

§ 220-89. IOR Industrial-Office-Research District. [Added 11-29-1990 by Ord. No. 56-90]

The following regulations shall apply in the IOR Industrial-Office Research District:

A. Permitted uses.

- (1) Light manufacturing, processing or fabricating operations which meet the performance standards contained in § 220-37.
- (2) Educational services.
- (3) Publication of newspapers and periodicals.
- (4) Assembly halls, theaters, bowling alleys and other similar commercial recreational activity, provided that it is carried on within a building, and further provided that such use meets the parking recommendations of the ITE Parking Generation Manual, third or most current edition. **[Amended 12-17-2009 by Ord. No. 2009-40]**
- (5) Experimental, research or testing laboratories, provided that no operation shall be conducted or equipment used which would create hazardous, noxious or offensive conditions beyond the boundaries of the property involved.
- (6) Administrative office buildings limited to executive or administrative purposes and professional offices.
- (7) Industrial research laboratories limited to experimental, research and testing laboratories at which products or goods are not produced for sale.
- (8) Warehouse for the storage of materials and products.
- (9) Corporate headquarters.
- (10) Hotels and conference center.
- (11) Restaurants as part of an industrial park or corporate office center except for drive-through or fast-food restaurant facilities.
- (12) Corporate or industrial parks subject to the following regulations:
 - (a) Minimum site requirement: 40 acres.
 - (b) Internal lot size and setbacks: as per the following schedule:

Lot Dimensions			Setbacks			
Area (acres)	Width (feet)	Depth (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	From External Boundary (feet)
1*	150	200	40	30	20	80

NOTES:

* Not more than 10% of the lots may be one-acre lots.

(13) Retail facilities incidental to the primary use and limited to 15% of the gross floor area.

(14) Off-site catering services. **[Added 5-9-2002 by Ord. No. 2002-13]**

(15) Industrial flex use. **[Added 12-12-2019 by Ord. No. 2019-14]**

B. Permitted accessory uses.

(1) Customary accessory uses and buildings which are clearly incidental to the principal use and building.

C. Conditional uses. Uses requiring a conditional use permit are subject to the provisions of Article IV of this chapter.

(1) Public utilities.

(2) Amusement arcades. **[Added 7-15-1993 by Ord. No. 8-93]**

(3) Churches and places of worship. **[Added 5-27-1999 by Ord. No. 1999-17]**

(4) Quasi-public buildings and recreational uses. **[Added 5-27-1999 by Ord. No. 1999-17]**

(5) Wireless communications facilities. **[Added 12-10-2009 by Ord. No. 2009-35]**

D. Area, yard and building requirements are as specified for this zone in the schedule of requirements in § 220-34D of this chapter.

E. Signs are subject to the provisions of § 220-99 of this chapter.

F. Fences are subject to the provisions of § 220-95 of this chapter.

G. Off-street parking is subject to the provisions of § 220-97 of this chapter.

H. Off-street loading is subject to the provisions of § 220-98 of this chapter.

I. Other provisions.

(1) Front yard areas may be utilized for parking, provided that no such parking shall be closer than 80 feet to the street line.

(2) Storage of flammable liquids or gases shall be in accordance with the Township's Fire

Prevention Code.¹

- (3) The outdoor storage of material, equipment or refuse shall only be permitted if such storage is fenced and/or screened from public view in accordance with a plan approved by the Planning Board.

J. Relationship to residential lots.

- (1) No building, structure or railroad tracks shall be erected within 150 feet of any front, side or rear lot line that abuts or is the near street line opposite a residential zone.
- (2) No parking area or driveway shall be located within 150 feet of any front, side or rear lot line that abuts or is near the street line opposite a residential zone.
- (3) No tree having a caliber of more than three inches and located within 100 feet of any front, side or rear lot line that abuts or is the near street line opposite a residential zone or lot utilized for residential purposes in a commercial or industrial zone shall be removed unless such removal is in accordance with an approved site plan.
- (4) Prior to commencing construction of any building, structure, railroad tracks, driveway or parking areas, a permanent fence shall be constructed along the entire length of any front, side or rear lot line that abuts a residential zone or use. Such fence shall be at least six feet in height and shall be of a type and material approved by the Planning Board as part of site plan approval and be subject to § 220-95 of this chapter.
- (5) A buffer area 50 feet in width shall be provided along any front, side or rear lot line that abuts a residential zone or use. Such buffer area shall be suitably landscaped with trees, shrubs and/or ground cover in accordance with a landscaping plan approved by the Planning Board as part of site plan approval.

1. Editor's Note: See Ch. 183, Fire Prevention.