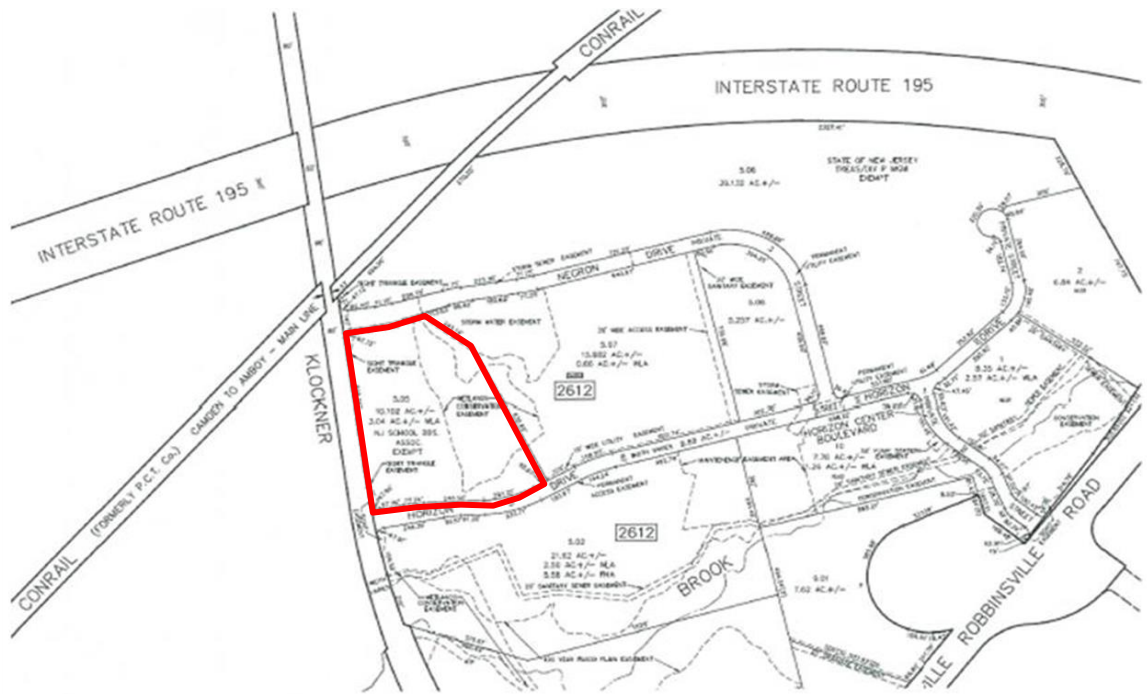


Horizon Center, Klockner Road/Horizon Drive, Hamilton NJ

Research and Development Zoning:



Principal permitted uses on the land and in buildings

1. Office buildings for executive, administrative, business, educational or professional services.
2. Buildings used exclusively by the federal, state, county or local municipal government.
3. Activities of an industrial, medical or scientific research laboratory, provided that there are no inherent hazards associated with such research and further provided that no nuisance may occur from fire or explosion, toxic or corrosive fumes, gas, smoke, odors, obnoxious dust or vapor, offensive noise or vibrations, glare, flashes or objectionable effluent and electrical interference which may adversely affect or impair the normal use and peaceful enjoyment of any property, structure or dwelling located in any other zone or district. The likelihood of groundwater contamination or depletion, air pollution and the problem of waste disposal shall be considered.
4. Commercial printing facilities.
5. Mailing, reproduction, commercial art and photography and stenographic services.
6. Computer and data processing services.
7. Medical and dental laboratories.
8. Research and engineering activities involving technical investigation or study for product development and similar activities.
9. Publishing houses.
10. Public playgrounds, conservation areas, parks and public purpose uses.
11. Research-office parks, on tracts of land at least 25 acres in area, comprised of uses in accordance with those listed above.
12. All residences existing as of the date of adoption of this chapter. For purposes of evaluating proposed additions or expansions to said residences, the bulk and yard requirements of those residential zone districts which most closely resemble the size of the lot in question shall be applied.
13. Farms.
14. Child and infant care centers.
15. Pharmaceutical products operations.

