

§ 150-23. Industrial-Light Impact (I-LI) Zone.

A. Permitted uses. In the I-LI Zone, no land shall be used and no structure shall be erected, altered or occupied for any purposes except the following:

- (1) Light industry, provided that any manufacturing or fabricating activities shall be contained within enclosed structures.
- (2) Offices for professional services, commercial, business and government.
- (3) Commercial recreation facilities within enclosed structures, including but not limited to indoor tennis or racquetball courts, health spas and similar facilities.
- (4) Scientific or research laboratories.
- (5) Wholesaling of goods and services, including warehousing or storage of goods, provided that all activities and inventories are conducted entirely within an enclosed structure.
- (6) Commercial and home agriculture, subject to the requirements of § 150-11A.
- (7) Public utility and service structures, subject to the requirements of § 150-11C.
- (8) Places of worship, subject to the requirements of § 150-11B.
- (9) Child care centers, subject to the requirements of § 150-13A.
- (10) Public parks, playgrounds, buildings, structures and uses owned and operated by the Township of Cranbury.
- (11) Accessory uses and accessory buildings customarily incidental to the above uses and located on the same lot.

B. Area and bulk regulations.

- (1) Minimum lot area: six acres.
- (2) Minimum lot frontage: 300 feet.

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- (3) Minimum front yard depth: 75 feet.
- (4) Minimum side yard width: 50 feet.
- (5) Minimum rear yard depth: 50 feet.
- (6) Maximum building height: 40 feet.
- (7) Maximum floor area ratio: .20. This floor area ratio may be increased to .30 if the majority of inbound nonemployee traffic to the site is accomplished by rail.
- (8) Maximum impervious coverage: 40%.