

406.1 Permitted Uses

- (a) Retail Establishments or Shops subject to Section 535 of this Ordinance.
- (b) Bank and/or Financial Institution.
- (c) Restaurants (sit down with no drive thru) subject to Section 579 of this Ordinance.
- (d) Motor Vehicle Repair Shop (without gasoline) subject to Section 599-B of this Ordinance.
- (e) Hotels and Related Facilities Subject to Section 563 of this Ordinance.
- (f) Shopping Centers and/or Shopping Mall subject to Section 505 of this Ordinance.
- (g) Convenience Store subject to Section 545 of this Ordinance.
- (h) Municipal Use.
- (i) Personal and household service shops and/or establishments such as barber shops, beauty shops, tailor and seamstress shops, show and appliance repair shops, rental of medical equipment including those shops listed in Section 405.1(h) of this Ordinance.
- (j) Health Fitness and Recreation Club, Athletic Club and/or Tennis Club subject to Section 558 of this Ordinance.
- (k) Church or similar Places of Worship, Parish Houses, Convents and Other Housing for Religious Personnel subject to Section 539 of this Ordinance.
- (l) Nursing, Convalescent and/or Retirement Home subject to Section 572 of this Ordinance.
- (m) Any Permitted Agricultural Use as listed in Section 401.1(a)
- (n) Small Engine Repair Shop and/or Welding/ Machine Shop.
- (o) Theaters and/or Auditoriums subject to Section 591 of this Ordinance.
- (p) Watchman's Residence; that does not exceed 1,200 square feet in floor area.
- (q) Amusement and/or Theme Park subject to Section 534 of this Ordinance.
- (r) Art gallery, museum, studios, aquariums.

- (s) Public and Nonprofit Outdoor Recreation Areas and Facilities, such as Parks (except Amusement Parks and clubs), Playgrounds, and Picnic Grounds, subject to Section 512 of this Ordinance, as applicable.
- (t) Golf Club, Country Club and/or Driving Range subject to Section 557 of this Ordinance.
- (u) Miniature golf courses and driving ranges subject to Section 557.
- (v) Tourist Bed and Breakfast and/or Country Inn subject to Section 515 of this Ordinance.
- (w) Veterinary Kennel or Veterinary Office or Animal Hospital subject to Section 525 of this Ordinance.
- (x) Amusement Arcade subject to Section 533 of this Ordinance.
- (y) Antique and/or Flea Market subject to Section 536 of this Ordinance.
- (z) Commercial Conversion subject to Section 541 of this Ordinance.
- (aa) Day Care subject to Section 548 of this Ordinance.
- (bb) Retail Sales of Nursery and Garden Material subject to Section 580 of this Ordinance.
- (cc) Contractor Office/Shop subject to Section 544 of this Ordinance.
- (dd) Dry Cleaner, Laundry and Laundromat subject to Section 550 of this Ordinance.
- (ee) No Impact Home based Business subject to Section 527 of this Ordinance.
- (ff) Gasoline Filling and/or Service Station subject to Section 598 of this Ordinance.
- (gg) Motor Vehicle Parts Store.
- (hh) Business, Professional and/or Service Office.
- (ii) Photography and/or dance studio and/or art gallery.
- (jj) Post Office.
- (kk) Public Garage
- (ll) Laboratories subject to Section 567 of this Ordinance.
- (mm) Farm Equipment Sales and Service subject to Section 553 of this Ordinance.
- (nn) Farm Market and/or Farm Produce Stand subject to Section 536 of this

Ordinance.

- (oo) Farm Related Business subject to Section 554 of this Ordinance.
- (pp) Emergency Services Station subject to Section 570 of this Ordinance.
- (qq) Funeral Home and/or Mortuary subject to Section 555 of this Ordinance.
- (rr) Furniture and/or Upholstery Refinishing Shop.
- (ss) Golf Course subject to Section 557 of this Ordinance.
- (tt) Heavy Equipment Sales and Service Repair Facility subject to Section 559 of this Ordinance.
- (uu) Home Improvement and/or Building Supply Store and/or Lumber Yard subject to Section 561 of this Ordinance.
- (vv) Home Occupation subject to Section 502 of this Ordinance.
- (ww) Hospital and Related Uses subject to Section 562 of this Ordinance.
- (xx) Lawn and Garden Sales and Service subject to Section 568 of this Ordinance.
- (yy) Library.
- (zz) Medical and/or Dental Clinic.
- (aaa) Medical Laboratory subject to Section 567 of this Ordinance.
- (bbb) Motor Vehicle and/or Boat Sales subject to Section 599-B.

