

ZONING

21 Attachment 3

**Township of Piscataway
Schedule of Uses in LI-1 and LI-5 Districts
(§ 21-501.3)**

Purpose. The purpose of the LI-1 and LI-5, Light Industrial Districts, is to establish zoning districts which reflect the existing pattern of industrial land use and to provide for future development of similar types of industrial land use within the same area. Recognizing the need to minimize adverse impact upon other surrounding land use types, these zones are designed exclusively to allow for those industries which do not involve processes or operations that would create any major hazard from fire or explosion, and which do not involve any objectionable effluent.

§ 21-501.3 Schedule of Uses in LI-1 and LI-5 Districts. [1972 Code § 21-501; Ord. No. 08-13; New; Ord. No. 11-25; Ord. No. 2017-22; amended 2-9-2021 by Ord. No. 2021-05; 10-3-2023 by Ord. No. 2023-25]						
Zone	Principal Uses Permitted		Accessory Uses Permitted		Conditional Uses Permitted	
LI-1	1.	All uses permitted in the B-P Zones.	1.	Same as C Zone.	1.	Retail sales provided that no more than 5% of the gross floor area of any structure may be utilized for such purpose
	2.	Industrial uses of a type not having the potential for, or involving, processes of a nuisance-generating character. Such uses may include the following:			2.	Restaurants possessing plenary retail consumption liquor license
	a.	Executive, administrative or professional offices;			3.	Hospitals, educational institutions, churches or other places of worship, Sunday schools and church schools
	b.	Experimental, research or testing laboratories and offices;			4.	Solar energy system (see Section 21-1014)
	c.	The manufacture, compounding, processing or packaging of food, cosmetics, perfumes, plastics of a type not producing odors and similar products;				
	d.	Manufacture or assembly of moulded rubber or plastic products, electrical appliances, electronic instruments and devices of similar products including machine and tool fabrications;				

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Zone	Principal Uses Permitted		Accessory Uses Permitted		Conditional Uses Permitted	
	e.	The warehousing, receiving or shipping of products or materials, providing that such materials are not hazardous in nature;				
	f.	Establishments involving printing or publishing operations;				
	g.	Other uses that are determined by the Board of Adjustment to be of the same general character as the above types of permitted principal uses, which are not objectionable due to odor, dust, noise, vibrations, smoke or other similar causes, but excluding uses specifically prohibited in this chapter.				
	3.	Public utility installations.				
	4.	Commercial laundry establishments (not retail). [Added by Ord. No. 2017-22]				
	5.	Data Centers. [Added by Ord. No. 2023-25]				
LI-2	1.	Same as LI-1 Zone except uses permitted in B-P Zones	1.	Same as C Zone.	1.	Same as LI-1 Zone
LI-5	1.	Same as LI-1 Zone.	1.	Same as C Zone.	1.	Hospitals, educational institutions, churches or other places of worship, Sunday schools and church schools
					2.	Reserved
					3.	Restaurants possessing plenary retail consumption liquor license
					4.	Hotels and motels
					5.	Solar energy systems (see Section 21-1014)