

ZONING

NEB NORTH END BUSINESS

The purpose of the NEB District is to provide sufficient space to meet current and anticipated future regional needs for industrial, office and commercial development that will benefit the Township and the region, both economically and aesthetically; to provide a mechanism that will allow areas planned for industrial, office and commercial uses to be developed in the northern end of the Township along the Route 33 corridor; and to allow for prudent business decision-making by future property owners and encourage investments in land and infrastructure to be made with the knowledge that the Township will permit such industrial, office and commercial development to be occupied and to operate.

DIMENSIONAL TABLE

MIN. LOT SIZE	10 acres
MIN. LOT WIDTH	
at Building Setback Line	350 feet
MAX. BUILDING HEIGHT	
Principal Structure	60 feet
MAX. COVERAGE	
Building	45%
Impervious Surface	75%
MIN. YARD SETBACK*	
Front Yard	15 feet
Side Yard (not adjacent to NEB)	25 feet
Rear Yard (not adjacent to NEB)	25 feet
Side Yard (adjacent to NEB)	15 feet
Rear Yard (adjacent to NEB)	15 feet

* Corner lots have two front yards and two side yards. See § 190-804.

PERMITTED USES

PRINCIPAL USES

PERMITTED BY RIGHT

Beverage production, large brewery
 Beverage production, limited distillery
 Beverage production, limited winery, meadery or cidery
 Beverage production, micro-brewery
 Billboard (on its own lot)
 Business services establishment
 Crop farming
 Essential services
 Forestry
 Governmental and emergency services facility
 Manufacturing, light
 Manufacturing, heavy
 Medical or dental clinics and laboratories
 Medical marijuana grower/processor
 Mixed-use building
 Office, professional
 Outdoor industrial storage/supply yard

Public park/recreation
 Research, development, engineering or testing laboratory
 School, commercial
 Truck stop
 Truck, rail, freight terminal
 Warehouse/logistics use
 Wholesale establishment
 Wireless communications facility, tower-based

CONDITIONAL USES

Adult-oriented establishment
 Airport
 Geothermal energy system
 Heliport
 Junkyard
 Landfill, waste energy plant, or transfer station
 Mineral extraction/open pit mining
 Planned development

SPECIAL EXCEPTION

Comparable industrial uses not

specifically listed
 Solar energy system, principal/community-scale
 Tank farm
 Wind energy system, principal/community-scale

ACCESSORY USES

PERMITTED BY RIGHT

Accessory use and structure which are clearly customary and incidental to a permitted principal use
 Bus shelter
 Commercial/industrial outdoor storage or display
 Crematorium
 Keeping of pets
 Satellite dish antenna or satellite antenna
 Solar energy system, small
 Temporary structure or use
 Wind energy system, small
 Wireless communications facility, nontower