

Appendix D – Use Table

Use Table: 6/28/18
Route 30 Revitalization Districts

	Mixed Use Centers (MUC)	Enhanced Suburban Corridor (ESC)
Retail, Restaurant, and Personal Service		
Appliance, furniture repair and or sales	P	P
Vehicle sales, rental and leasing ¹	NP	p ⁵
Vehicle repair, parts, painting, and body work (excluding sales, rental or leasing) ^{1,7}	CU	P
Vehicle wash ¹	NP	P
Gas station with services/convenience	NP	P
General retail (unless otherwise listed separately)	P ⁴	P
Lawn and garden center	CU ⁴	P
Grocery stores and specialty Foods	P ⁴	P
Personal service establishments (See defn at end)	P	P
Pharmacy ³	P	P
Brewery with or without public restaurant, tasting room, tours, etc.	P ⁴	P
Exercise or fitness facilities including studios for dance, karate, gymnastics	P ⁴	P
Funeral home	NP	P
Restaurant ³	P	P
Offices and other commercial		
Bank, finance and insurance ³	P	P
Business or professional offices	P ⁴	P
Vet Clinic (with or without indoor kennels)	CU	P
Kennel/doggie daycare	NP	CU
Indoor sports and recreation	P ⁴	P
Outdoor sports and recreation	CU	P
Bed and breakfast	P ⁴	P
Cinemas/performing arts theater	P ⁴	P
Hotels/motel	P ⁴	P
Short term stay (residential) rentals ²	P	P
Medical uses⁸		
Urgent care clinic	P	P
Medical offices, laboratories, and outpatient facilities	P ⁴	P
Medical marijuana dispensary	P	P
Inpatient rehabilitation facilities	CU	CU

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Residential	MUC	ESC
Single-family detached dwellings	NP	NP
Two-family dwellings	NP	NP
Single-family attached residential (townhouses)	CU ⁶	CU ⁶
Multifamily residential, Max 50 feet	CU ⁶	CU ⁶
Multifamily residential above commercial (live-work), Max height in accordance with base district	P	NP

Institutional	MUC	ESC
Skilled nursing	CU	CU
Cont. care retirement community	CU	CU
Schools & educational uses	P ⁴	P
Museum, library or other cultural facility	P ⁴	P
Child care center	P	P
Adult day care center	P	P
Parks & open space	P	P
Places of worship	P ⁴	P

Manufacturing, Warehousing and Distribution	MUC	ESC
Mini-storage	NP	P
Truck terminal	NP	NP
Construction, trades, supplies and materials	NP	P
Distribution centers (heating oil, trucking, etc.)	NP	NP
General warehousing, storage and distribution	NP	NP
Light manufacturing	CU	CU
Research and development facilities and laboratories	CU	CU

Utilities & Transportation	MUC	ESC
Public utilities	CU	P
Parking garages	P ⁴	P
Communications tower	CU	CU

Notes:

1 = "Vehicle" is intended to include automobiles, trucks, boats and marine equipment, buses, RV's and campers, and the like.

2 = Use and performance regulations for this use (parking regulations, number of nights per year, and similar regulations, ensuring the dwelling is occupied by the homeowner, etc.) should be discussed as part of a township-wide zoning effort.

3 = Uses with drive-ins should be subject to the Design Guidelines for such facilities

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4 = Within the MUC, building footprints should have a maximum size in the range of 30,000 to 50,000 square feet. Maximum space per individual business or retailers should be considered in the range of approximately 15,000 to 25,000 square feet of gross floor area. Additional design standards, such as those in the Design Guidelines, should be used to maintain compatibility with the walkable center concept. In addition, garden centers should limit storage and display of any materials other than plants to the side or rear of the property.

5 = The use should be subject to a minimum setback for vehicle display with no parking permitted on grass, sidewalk, or landscaped surfaces; Minimum lot size in the range of 1 to 2 acres.

6 = Residential uses along Route 30 should have a minimum lot size in the range of 3 to 5 acres, with exceptions made for historic resources. Single family attached dwellings should have a minimum lot size of 3,000 SF per unit. All buildings, including residences, immediately adjacent to Route 30 should be oriented to the street and have an attractive façade along Route 30.

7 = All work should be done in an enclosed structure; storage of vehicles should be limited to no more than 5 vehicles at a time and should be in a designated portion of a paved parking lot (and not included in required off-street parking) and screened from view from adjoining properties; no storage of parts outdoors; no unlicensed vehicles for longer than 2 to 3 days.

8 = This is not an all-inclusive list of medical uses, but pertains to those most appropriate for Route 30.

Proposed Definitions:

Personal Service Establishment - Businesses whose principal activities involve the provision of personal services to the general public, including but not limited to barber/beauty shop, nail salon, tailor, spa, massage service establishment, shoe repair, photographer, travel agency or similar service uses, including laundromats and dry-cleaning storefront, but excluding processing, and secondarily may involve the minor retail sale of products associated with the principal activity. This definition excludes adult uses.

Research and Development: Activities that lead to the development of a new product or a new manufacturing and assembly process. Products developed, manufactured or assembled at such facility are not intended to be mass-produced for sale at this location.

Short term rental: a residential dwelling unit that is rented out on a temporary basis to tourists or a transient population without the owner being on the premises.