

SCHEDULE A - DISTRICT USE REGULATIONS –INDUSTRIAL OFFICE PARK USES  
BOROUGH OF TINTON FALLS  
(Section 40-28D)

District	Permitted Principal Use	Permitted Accessory Uses	Permitted Conditional Uses
<p>IOP Industrial Office Park</p>	<ol style="list-style-type: none"> <li>1. Offices such as professional, medical, veterinary and financial services.</li> <li>2. Office parks.</li> <li>3. Research facilities.</li> <li>4. Hospitals.</li> <li>5. Veterinary hospitals without outside kennels or runs.</li> <li>6. Light Industrial facilities such as warehousing, shipping and receiving, fabrication and assembly operations within an enclosed building.</li> <li>7. Landscaping/ construction contractors and landscaping/ construction contractor storage yards.</li> <li>8. Theaters, bowling alleys, gymnasiums, weight rooms, fitness centers, training and instructional classes, and instructional centers such as dance and rehearsal studios permitted only as indoor facilities.</li> <li>9. Flex space buildings of a light industrial type.</li> <li>10. Retail warehouse.</li> <li>11. Public Library, parks, and playgrounds.</li> <li>12. Borough uses, firehouses, and first aid stations.</li> <li>13. Utility services.</li> <li>14. Child Care Centers</li> <li>15. Recreation and Sports Fields.</li> <li>16. Assisted Living/Skilled Nursing Facilities.</li> </ol>	<ol style="list-style-type: none"> <li>1. Off-street parking and loading areas.</li> <li>2. Supply and equipment storage within accessory structures</li> <li>3. Cafeterias and eating areas accessory to permitted use facilities.</li> <li>4. Fences and walls.</li> <li>5. Parking garages</li> <li>6. Wireless telecommunications equipment wholly installed within existing structures and utilizing fully screened antennas installed on top of or exterior to existing structures.</li> </ol>	<ol style="list-style-type: none"> <li>1. Hotels</li> <li>2. Swim clubs and tennis clubs</li> <li>3. Golf driving range, miniature golf and par-3 golf course.</li> <li>4. Wireless telecommunications equipment utilizing new monopoles subject to the conditional use standards of the Wireless telecommunications equipment chapter.</li> <li>5. Churches and places of religious worship.</li> <li>6. Schools.</li> <li>7. Convenience Store with Gas</li> </ol>