ownership. In cases of a series of abutting structures abutting and paralleling a public right-of-way, an open and unobstructed passage of at least 20 feet in width shall be provided at grade level at intervals of not more than 400 feet.

[\(6\)](#)

Rear yards: 20 feet minimum.

[\(7\)](#)

Height: 35 feet maximum or three stories.

[D.](#)

Other requirements: off-street parking, loading and unloading, signs, open space and all other applicable supplemental regulations as required by Articles [XVII](#), [XII](#) and [XVIII](#) of this chapter. All applications shall be reviewed in the context of the Site 3 and Site 4 development considerations photographs in the July 2008 Master Plan Re-examination Report.

[E.](#)

Zone boundaries. Lands designated to be zoned C-1 Village Center District by lot and block number identification:

[\(1\)](#)

Block 11, Lot 6;

[\(2\)](#)

Block 20, Lots 7 and 8;

(3)

Block 21, Lots 1, 2, 3, 4, 4.01, 4.02, 5, 6, 7, 8, 9, 9.01, 12, 13, 14 and 15;

(4)

Block 22, Lots 1, 1.01, 1.02, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 11.01, 11.02, 13.01 and 16;

(5)

Block 25, Lots 10.01, 10.02, 11, 12, 14, 15, 16, 17, 18, 19, 19.01, 19.02, 19.03, 20 and 21;

(6)

Block 25, part of Lot 10 on Route 322;

(7)

Block 26, Lots 1, 2 and 3;

(8)

Block 29, Lots 6, 6.01, 6.02, 7, 16 and 17;

(9)

Block 31, Lot 11.06;

(10)

Block 39, Lots 5.01, 6, 6.01, 7, 8, 8.01, 9, 9.01 and 10;

(11)

Block 41, Lots 1, 1.01, 2, 2.01, 3, 4, 5.01, 6 and 7;

(12)

Block 45, Lot 14.01;

(13)

Block 61, Lot 6;

(14)

Block 63, Lots 1, 3, 4, 5, 6, 7 and 8;

(15)

Block 73, Lots 2 and 3.

F.

Permitted accessory uses.

[Added 4-18-2011 by Ord. No. 15-2011]

(1)

Solar panels erected on the roof of a building or on the ground, subject to meeting all of the requirements of § [225-132D](#).

§ 225-17 C-2 General Commercial District.

A.

Specific intent. It is the purpose of the C-2 General Commercial District to make appropriate provision for commercial activities which are basically oriented to automotive use and traffic. This includes service-type businesses which ordinarily require major arterial locations and serve regional as well as local customers.

B.

Uses by right. In any C-2 District, land, buildings or premises shall be used by right for one or more of the following:

[Amended 7-18-1990 by Ord. No. 20-1990]

(1)

General merchandise stores, including department stores, "5 and 10" variety stores, general merchandise discount stores, drugstores, and sporting goods.

(2)

Apparel and accessories stores, including shoe stores, furriers, and custom tailors.

(3)

Furniture, home furnishing and equipment, including household appliance stores, hardware, paint and glass stores, radio and television stores, including services.

(4)

Food stores, including supermarkets, bakeries and confectionery shops where the production of baked goods is to be sold only at retail on the premises, dairy products, and meats.

(5)

Eating establishments, including restaurants, lunch counters, delicatessens, tearooms, cafes, taverns, confectionery or similar establishments serving food or beverages which are consumed inside the establishment. Drive-through and drive-in restaurants are prohibited.

[Amended 4-16-2012 by Ord. No. 24-2012]

(6)

Gift shops, including camera, book, stationery, antique, musical supplies, cosmetics, candy, cigarettes and tobaccos, flowers, hobby, jewelry, leather and luggage shops.

(7)

Offices for the conduct of medical and other professions, real estate and insurance and banks, including branch banks, messenger or telegraph services, and general and administrative offices.

(8)

Business machine shops, sales and services.

(9)

Personal service shops, including dry cleaning, barber, beautician, shoe repair, laundromat and tailor.

(10)

Government offices serving the public, including a post office, or other public or semipublic offices.

(11)

Indoor recreational facilities, including theaters and bowling alleys.

(12)

Artists' and photographers' studios.

