

- D. Area and bulk regulations: The area and bulk regulations for this District shall be in accordance with the requirements set forth in the Schedule of Area and Bulk Requirements.³³
- E. No accessory structures, driveways, parking areas or loading areas shall be located in the buffer area. Off-street parking and loading spaces shall be provided for commercial uses.
- F. Chapter 57, Design Guidelines, shall be applied accordingly. [**Added 5-2-2011 by Ord. No. 2011-13³⁴**]
- G. Other regulations. All other regulations of this chapter shall be applied accordingly.

§ 110-37. I-3 Modified Industrial District. [Added 7-5-2023 by Ord. No. 2023-10]

- A. Permitted principal uses. In an I-3 Modified Industrial District, land shall be used only for the following permitted uses:
 - (1) Wholesale trade establishments engaging in wholesale of merchandise and goods for resale, such as durable nonconsumer and consumer goods, materials, and supplies.
 - (2) Offices for administrative, executive, business, utility, professional and financial services, insurance, photography, polling, advertising, public relations, marketing, translation, promoters and managers of arts, artists and sports, athletes, or other public figures.
 - (3) General contractors, building architects or civil engineering, specialty trade contractors, building equipment manufacturers and suppliers, finishing contractors, and artisan shops, offices and showrooms. [Any term not already defined by this Code or the Municipal Land Use Law shall be governed by the definitions in NAICS (2022)].
 - (4) Establishments engaged in manufacturing, including production, processing, distribution, and wholesale sale of fresh, refrigerated, and frozen food, (except animal slaughtering), beverages, durable medical goods, textiles, apparel, printing, machine tools, machinery, computer and electronic products, electrical equipment, appliances, components, and furnishings.
 - (5) Establishments that provide information technology services including management, programming, consulting, installation, integration, publishing, motion picture and sound recording, broadcasting, and internet publishing.
 - (6) Providers of educational services, including special education, business schools, computer and management training, technical and trade schools, driving schools, life-skills training, educational support services, except academic tutoring services, exam preparation, and college application consulting.
 - (7) Telecommunications offices and facilities excluding cellular communications towers.
 - (8) Governmental uses, including, but not limited to, municipal buildings, public works garages, motor vehicle inspection stations and recreational facilities.

33. Editor's Note: The Schedule of Area and Bulk Requirements is included as an attachment to this chapter.

34. Editor's Note: This ordinance also redesignated former Subsection F as Subsection G.

- (9) Adult day-care and child-care centers.
 - (10) Publicly accessible EVSE (electric vehicle supply equipment).
 - (11) Distribution facilities for building products and services (including but not limited to lumber, engineered-wood products, railings, decking, siding, roofing products, doors and trim) with a maximum cumulative building size of 275,000 SF across all lots used to operate the distribution facility. **[Amended 9-11-2023 by Ord. No. 2023-15]**
- B. Area and bulk regulations. The area and bulk regulations for this District shall be in accordance with the requirements set forth in the Schedule of Area and Bulk Requirements.³⁵ That Schedule shall be amended such that the section governing I-1 shall reflect that the requirements govern both I-1 and I-3.
- C. Other regulations. All other regulations of this chapter shall be applied accordingly.
- D. Conduct of operations indoors and hours of operation.
- (1) The manufacture, fabrication, assembly, packaging or repair of products, goods, equipment, or similar shall be conducted entirely indoors. Indoor and outdoor operations, except as otherwise indicated below, shall not be permitted between the hours of 11:00 p.m. to 7:00 a.m.
 - (2) Any vehicle engaged in a facility's commercial or industrial operations, which includes but is not limited to mechanical loading/unloading, backup beepers, onboard auxiliary power units, trailer refrigeration units, and bulk off-loading apparatus shall not be permitted to operate between the hours of 11:00 p.m. to 7:00 a.m. Freight trains and customer and/or employee personal vehicles are exempt from this restriction.
 - (3) The receipt, loading or unloading of trucks, tractors, and trailers shall not be permitted between the hours of 11:00 p.m. to 7:00 a.m. Trash, refuse and recycling vehicles are exempt from this restriction.
- E. Conditional uses. Conditional uses shall be governed and permitted as set forth in § 110-10 governing "Conditional Uses." **[Added 8-7-2023 by Ord. No. 2023-11]**

§ 110-38. I-1 Light Industrial District.

- A. Permitted principal uses. In an I-1 Light Industrial District, land shall be used only for the following permitted uses:
- (1) Warehouses.
 - (2) Wholesale facilities.
 - (3) Distribution facilities.
 - (4) General offices and office buildings.
 - (5) Tradesman and artisan shops, offices and showrooms.

35. Editor's Note: Said Schedule is included as an attachment to this chapter.

- (6) Manufacture, fabrication and assembly of products from previously processed and prepared materials conducted within completely enclosed buildings.
 - (7) Research and scientific laboratories.
 - (8) Packaging of products.
 - (9) Computer software development and manufacture.
 - (10) Printing.
 - (11) Furniture and cabinet making.
 - (12) Reupholstering.
 - (13) Telecommunications offices and facilities excluding cellular communications towers.
 - (14) Media production facilities.
 - (15) Cafeterias that are part of industrial facilities and serve only the employees of such facilities.
 - (16) Governmental uses, including but not limited to municipal buildings, public works garages, motor vehicle inspection stations and recreational facilities. **[Added 5-2-2011 by Ord. No. 2011-17]**
 - (17) Adult day-care and child-care centers. **[Added 5-2-2011 by Ord. No. 2011-17]**
- B. Conditional uses. The following conditional uses shall meet the requirements set forth in § 110-10: **[Amended 3-7-2005 by Ord. No. 2005-5; 5-2-2011 by Ord. No. 2011-17]**
- (1) Automobile and truck leasing facilities.
 - (2) Construction contractor storage yards, offices and shops. Registered truck, trailer or motor vehicle for commercial purposes accessory to a permitted use in the I-1 and I-2 Zones.
 - (3) Automobile service stations and automotive repair services and garages.
 - (4) New and used automobile and truck sales and dealerships.
 - (5) Automobile wash facility.
 - (6) Body shops.
- C. Area and bulk regulations. The area and bulk regulations for this District shall be in accordance with the requirements set forth in the Schedule of Area and Bulk Requirements.³⁶
- D. Other regulations. All other regulations of this chapter shall be applied accordingly.
- E. Conduct of operations indoors and hours of operation. **[Added 2-13-2016 by Ord. No. 2017-3]**

