

**§ 348-10.30. LI Light Industrial Zone.**

A. Permitted uses.

- (1) Light manufacturing as defined in this chapter.
- (2) The warehousing and storage of goods and products, excluding the warehousing or storage of hazardous chemicals. **[Amended 2-9-1982 by Ord. No. 2068]**
- (3) Wholesaling or distributing establishments, except for used automobiles.
- (4) Scientific or research laboratories.
- (5) Executive or administrative offices of an industrial or business concern which are not normally involved in conducting business with the general public.
- (6) Federal, state, county and municipal buildings and grounds.
- (7) Essential services.
- (8) Motor vehicle repair garages. **[Added 8-14-1991 by Ord. No. 2848-91]**
- (9) Child-care centers. **[Added 8-14-1991 by Ord. No. 2848-91]**
- (10) Hotels and motels containing 100 or more units. **[Added 8-14-1991 by Ord. No. 2848-91]**
- (11) Mini warehouse facilities, including one dwelling unit. **[Added 9-24-1996 by Ord. No. 3196-96; amended 7-8-1997 by Ord. No. 3271-97]**

B. Required accessory uses.

- (1) Off-street parking subject to the provisions of § 348-8.20.
- (2) Off-street loading subject to the provisions of § 348-8.19.

C. Permitted accessory uses.

- (1) Fences subject to the provisions of § 348-8.13.
- (2) Signs subject to the provisions of § 348-8.26.
- (3) Bulk storage subject to the provisions of § 348-8.6.
- (4) Other customary accessory uses and buildings which are clearly incidental to the principal use and building.
- (5) Outdoor display of goods subject to §§ 348-5.20 and 348-5.37. **[Added 8-14-1991 by Ord. No. 2848-91]**

D. Conditional uses subject to the provisions of Article IX of this chapter.

- (1) (Reserved)<sup>1</sup>

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1. Editor's Note: Former Subsection D(1), motor vehicle repair garages, was repealed 8-14-1991 by Ord. No. 2848-91. See now

- (2) Public utilities (§ 348-9.6).
- (3) (Reserved)<sup>2</sup>
- (4) Veterinary clinics or hospitals or animal care facilities (§ 348-9.17).
- (5) Farmers' markets or auction markets (§ 348-9.20).
- (6) Retail and office uses (§ 348-9.21).
- (7) Billboards (§ 348-9.23) along the frontage of properties on U.S. Route No. 9 only.
- (8) Trailers, excluding boat and construction trailers, used for storage (but not including loading or unloading operations) or sale of goods or merchandise or in which commercial or professional services are rendered for a period not exceeding two months. No more than one extension for reasons of hardship may be granted, except that applications for 30 days or less may be made directly to the Township Committee without payment of fees and without a showing of hardship where the granting of such application would not be detrimental to interests of the public or in conflict with the Master Plan.

E. Area, yard and building requirements.

- (1) Minimum lot area: one acre.
- (2) Minimum lot width: 150 feet.
- (3) Minimum lot frontage: 150 feet.
- (4) Minimum lot depth: 200 feet.
- (5) Minimum front setback:
  - (a) Principal and accessory buildings: 100 feet.
  - (b) Parking areas and vehicular circulation aisles: 35 feet.
- (6) Minimum rear yard setback for principal and accessory buildings: 50 feet.
- (7) Minimum side yard setbacks:
  - (a) Principal buildings: 25 feet.
  - (b) Accessory buildings: 25 feet.
- (8) Maximum building height: 45 feet subject to the provisions of § 348-5.12. [**Amended 4-25-2001 by Ord. No. 3597-01; 2-26-2019 by Ord. No. 4622-19**]
- (9) Maximum lot coverage by buildings: 25%. [**Amended 12-9-2003 by Ord. No. 3843-03**]

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Subsection A(8).

2. Editor's Note: Former Subsection D(3), concerning hotels and motels, was repealed 8-14-1991 by Ord. No. 2848-91. See now Subsection A(10).

(10) Minimum unoccupied open space: 20%.

F. Prohibited uses. [**Added 3-7-2023 by Ord. No. 4771-23**]