406.2 Permitted Accessory Uses - Located on the same lot with the permitted principal use

- (a) Off-street parking areas subject to Sections 508 of this Ordinance.
- (b) Signs subject to Section 507 of this Ordinance;
- (c) Accessory uses and buildings;

406.3 Uses Permitted Only by Special Exception Issued by the Zoning Hearing Board and subject to the following conditions:

- (a) Government Offices and/or Office Buildings subject to Section 570 of this Ordinance.
- (b) Self Storage Facility (mini-warehouse) subject to Section 524 of this

Ordinance.

- (c) Adult-related Facility subject to Section 532 of this Ordinance.
- (d) Car Washes subject to Section 599 of this Ordinance.
- (e) Fraternal and/or Social Club or Lodge subject to Section 540 of this Ordinance.
- (f) Off -Track Betting Establishment subject to Section 574 of this Ordinance.
- (g) Nightclub subject to Section 571 of this Ordinance.
- (h) Massage Parlor and/or Therapeutic Massage Establishment

406.4 Conditional Uses: After recommendation by the Planning Commission and public hearing by the Governing Body; the Governing Body may by conditional use, permit the following conditional uses in accordance with the provisions of Article IX of this Ordinance. Conditional uses shall be subject to the requirements specified below and elsewhere in this Ordinance.

- (a) Commercial campgrounds, pursuant to Section 514.
- (b) Junk Yard subject to Section 566 of this Ordinance.
- (c) Group Home subject to Section 518 of this Ordinance.
- (d) Motor Vehicle Body Shop subject to Section 599-B of this Ordinance.
- (e) Outdoor Sales and Service subject to Section 575 of this Ordinance.
- (f) Parking Compound/Parking Garage subject to Section 556 of this Ordinance.
- (g) Drive-thru Service Establishment subject to Section 549 of this Ordinance.
- (h) Kennel pursuant to Section 525 of this Ordinance.
- (i) Retail Sales of Manufactured Products Produced on Site subject to Section 581 of this Ordinance.
- (j) Tavern subject to Section 589 of this Ordinance.
- (k) Assisted Living Residence subject to Section 523 of this Ordinance.
- (l) Heliport/Helipad subject to Section 560 of this Ordinance.

- (m) Hospitals or Related Uses subject to Section 562 of this Ordinance.
- (n) Professional Office and Business Park subject to Section 519 of this Ordinance.
- (o) Communications Towers and/or Cell Site Antennae subject to Section 543 of this Ordinance.
- (p) Aquaculture subject to Section 537 of this Ordinance.
- (q) Truck or Motor Freight Terminal subject to Section 592 of this Ordinance.

406.5 Minimum Lot Size Per Unit of Use

- (a) In C-1 areas where municipal water and municipal sewage is not provided, the minimum lot size per unit shall be:

Area: One (1) acre

Width: 150 feet

- (b) In C-1 areas where municipal water and municipal sewage is provided, the minimum lot size per unit shall be:

Area: 10,000 square feet

Width: 100 feet

406.6 Yard Dimensions

- (a) Front Yard - 35 feet (100 feet per Section 505.4(d))
- (b) Each Side Yard - 25 feet
- (c) Rear Yard - 25 feet
- (d) Distance Between Buildings - 30 feet
- (e) All lot lines abutting residential districts along the side or rear shall be appropriately screened by fences, walls, or year-round planting and/or other suitable enclosures of a minimum height of four (4) feet and a maximum height of seven (7) feet, as the governing body shall require. If trees, evergreen hedges or other types of year-round plants are required, a landscaped area shall be provided at least five (5) feet in width along the entire interior lot lines.

