

ZONING

MSC MAIN STREET COMMERCIAL

The purpose of the MSC District is to allow for the creation of a planned commercial center featuring qualities of a traditional Main Street neighborhood that will benefit the Township and the region, both economically and aesthetically; to provide a mechanism that will allow areas planned for commercial uses to be developed in the northern end of the Township near the Route 33/Main Street interchange; and to allow for prudent business decision-making by future property owners and encourage investments in land and infrastructure to be made with the knowledge that the Township will permit such commercial development to be occupied and to operate.

DIMENSIONAL TABLE

MIN. LOT SIZE	2 acres
MIN. LOT WIDTH	
at Building Setback Line	150 feet
MAX. BUILDING HEIGHT	
Principal Structure	35 feet
Accessory Structure	20 feet
MAX. COVERAGE	
Building	35%
Impervious Surface	80%
MIN. COVERAGE	
Landscaped	20%
MIN. YARD SETBACK*	
Front Yard	5 feet
Side Yard (not adjacent to MSC)	25 feet
Rear Yard (not adjacent to MSC)	25 feet
Side Yard (adjacent to MSC)	15 feet
Rear Yard (adjacent to MSC)	15 feet
Parking (setback from Main Street)	50 feet

* Corner lots have two front yards and two side yards. See § 190-804.

PERMITTED USES

PRINCIPAL USES

PERMITTED BY RIGHT

Artisan, craft, exercise or performing arts studio
 Bank or financial institution
 Bar or tavern
 Business services establishment
 Car wash
 Commercial indoor recreation use
 Community center or cultural center
 Convenience store
 Convention, conference, banquet or training center
 Crop farming
 Essential services
 Forestry
 Gasoline service station
 Government and emergency services building
 Hotel or motel

Medical or dental clinics and laboratories
 Mixed-use building
 Office, professional
 Personal services establishment
 Public park/recreation
 Restaurant, quick-service
 Restaurant, sit-down
 Retail establishment
 Shopping center
 Wireless communications facility, tower-based

CONDITIONAL USES

Geothermal energy system
 Planned development

ACCESSORY USES

PERMITTED BY RIGHT

Accessory use and structure which are

clearly customary and incidental to a permitted principal use
 Bus shelter
 Drive-through facility
 Farmers market
 Food truck
 Keeping of pets
 Outdoor dining area
 Satellite dish antenna or satellite antenna
 Solar energy system, small
 Temporary structure or use
 Wind energy system, small

SPECIAL EXCEPTION

Wireless communications facility, nontower