>>>>> continued on next page

Contact: Jerry Fennelly, Tom Barbera

www.Fennelly.com | 609.520.0061 | Fennelly@Fennelly.com

NAI Fennelly™
Commercial Real Estate Services, Worldwide.

Principal permitted uses on the land and in buildings, *cont'd*

16. Assembly and treatment of previously prepared materials to produce products as follows:

17. Apparel.

18. Textiles.

19. Leather goods.

20. Books and book binders.

21. Electrical and electronic equipment and supplies.

22. Professional, scientific, surgical and controlling instruments.

23. Photographic and optical goods, watches and clocks.

24. Graphic materials, supplies, instruments and implements.

25. Fabricated metal products, such as cutlery, hand tools, general hardware, fabricated structural metal products, screw machine products, bolts, nuts, screws, rivets, washers, springs, valves, pipe fittings and similar miscellaneous products.

26. Construction materials.

27. Hardware, plumbing and heating equipment and supplies.

28. Distribution and warehousing.

29. Research and development parks may be permitted on tracts of land at least 25 acres in area comprised of uses in accordance with this section.

30. Telecommunications towers, provided they are not within 1/2 mile of a residential zone line or within 1/2 mile of the property line of a residential use, school or public recreation area. The distance shall be measured between the two closest property lines.

31. Radio or television broadcasting stations, including studios, auditoriums and other rooms for performances and including office and other space incident to and necessary for the principal use.

32. Planned mixed-use research and development parks

Accessory uses permitted.

a. Off-street parking.

b. Fences and walls.

c. Signs.

d. Temporary sales or construction trailer(s).

1. The trailer(s) shall be located on the same lot as the principal permitted use and shall meet all setback requirements for principal buildings in the zone.

2. The trailer(s) shall be shown on the site plan for the principal permitted use and shall be reviewed by the administrative officer on an individual case basis in accordance with the performance standards in section 160-120.

3. The trailer(s) shall be permitted to remain only for the period of construction, renting or sale of the permitted use.

4. Only one sales trailer and two construction trailers are permitted per project.

e. Restaurants or cafeterias located within a principal building.

f. Banks located within a principal building containing a permitted use in accordance with this section.

g. Recreational areas and parks, provided that the facility is owned and operated by an industry situated within the REO or RD districts for the use of its employees or guests.

h. Amateur radio antennas and antenna support structure not to exceed 45 feet in height, unless the structure is retractable. The height of a retractable antenna structure shall not exceed 45 feet when the structure is not being used for the transmission and/or reception of amateur radio signals and 65 feet when the structure is fully extended and in use for the 3. The trailer(s) shall be permitted to remain only for the period of construction, renting or sale of the permitted use.

4. Only one sales trailer and two construction trailers are permitted per project.

e. Restaurants or cafeterias located within a principal building.

f. Banks located within a principal building containing a permitted use in accordance with this section.

g. Recreational areas and parks, provided that the facility is owned and operated by an industry situated within the REO or RD districts for the use of its employees or guests.

h. Amateur radio antennas and antenna support structure not to exceed 45 feet in height, unless the structure is retractable. The height of a retractable antenna structure shall not exceed 45 feet when the structure is not being used for the transmission and/or reception of amateur radio signals and 65 feet when the structure is fully extended and in use for the transmission and/or reception of amateur radio signals. Satellite dish antennas shall be installed in accordance with the standards specified in section 160-137.

i. Roof mounted solar or photovoltaic energy generating facility.

Other uses permitted upon application to the municipal agency for a conditional use permit.

a. Public utility installations.

b. Hospitals, medical institutions, philanthropic or eleemosynary uses in the REO-5 district only, provided that plans for such facilities have met all requirements of state and township health regulations, but not including correctional uses or hospitals exclusively for the isolation of contagious diseases or for the insane.

c. Private clubs, lodges, social buildings and fraternal organizations.

d. Ground mounted solar or photovoltaic energy generating facility as a conditional accessory use in the RD district only.

e. Solar or photovoltaic energy generating parking structure as a conditional accessory use in the RD district only.

f. Hotels.