

- iii. Each building shall be designed to avoid a long, unbroken expanse of wall.
- iv. Each building shall utilize varying facades and rooflines to create architectural interesting design.
- v. A 40-foot landscaped buffer shall be provided around the entire perimeter, except when adjacent to lots which are also zoned OT and OT-2 or for nonresidential purposes, in which case the buffer may be reduced to 20 feet. Only access drives, landscaping and utilities shall be permitted within this buffer area.
- vi. Outdoor lighting shall be directed or shielded so that the light source is not readily visible and no glare or direct light is cast on adjacent properties. Indirect light falling on adjacent property shall be of low intensity.
- b. Landscaping shall be provided in a manner that enhances the environment of the business park, in addition to the requirements of Sections IX.B.14 and IX.C., trees shall be planted along all roads in accordance with the requirements of Section 52:036 of the subdivision regulations.

**B. General Industrial (GI).**

1. *Purpose.* The purpose of the GI district is to accommodate basic industrial uses and heavy commercial operations incompatible with residential environments and is intended to be less restrictive than the planned industrial zone.
2. *Permitted site plan uses.* The following principal uses shall be permitted in the GI district, subject to site plan approval by the commission in accordance with Section XIII:
  - a. Building or construction contractors' yards.
  - b. Landscape contractors.
  - c. Trucking terminal facilities.
  - d. Public warehousing or storage, including self-storage.
  - e. Trucking or courier services.
  - f. Bus terminal/service/storage facilities, including school buses.
  - g. Fuel oil dealers.
  - h. Sanitary services (e.g., trash haulers, septic tank cleaners).
  - i. Building services (e.g., pest control services, building maintenance services).
  - j. Lumberyards or building materials suppliers.
  - k. Equipment rental or leasing services, excluding motor vehicles.
  - l. Electrical repair shops.
  - m. Upholstery or furniture repair shops.
  - n. Manufacturing facilities.
  - o. Wholesaling or distribution facilities.
  - p. Printing, lithography, photocopying or similar graphic arts services; publishing facilities.

- q. Industrial laundries or dry cleaners.
  - r. Carpet or upholstery cleaning establishments.
  - s. Public utility buildings or facilities.
  - t. Buildings or facilities of the local, state or federal government.
  - u. Laboratories devoted to research, design or professional use.
  - v. Offices, excluding medical or dental offices, but including business services such as advertising, computer and data processing, public relations, management or personnel supply.
3. *Special permit uses.* The following principal uses shall be permitted in the GI district, subject to special permit and site plan approvals in accordance with Sections XII and XIII:
- a. Child day care centers, subject to Section XI.H.
  - b. Removal of earth materials, subject to Section X.B.
  - c. Rear lots, subject to Section IV.A.17.
4. *Permitted accessory buildings, structures and uses.* The following accessory buildings, structures and uses shall be permitted in the GI zone:
- a. Any accessory buildings, structures or uses customarily incidental and directly related to the operation of the principal use.
  - b. Off-street parking and loading, including parking structures, subject to the provisions of Section IX.B.
  - c. Signs, subject to the provisions of Section IX.A.
  - d. A dwelling unit of the manager or caretaker of the premises.
  - e. The display or sale of goods made, processed or assembled on premises only, provided that:
    - i. Such use shall be clearly accessory to the principal use;
    - ii. Such use shall take place entirely within the confines of the principal building;
    - iii. Such use shall occupy no more than 2,500 square feet or ten percent of the gross floor area devoted to the principal use, whichever is less;
    - iv. No goods shall be displayed outside; and
    - v. There shall be at least one parking space provided for every 250 square feet of floor area devoted to such use.
  - f. The outside overnight parking of vehicles or equipment, provided that no vehicle or equipment shall be parked within any required yard and that the commission may require appropriate screening in accordance with the provisions of Section IX.B.

**C. General Industrial – 2 (GI-2).**

- 1. *Purpose.* To provide an area for the use of manufacturing and related uses.
- 2. *Permitted site plan uses.* The following principal uses shall be permitted in the GI-2 district subject to site plan approval by the Planning and Zoning Commission in accordance with Section XIII.
  - a. Manufacturing facilities.
  - b. Wholesaling or distribution facilities.