(13)

Factory-authorized new automobile sales, agencies and services, including repair shops adjacent to and in connection therewith.

(14)

Mortuaries.

(15)

Libraries and museums.

(16)

Motels/hotels and related facilities such as restaurants, meeting rooms, and auditorium spaces and swimming pools.

(17)

Newspaper publishing and job printing.

(18)

General service or contractors' shop, including carpenter, cabinetmaking, furniture repair, light metal working, garment manufacturing, tinsmith, plumbing, or similar shop.

(19)

Business place of a builder, carpenter, caterer, cleaner, contractor, decorator, dyer, electrician, furrier, mason, painter, plumber, roofer, upholsterer, and similar non-nuisance businesses, excluding open storage of materials and excluding open storage of motor vehicles.

(20)

Substation, telephone central office, electric and gas facilities, sewage lift stations, water pumping station, subject to the following special requirements:

(a)

No storage of materials and trucks, and no repair facilities or housing of repair crews within completely enclosed buildings.

(b)

The architectural design of the exterior of any building shall be in keeping with other structures in the neighborhood.

(21)

Tourist, rooming or boarding house.

(22)

Wholesale business establishment.

(23)

Indoor storage building or warehouse.

(24)

Veterinary hospital, provided no overnight boarding of animals is allowed unless directly associated with veterinary procedures and care being provided at the facility, and kennel, provided buildings and runs are not within 150 feet of any lot zoned for residential use. [Amended 8-2-2005 by Ord. No. 35-2005]

(25)

Laboratory, dental and medical.

(26)

Exterminator.

(27)

Catering establishment.

(28)

Business and instructional school, not including trade school.

(29)

Dance studios.

C.

Accessory uses. Only the following accessory uses shall be permitted:

(1)

Accessory use on the same lot with and customarily incidental to any of the above permitted uses.

(2)

Solar panels erected on the roof of a building or on the ground, subject to meeting all of the requirements of § [225-132D](#). [Added 4-18-2011 by Ord. No. 15-2011]

D.

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.

[Added 7-18-1990 by Ord. No. 20-1990]

(1)

Convenience store, provided that if the convenience store is the sole use on a lot that the following standards shall be met:

(a)

Minimum required lot area:

[1]

Lot served by public sewer and public water: 43,560 square feet.

[2]

Lot not served by public sewer and public water: 65,340 square feet.

(b)

Minimum street frontage: 200 feet.

(c)

Minimum lot width: 200 feet.

(d)

Minimum lot depth: 180 feet.

(e)

Minimum building setback from any lot line abutting a street shall be:

[1]

From an arterial street: 50 feet.

[2]

From a collector street: 50 feet.

[3]

From a local street: 100 feet.

(f)

Minimum building setback from any side lot line: 20 feet.

(g)

Minimum building setback from any rear lot line: 50 feet.

(h)

Maximum building height: 35 feet.

(i)

Minimum landscape buffer along any property line: not less than 25 feet in width.

(j)

Maximum permitted impervious coverage: 60%.

(k)

Maximum permitted building coverage: 25%.

(l)

Off-street parking: provided at the rate of one parking space for each 125 square feet of gross floor area.

(m)

Driveways providing ingress and egress to the site and the off-street parking spaces: arranged so that vehicles exiting parking spaces shall not block the 25 feet of a driveway entrance aisle nearest the street line.

(n)

Signs in conformance with the requirements of Article XIII.

(2)

Convenience store, provided that if it is located on the same lot with one or more uses permitted within this district that the standards contained in Subsection D(1) immediately above shall apply to all such uses, except that off-street parking for such other uses shall be as required in § 225-86 of this chapter.

(3)

Gasoline station, provided that if the gasoline station is the sole use on a lot that the following standards shall be met:

(a)

Minimum lot area:

[1]

Lot with public sewer and public water: 43,560 square feet.

[2]

Lot without public sewer and public water: 65,340 square feet.

(b)

Minimum street frontage on each street on which a lot has frontage: 200 feet.

(c)

Minimum lot width: 200 feet.

(d)

Minimum lot depth: 180 feet.

(e)

Minimum building setback from any lot line abutting a street shall be:

[1]

From an arterial street: 50 feet.

[2]

From a collector street: 50 feet.

