

ZONING & LAND USE SCHEDULE

(Permitted and Conditionally Permitted Uses) Zoning -Industrial 3

USE CATEGORY	STATUS	EXAMPLE BUSINESSES / OPERATIONS
Commercial Antennas & Microwave Dishes (Collocation)	PERMITTED	Wireless communication equipment installations
Convenience Retail	PERMITTED	Convenience stores, industrial supply stores, grab-and-go retail
Data Center	PERMITTED	Server farms, cloud computing facilities, colocation centers
Electrical or Gas Switching Facility, Power Distribution or Substation	PERMITTED	Utility substations, electrical distribution facilities
Governmental (Non-Municipal) Uses	PERMITTED	Federal facilities, state agency offices, postal facilities
Laundry Facility – Commercial/ Wholesale	PERMITTED	Linen services, uniform cleaning facilities, hospital laundry operations
Manufacturing (Heavy, Medium & Light)	PERMITTED	Metal fabrication, packaging plants, food processing, assembly facilities
Offices	PERMITTED	Corporate offices, engineering firms, logistics management offices
Operation Facilities for Bus/ Taxicab/Ambulance/Limousine	PERMITTED	School bus depots, ambulance dispatch centers, limousine fleet operations
Parking Area – Private	PERMITTED	Employee parking lots, fleet parking areas
Parking Garage – Commercial Vehicle	PERMITTED	Fleet vehicle garages, truck parking structures
Parking Structured	PERMITTED	Multi-level parking garages, commercial parking structures
Research & Development	PERMITTED	Engineering labs, product testing facilities, industrial research centers
Solar Energy Systems	PERMITTED	Rooftop solar arrays, industrial solar installations

USE CATEGORY	STATUS	EXAMPLE BUSINESSES / OPERATIONS
Telephone Switching Facility	PERMITTED	Telecommunications hubs, fiber network facilities
Vehicle Towing Facility	PERMITTED	Tow truck headquarters, impound lots
Wholesale Bakeries	PERMITTED	Commercial bread production, wholesale pastry manufacturing
Wholesale Trade	PERMITTED	Building materials distributors, food wholesalers, electrical supply distributors
Automobile Paint & Body Repair	CONDITIONALLY PERMITTED	Auto body shops, collision repair centers, truck body repair facilities
Billboards	CONDITIONALLY PERMITTED	Outdoor advertising structures, digital billboards, static billboards
Commercial, Industrial Truck & Bus Services	CONDITIONALLY PERMITTED	Truck repair shops, fleet maintenance centers, bus service facilities
Commercial Antennas & Microwave Dishes (Building Mounted)	CONDITIONALLY PERMITTED	Cellular equipment, telecommunications relay stations
Crematorium – Animal	CONDITIONALLY PERMITTED	Pet cremation services, veterinary aftercare facilities
Exterminator/Pesticide Application Business	CONDITIONALLY PERMITTED	Pest control headquarters, chemical storage and dispatch facilities
Gasoline Station	CONDITIONALLY PERMITTED	Retail fueling stations, truck fueling centers
Materials Salvage or Junk Facility	CONDITIONALLY PERMITTED	Scrap metal recycling, construction material recycling centers
Truck Terminal	CONDITIONALLY PERMITTED	Freight terminals, logistics hubs, cross-docking facilities
Truck, Tractor, Trailer & Heavy Vehicle Parking or Storage	CONDITIONALLY PERMITTED	Fleet parking lots, trailer storage yards, equipment storage facilities
Warehousing – Cold Storage	CONDITIONALLY PERMITTED	Refrigerated food storage, pharmaceutical cold storage
Warehousing – Distribution (Bulk Break)	CONDITIONALLY PERMITTED	Distribution centers, e-commerce fulfillment facilities

USE CATEGORY	STATUS	EXAMPLE BUSINESSES / OPERATIONS
Warehousing – High Cube	CONDITIONALLY PERMITTED	Large-scale logistics warehouses, automated fulfillment centers
Warehousing – Traditional	CONDITIONALLY PERMITTED	General storage warehouses, inventory storage facilities

NOTE: Conditionally Permitted uses may require additional approvals, site plan review, or zoning board approvals from the City of Newark prior to operation.