

ZONING

20 Attachment 4

Township of East Windsor

**TABLE 1 - COMMERCIAL AND INDUSTRIAL USES IN PLANNED UNIT DEVELOPMENT  
[Ord. No. 2016-06 § 2]**

Permitted Uses	Convenience Commercial			Neighborhood Commercial			Community Commercial
	PUD-1	PUD-2	PUD-3	PUD-4	PUD-5	PUD-6	PUD-7
1. Stores having as their primary function the sale at retail of goods stored or displayed within a building.	•	•					•
1a. Specialized Retail; florists, stationery stores, bakeries, sporting good stores, hobby shops, jewelry stores and liquor stores.					•	•	
2. Business establishments having as their primary function the rendering of personal services within a building.	•	•	•	•	•	•	•
3. Restaurants, cocktail lounges and taverns excluding drive-in and fast food restaurants with drive-through service windows.		•					•
3a. Restaurants only.		•		•		•	
4. Office and office buildings.		•	•	•	•	•	•
5. Banks and financial institutions.						•	•
6. Recreation or cultural facilities within a building.	•					•	•
7. Public transportation passenger facilities.							
8. Indoor theatres.							•
9. Day care, child care centers, or nursery schools.		•	•				•
10. Schools, including trade, vocational, commercial or business schools, or college or other place of higher education.		•	•			•	•
11. Municipal facilities, but not limited to administrative offices and libraries.		•				•	•
12. Community center.							•
13. Tennis centers and racquetball clubs.							•
14. Art, music and dancing schools.		•	•				•
15. Places of worship.							•

## EAST WINDSOR CODE

### Important Notes:

1. Parcels in PUD-1 are: Block 20.02 Lot 275, Block 20.02 Lot 275.01, Block 14 Lot 988, Block 20.08 Lot 562 and Block 14 Lot 989.
2. Parcels in PUD-2 are: Block 20.01 Lot 9.
3. Parcels in PUD-3 are: Block 20.02 Lot 277.
4. Parcels in PUD-4 are: Block 14 Lot 982.
5. Parcels in PUD-5 are: Block 20.08 Lot 566, Block 20.07 Lot 1, Block 20.07 Lot 564, Block 20.07 Lot 567 and Block 20.07 Lot 567.01.
6. Parcels in PUD-6 are: Block 20.08 Lot 279, Block 20.08 Lot 280, Block 20.08 Lot 282 and Block 20.08 Lot 565.
7. Parcels in PUD-7 are: Block 14 Lot 977, Block 14 Lot 974, Block 14 Lot 978, Block 20.02 Lot 276, Block 20.02 Lot 563, Block 20.02 Lot 569 and Block 20.02 Lot 571, Block 20.02 Lot 276.01.
8. PUD 8 Industrial office areas shall permit those uses listed in Section 20-19.1 of the Township Zoning Ordinance.  
Parcels in PUD-8 are: Block 20 Lot 196, Block 20.06 Lot 195, Block 20.06 Lot 195.01, Block 20.06 Lot 191, Block 22 Lot 12, Block 20.01 Lot 23, Block 20.01 Lot 22, Block 20.01 Lot 18, Block 20.01 Lot 21, Block 20.01 Lot 20, Block 20.01 Lot 6, Block 20.01 Lot 5, Block 20.01 Lot 7, Block 20.01 Lot 10, Block 20.01 Lot 11, Block 20.01 Lot 2, Block 20.01 Lot 3, Block 20.01 Lot 8, Block 20.01 Lot 12, Block 20.01 Lot 13, Block 20.01 Lot 14, Block 20.01 Lot 16, Block 20.01 Lot 17, Block 20 Lot 192, Block 20 Lot 194, Block 20.06 Lot 190, and Block 20.06 Lot 6, Block 20.06 Lot 4, Block 20.06 Lot 4.03, Block 20.06 Lot 193, Block 20.01 Lot 19, Block 20.06 Lot 5.
9. All block and lot identification was taken from East Windsor Township Tax Maps dated January 1992.
10. Permitted uses allowed by stores (#1 above) would include retail activities of and similar to the following types of activities: groceries and foodstuffs, drugs and pharmaceuticals, fabric stores, florists, stationery stores, bakery, sporting goods shops, and hobby shops.
11. Permitted uses allowed by business establishments (#2 above) would include service activities of and similar to the following types of activities: barber and beauty shops, tailoring and dressmaking, dry cleaning, shoe repairing, self service laundries, radio and television service, upholsterers, and appliance repair shops.
12. Varying design standards can be used for permitted use 4 in PUD-6, permitted uses 6 in PUD-7, permitted use 7 in PUD-5 and permitted use 8, 12, 13 and 14 in PUD-7. These standards are referenced in PUD Subcommittee Final Report Addendum.