

H. Permitted Signs

1. Each "APT" development may have one (1) sign along each public street which the tract in question abuts. Such signs shall not exceed ten (10) feet in height, shall be set back from the street rights-of-way and driveways at least ten (10) feet, shall be set back from any property line a minimum of thirty (30) feet, shall not exceed an area of twenty (20) square feet, and shall be used only to display the development's name.
2. See Section 513 for additional standards.

406 "TCC" TOWN CENTER COMMERCIAL

A. Principal Permitted Uses on the Land and in Buildings

1. Retail sales of goods and services.
2. Offices and office buildings.
3. Banks, excluding drive-in facilities.
4. Restaurants and taverns, except for drive-in and fast food restaurants.
5. Mixed uses of any of the above.
6. Public playgrounds, public conservation areas, public parks, public open space and 'public purpose uses' as defined in Section 200 of this Ordinance.
7. Churches, the site development of which resembles in character, scale and uses, such site development commonly associated with recognized and long-established sects or denominations, as Conditional Uses under N.J.S.A. 40:55D-67 (see Section 601 for additional standards).
8. Public Utilities as Conditional Uses under N.J.S.A. 40:55D-67 (see Section 601 for standards).
9. Apartments in mixed-use buildings if the second and on the second and/or third floor(s) only and/or third floor is limited to the permitted apartment residential use. Such apartment(s) shall be no less than 750 s.f. each in floor area for a one-bedroom or 900 s.f. each for a two-bedroom apartment.
10. Bed and Breakfast Inns in Historic Structures.

B. Accessory Uses Permitted

1. Off-street parking (see Section 406 F. hereinbelow and Section 508).
2. Fences and walls (see Section 503).
3. Signs (see Section 406 G. and Section 513).
4. Garages and storage buildings.

5. Satellite dish antennae as Conditional Uses under N.J.S.A. 40:55D-67 (see Section 601 for standards).

C. Maximum Building Height

No building shall exceed forty feet (40') in height and three (3) stories except as allowed in Section 602.

D. Area and Yard Requirements

<u>Principal Building Minimum</u>	Individual Uses <u>"TCC" District</u>
Lot area	3,000 s.f.
Lot frontage	30'
Lot width	30'
Lot depth	80'
Side yard (each)	6' (1)
Front yard	10' (2)
Rear yard	15'
<u>Accessory Building Minimum</u>	
Distance to side line	4'
Distance to rear line	4'
Distance to other building	4'
<u>Maximum</u>	
Building coverage of principal building	60%
Lot coverage	100%

- (1) In order to encourage an end product which provides parking, access and architectural continuity even where development occurs piecemeal and with diverse ownership, buildings may be attached and may be built to the interior side line(s) in order to be attached. Attached buildings may include two (2) walls which must be keyed to each other; if buildings are not attached, the side yard(s) shall be six (6) feet.
- (2) In order to ensure compatibility with existing development, buildings may be constructed to the street line if, and only if, the majority of the block frontage has been developed in such fashion.

E. General Requirements

1. Any principal building may contain more than one use and/or organization provided that the total building coverage of the combined activities does not exceed the maximum building coverage specified for the district, and that each activity occupies a minimum gross floor area of five hundred fifty (550) s.f. for individual uses.
2. All building walls facing any street or residential district line shall be suitably finished for aesthetic purposes.

3. No merchandise, products, equipment or similar material or objects shall be displayed or stored outside, and all solid waste not stored within a building shall be stored within an enclosed container. Adequate provisions for recycling shall be provided.
4. All areas not utilized for buildings, parking, loading access aisles and driveway or pedestrian walkways shall be suitably landscaped with shrubs, ground cover, seeding or plantings and maintained in good condition. When the lot coverage is extensive, landscaping shall be provided by the use of window plant boxes and large planting pots.

F. Minimum Off-Street Parking

Each individual use shall provide parking spaces according to the following minimum provisions. Where a permitted use of land includes different specific activities with different specific parking requirements, the total number of required parking spaces shall be obtained by individuals computing the parking requirements for each different activity and adding the resulting numbers together.