36. Editor's Note: The Schedule of Area and Bulk Requirements is included as an attachment to this chapter.

- (1) The manufacture, fabrication, assembly, packaging or repair of products, goods, equipment, or similar shall be conducted entirely indoors. Indoor and outdoor operations, except as otherwise indicated below, shall not be permitted between the hours of 11:00 p.m. to 7:00 a.m.
- (2) Any vehicle engaged in a facility's commercial or industrial operations, which includes but is not limited to mechanical loading/unloading, back up beepers, onboard auxiliary power units, trailer refrigeration units, and bulk off-loading apparatus shall not be permitted to operate between the hours of 11:00 p.m. to 7:00 a.m. Freight trains and customer and/or employee personal vehicles are exempt from this restriction.
- (3) The receipt, loading or unloading of trucks, tractors, and trailers shall not be permitted between the hours of 11:00 p.m. to 7:00 a.m. Trash, refuse and recycling vehicles are exempt from this restriction.

§ 110-39. I-2 General Industrial District.

A. Permitted principal uses. In an I-2 General Industrial District, land shall be used only for the following permitted uses:

- (1) Principal uses permitted in the I-1 Zoning District.
- (2) Planned industrial parks. Planned Industrial Parks should contain at least 50 acres, and lots within the planned industrial parks should have at least three acres.
- (3) Adult day-care and child-care centers. **[Added 5-2-2011 by Ord. No. 2011-17]**
- (4) Governmental uses, including but not limited to municipal buildings, public works garages, motor vehicle inspection stations and recreational facilities. **[Added 5-2-2011 by Ord. No. 2011-17]**

B. Conditional uses:

- (1) Tattoo parlors, body piercing facilities, massage parlors, nude dancing, cabarets, adult entertainment and sexually oriented businesses.
- (2) Cellular communications towers.
- (3) Automobile and truck leasing facilities. **[Amended 5-2-2011 by Ord. No. 2011-17]**
- (4) Construction contractor storage yards, offices, and shops. Registered truck, trailer or motor vehicle for commercial purposes accessory to a permitted use in the I-1 and I-2 Zones. **[Added 3-7-2005 by Ord. No. 2005-5]**
- (5) Automobile wash facility. **[Added 5-2-2011 by Ord. No. 2011-17]**
- (6) Body shops. **[Added 5-2-2011 by Ord. No. 2011-17]**
- (7) New and used automobile and truck sales and dealerships. **[Added 5-2-2011 by Ord. No. 2011-17]**
- (8) Sexually oriented businesses, massage parlors, tattoo parlors, and body-piercing

facilities. **[Added 5-2-2011 by Ord. No. 2011-17]**

- C. Area and bulk regulations. The area and bulk regulations for this District shall be in accordance with the requirements set forth in the Schedule of Area and Bulk Requirements.³⁷
- D. Other regulations. All other regulations of this chapter shall be applied accordingly.

§ 110-39.1. Specialized Health Overlay District. [Added 3-5-2018 by Ord. No. 2018-6]

- A. Purpose. The Specialized Health Overlay District shall be an overlay district for limited portions of the I-2 and I-3 Industrial Districts. It shall permit and govern, as conditional uses, residential medical detoxification centers and behavioral health care facilities, with related provisions. **[Amended 8-7-2023 by Ord. No. 2023-11]**
- B. This district shall be bordered to the north by Coopertown Road, to the east by the eastern boundary of Lot 11, in Block 2000; to the south by the southern boundaries of Lots 7, 9, 9.01, 9.02, 9.03, 10, 11, and 11.02 in Block 2000; and to the west by the western boundary of Lot 7.
- C. Permitted conditional uses.
 - (1) Behavioral health care facility.
 - (2) Residential medical detoxification center.

§ 110-40. M/OS Municipal/Open Space District.

- A. Permitted uses. All municipal uses shall be permitted.
- B. Area and bulk regulations. No minimum bulk, yard and area requirements shall be established for municipal uses.

§ 110-41. Violations and penalties.

Any person who shall violate this chapter or do any act or thing therein prohibited, or refuse or fail to do any act or thing therein required to be done, or refuse or fail to comply with an order of the Zoning Officer or an order of the Joint Land Use Board shall, upon conviction thereof before any judicial officer authorized to hear and determine the matter, be punishable as provided in Chapter 1, General Provisions, Article II, General Penalty. Each and every day any violation continues shall be considered a separate offense, punishable by a like fine and/or penalty.

§ 110-42. Additional remedies.

In addition to the right, as hereinbefore authorized, of any person having knowledge of the violation of this chapter to initiate the prosecution of the person or persons believed to have committed such violation, the Zoning Officer of the Township and any and all other interested persons shall have the right to have recourse to any and all other remedies (whether by injunction, restraining order, mandamus or otherwise) which are, or may hereafter be, available by law.

37. Editor's Note: The Schedule of Area and Bulk Requirements is included as an attachment to this chapter.