406.7 Maximum Building Coverage and Height

- (a) Maximum Building Coverage - 35% including accessory structures
- (b) Maximum Building Height - 40 feet
- (c) Maximum Impervious Surface - 80%

406.8 Additional Requirements

- (a) Site Plan Review - Site plan requires review by the Township for non-residential principal buildings or new/expanded impervious area.
- (b) Buffer Yard and Evergreen Screening pursuant to Section 517.
- (c) Applicable portions of Section 407.6 shall also apply.

SECTION 407

L-I LIGHT INDUSTRIAL

PURPOSE STATEMENT: This District would provide for a mix of light industrial, business and commercial uses within the Township. The concept of the District is for commercial growth in areas served by public water and sewer facilities with access by major road infrastructure

407.1 Permitted Principal Use

- (a) Government Office, Office Buildings subject to Section 570 of this Ordinance.
- (b) Research Establishments subject to Section 567 (b) of this Ordinance.
- (c) Wholesaling, Warehousing and Distribution, excluding storage and sale of lumber, ice, coal and petroleum or other fuels subject to Section 593 of this Ordinance.
- (d) Light manufacturing of beverages, confections, creams, all food products, packaging, packing, ceramics, clothing, plastics, electrical goods, furniture, hardware, tools, and patterns, scientific instruments, toys, cosmetics, drugs, and other products assembled or fabricated from previously prepared metallic and nonmetallic materials, provided all activity is carried on in an enclosed building subject to Section 565 of this Ordinance.
- (e) Dry Cleaner, Laundry and/or Laundromat subject to Section 550 of this Ordinance.

- (f) Watchman's Residence that does not exceed 1,200 square feet of floor area.
- (g) Any permitted Agricultural Use as listed in Section 401.1(a) and 400.2(b).
- (h) Emergency Services Station subject to Section 570 of this Ordinance.
- (i) Recycling Station subject to Section 578 of this Ordinance.
- (j) Antiques, Flea Market and/or Farmer's Market subject to Section 536 of this Ordinance.
- (k) Aquaculture subject to Section 537 of this Ordinance.
- (l) Auction House subject to Section 538 of this Ordinance.
- (m) Printing, Publishing and/or Bookbinding Establishment.
- (n) Commercial Recreation uses, horse riding trails and stables, swimming areas and pools, hiking and riding trails, boating, fishing, skiing, camping, hunting, ecological centers, granges or lodges, activity centers, senior citizens centers and similar recreation uses subject to Section 512 and/or 564 of this Ordinance, as applicable.
- (o) Contractor's Office/ Shop subject to Section 544 of this Ordinance.
- (p) Contractor Shop subject to Section 552 of this Ordinance.
- (q) Farm Equipment Sales and Service subject to Section 553 of this Ordinance.
- (r) Furniture and/or Upholstery Refinishing Shop.
- (s) Heavy Equipment Sales, Service and/or Repair Facility subject to Section 559 of this Ordinance.
- (t) Home Occupation subject to Section 502 of this Ordinance.
- (u) Mass Transit Terminal subject to Section 569 of this Ordinance.
- (v) Medical Laboratory subject to Section 567 of this Ordinance.
- (w) Motor Vehicle Body Shop subject to Section 599-B of this Ordinance.
- (x) Municipal Use.
- (y) No Impact Home-Based Business subject to Section 527 of this Ordinance.
- (z) Repair Shop.

- (aa) Small Engine Repair Shop.
- (bb) Truck or Motor Freight Terminal subject to Section 592 of this Ordinance.
- (cc) Laboratory subject to Section 567 of this Ordinance.
- (dd) Taxi Terminal and/or Bus Station.
- (ee) Building Contractor's Storage Facility.

407.2 Permitted Accessory Uses - Located on the same lot with the permitted principal use.

- (a) Outside storage of materials, supplies, or finished products is permitted in the rear of the lot of the enclosed building and shall be screened and fenced.
- (b) Off-street parking and loading facilities subject to Section 508 of this Ordinance.
- (c) Restaurants, cafeterias or recreational facilities used for employees only.
- (d) Accessory uses and structures to the manufacturing uses permitted.
- (e) Accessory uses and structures to airports.
- (f) Signs subject to Section 507 of this Ordinance.