1. Retail and service activities shall provide parking at the ratio of one (1) space per two hundred (200) square feet of net habitable floor area.
2. Banks and medical/dental offices shall provide parking at the ratio of one (1) space per one hundred fifty (150) square feet of net habitable floor area.
3. General and non medical/dental professional offices and funeral parlors shall provide parking at the ratio of one (1) space per two hundred fifty (250) square feet of net habitable floor area.
4. Restaurants and taverns shall provide a minimum of one (1) parking space for every three (3) seats.
5. Churches shall provide one (1) space per every three (3) permanent seats (one seat shall be considered twenty-two inches (22") in calculating the capacity of pews or benches).
6. Apartments on the second and/or third floor(s) of buildings shall provide two (2) spaces per dwelling unit.
7. Bed and Breakfast Inns shall provide one and one-quarter (1.25) spaces per room, plus one (1) space for every ten (10) seats provided in ancillary restaurant.

G. Permitted Signs

1. Each individual use in an individual building may have one (1) wall sign attached to the building not exceeding an area equivalent to ten percent (10%) of the first floor portion of the front facade devoted to the use or fifty (50) square feet, whichever is smaller. Where an individual business has direct

access from the outside, an unlighted sign not exceeding four (4) square feet identifying the name of the individual business also may be attached to the building at the entrance to the business. Where a building has a single outside entrance serving multiple businesses, an unlighted sign directory identifying the names of the individual business may also be attached to the building at the entrance. Such a directory sign may not exceed ten (10) square feet.

Buildings located on corner properties and buildings having 50 feet or more of open space between it and any adjacent building shall be permitted to install one additional wall sign attached to the building not exceeding the area in Section 406 G.1.

2. Projecting signs shall be permitted subject to the requirements of Section 513 A.17.
3. Awnings shall be permitted subject to the requirements of Section 513 A.18. and the following provisions:
 - (a) Fixed or retractable awnings are permitted at the ground floor level and on upper floor levels where appropriate, provided they complement a building's architectural style, are compatible with its materials, colors and details, and do not conceal a building's architectural features.
 - (b) Canvas is the preferred awning material; although other waterproofed fabrics may be considered. Metal or aluminum awnings, translucent or backlit awnings are permitted.
 - (c) Lettering and numbers on awnings in the TCC Zone shall not exceed eight (8) inches in height.
 - (d) Both wall and awning signs may be permitted; however, maximum signage permitted for wall sign under 406 G.1. shall not be exceeded by the combined wall and awning sign areas.
4. Freestanding Signs.
 - (a) Freestanding signs shall be permitted in the Town Center Commercial District on commercial property having a minimum street frontage of fifty (50) feet in addition to which the principal structure is setback a minimum of ten (10) feet from the right-of-way line and five (5) feet from any sidewalk. The square footage of freestanding signs may also not exceed the square footage that would be permitted for a wall sign or twelve (12) square feet, whichever is less.

- (b) The top of the sign shall be not more than eight (8) feet above the ground. The total area of the sign shall not exceed twelve square feet and shall be set back at least five (5) feet from all street right-of-way lines, property lines, and sidewalks.
 - (c) Subject to the requirements in paragraph (b.) above, one sign for each business establishment located on the premises may be suspended below the principal sign surface. Each such sign shall contain only the name of the business establishment and shall not exceed one (1) foot in height and five (5) feet in width.
 - (d) Both wall and freestanding signs shall be permitted; however, the maximum signage permitted on any property shall not be exceeded by the combined wall and freestanding sign areas.
5. Window signs shall be permitted subject to the requirements of Section 513 A.12.
6. Design standards applicable to wall signs, projecting signs, and freestanding signs in the TCC Zone District are as follows:
- (a) Signs affixed to the exterior of a building shall be architecturally compatible with the style, composition, materials, colors and details of the building, as well as with other signs used on the building.
 - (b) Signs shall be compatible with existing architectural features of the building and shall not obscure or remove architectural elements such as cornices, piers, columns, or decorative moldings.
 - (c) Wood is the preferred signage material. Other materials may be used if made to resemble wood surfaces. Back-lighted or internally illuminated plastic signs are prohibited.
 - (d) Applied letters may substitute for wallmounted signs, if constructed of painted wood, painted cast metal, bronze, brass, or black, plastic or anodized metal similar in appearance to wood letters.
 - (e) Signs may be illuminated by spotlights which shall be shielded to prevent glare onto street or adjacent properties.
 - (f) Lettering and numbers on wall signs, applied letter signs, and projecting signs shall not exceed twelve (12) inches in height.
 - (g) No fluorescent or day glow colors shall be used on any signs.
 - (h) Exterior neon signs are prohibited.

7. See Section 513 for additional signage requirements.