[3]

From a local street: 100 feet.

(f)

Minimum building setback from any side lot line: 35 feet.

(g)

Minimum building setback from any rear lot line: 50 feet.

(h)

Minimum canopy setback from any lot line shall be not less than:

[1]

From a lot line abutting a street: 50 feet.

[2]

From a side lot line: 25 feet.

[3]

From a rear lot line: 50 feet.

(i)

Maximum building height: 35 feet.

(j)

Minimum landscape buffer along any property line: not less than 25 feet in width.

(k)

Maximum permitted impervious coverage: 60%.

(l)

Maximum permitted building coverage: 25%.

(m)

Off-street parking: provided at the rate of one parking space for each one 200 square feet of gross floor area; provided, however, that not less than five spaces shall be provided.

(n)

Driveways providing ingress and egress to the site, parking spaces, and pump islands: arranged so that no vehicles shall block the 40 feet of a driveway entrance aisle nearest the street line.

(o)

No driveway for ingress or egress shall be located closer than 150 feet to intersecting street lines.

(p)

Minimum distance between driveways entering the same street: 100 feet.

(q)

Minimum distance between a driveway and an adjoining property line: 25 feet.

(r)

Minimum distance between a pump island and a street line or a side lot line: 40 feet.

(s)

Minimum distance between two pump islands: 30 feet.

(t)

Minimum distance between a pump island and a rear lot line: 50 feet.

(u)

Signs in conformance with the requirements of Article [XIII](#), except for those signs required by state and federal agencies for the posting of prices, etc.

(4)

Gasoline station, provided that if it is located on the same lot with one or more uses permitted within this district that the standards contained in Subsection [D\(3\)](#) immediately above shall apply to all such uses, except that:

(a)

Off-street parking for a convenience store shall be provided at the rate of one parking space for each 125 square feet of gross floor area.

(b)

Off-street parking for all other uses shall be as required in § [225-86](#) of this chapter.

(5)

Automobile service station, provided that if it is the sole use on a lot that the following standards are met:

(a)

All the standards listed under Subsection [D\(3\)](#), except that additional off-street parking shall be provided at the rate of eight parking spaces per service bay.

[\(6\)](#)

Automobile service station, provided that if it is located on the same lot with one or more uses permitted within this district that the standards contained in Subsection [D\(5\)](#) immediately above shall apply to all such uses, except that:

[\(a\)](#)

Off-street parking for a convenience store shall be provided at the rate of one parking space for each 125 square feet of gross floor area.

[\(b\)](#)

Off-street parking for all other uses shall be as required in § [225-86](#) of this chapter.

[E.](#)

Area and bulk regulations.

[\(1\)](#)

Lot size: 20,000 square feet minimum.

[\(2\)](#)

Lot width at building setback: 100 feet minimum for all uses except gasoline service stations, supermarkets, and car washes. The latter uses shall have a width of 150 feet.

[\(3\)](#)

Lot coverage: 50% maximum for inside lot, 40% for corner lot for all uses, except 30% maximum for gasoline service stations.

[\(4\)](#)

Front setbacks: 40 feet minimum.

[Amended 9-7-2004 by Ord. No. 27-2004]

[\(5\)](#)

Side yards: twenty-foot aggregate total with an eight-foot minimum each, provided that when a written agreement is provided by adjoining property owners, no side yard shall be required where two or more commercial uses abut side to side, between properties of separate ownership. In case of a series of abutting structures abutting and paralleling a public right-of-way, an open and unobstructed passage of at least 20 feet in width shall be provided at grade level at intervals of not more than 400 feet.

[\(6\)](#)

Rear yards: 20 feet minimum.

[\(7\)](#)

Height: 35 feet maximum or three stories.

[F.](#)

Other requirements: off-street parking, loading and unloading, signs, open space and all other applicable supplemental regulations as required by Articles [XII](#), [XIII](#) and [XVIII](#) of this chapter.

[Amended 9-7-2004 by Ord. No. 27-2004]

[G.](#)

The existing C-2 General Commercial District shall be expanded to include the following parcels of land identified upon the Tax Map of the Township of Harrison:

[Added 12-17-2007 by Ord. No. 58-2007]

[\(1\)](#)

Block 57, Lot 10.01