407.3 Uses Permitted Only by Special Exception issued by the Zoning Hearing Board

- (a) Junk Yard subject to Section 566 of this Ordinance.
- (b) Medical and/or Dental Office.
- (c) Fuel Distribution, Storage and/or Wholesale Facility subject to Section 594 of this Ordinance
- (d) Outdoor Sales and/or Services subject to Section 575 of this Ordinance.
- (e) Warehousing Activity and/or Facility subject to Section 593 of this Ordinance.
- (f) WECS generating in excess of 10 kW subject to Article X of this Ordinance.

407.4 Conditional Use - After recommendation by the Planning Commission and public hearing by the Governing Body; the Governing Body may by conditional use, permit the following conditional uses in accordance with the provisions of Article IX of this Ordinance. Conditional uses shall be subject to the requirements specified below and elsewhere in this Ordinance.

- (a) Animal Hospital, Kennels and Veterinary Facilities subject to Section 525 of this Ordinance.
- (b) Retail Establishments in connection with a professional park similar to a shopping center with a defined non-retail component subject to Section 535 of this Ordinance.
- (c) Self Storage Facility subject to Section 524 of this Ordinance.
- (d) Motor Vehicle and/or Boat Sales subject to Section 599-B of this Ordinance.
- (e) Drive-Thru Restaurants or Fast Food Restaurants subject to Section 549 of this Ordinance.
- (f) Airport or Heliport, subject to Section 560 and/or 576 of this Ordinance as applicable for the proposed Use.
- (g) Nursing, Convalescent and/or Retirement Home subject to Section 572 of this Ordinance.
- (h) Bank and/or Financial Institution.
- (i) Business Service Shop.
- (j) Commercial Conversion subject to Section 541 of this Ordinance.
- (k) Communications Towers and/or Cell Site Antennae subject to Section 543 of this Ordinance.
- (l) Convenience Store subject to Section 545 of this Ordinance.
- (m) Convention Center subject to Section 546 of this Ordinance.
- (n) Home Improvement and/or Building Supply Store and/or Lumber Yard subject to Section 561 of this Ordinance.
- (o) Hospital and Related Uses subject to Section 562 of this Ordinance.
- (p) Hotel and/or Motel (and related dining facilities) subject to Section 563 of this Ordinance.

- (q) Intensive Agriculture subject to Section 513 of this Ordinance.
- (r) Lawn and Garden Sales and Service subject to Section 568 of this Ordinance.
- (s) General Manufacturing subject to Section 565 of this Ordinance.
- (t) Motor Vehicle Auctions and/or Salvage Yards subject to Section 595 of this Ordinance.
- (u) Intentionally omitted.
- (v) Gasoline Service and/or Filling Station subject to Section 598 of this Ordinance.
- (w) Motor Vehicle Parts Store subject to Section 535.
- (x) Car Wash subject to Section 599 of this Ordinance.
- (y) Parking Compound subject to Section 556 of this Ordinance.
- (z) Retail sales of Nursery and Garden Materials subject to Section 580 of this Ordinance.
- (aa) Retail Stores or Shops subject to Section 535 of this Ordinance.
- (bb) Scientific and/or Industrial Research Facility subject to Section 567 of this Ordinance.
- (cc) Shopping Centers and/or Shopping Mall subject to Section 505 of this Ordinance.
- (dd) Tavern subject to Section 589 of this Ordinance.
- (ee) Health, Fitness and Recreation Club, Athletic Club and/or Tennis Club subject to Section 558 of this Ordinance.
- (ff) WECS of 10 kW or less subject to Article X of this Ordinance.
- (gg) Wind Farm subject to Article X of this Ordinance.
- (hh) Motor Vehicle Services and Repair subject to Section 599-B of this Ordinance.
- (ii) Farm Occupation subject to Section 502.2 of this Ordinance.
- (jj) Railroad Station.
- (kk) Solar Field subject to Article X of this Ordinance.