

ZONING

190 Attachment 5

**Table 4, Uses Permitted in Nonresidential Airport Zones  
Township of Andover, Sussex County, New Jersey  
[Amended 5-28-2003 by Ord. No. 2003-9; 6-22-2009 by Ord. No. 2009-28;  
4-25-2011 by Ord. No. 2011-01]**

Uses <sup>1</sup>	B/A	BPO/ R/A	CR/A-1	CR/A-2	I/A-1	I/A-2
<b>Principal Permitted Uses</b>						
Administrative and corporate offices	P	P			P	P
Agriculture, farm or horticulture uses (§ 190-42)			P	P	P	P <sup>2</sup>
Airports	P <sup>2</sup>	P <sup>2</sup>	P	P <sup>2</sup>		
Banks and fiduciary institutions	P	P				
Business offices	P	P				P
Business services						P
Child care centers pursuant to N.J.S.A. 40:55D-66.6						P
Commercial recreation			P	P		
Community residences for the developmentally disabled						
Community shelters for victims of domestic violence						
Construction business office and construction equipment and material storage					P	P
Flex space buildings						P
Greenhouses and nurseries					P	P
Health clubs						P
Light manufacturing, fabricating and assembly plants					P	P
Manufacturing of billiard tables	P					
Places of worship and religious institutions (§ 190-48)			P	P		
Printing and publishing establishments	P	P			P	P
Professional offices	P					
Restaurants and banquet facilities, excluding drive-through facilities	P	P				
Retail sales	P	P <sup>4</sup>				
Service activities	P	P <sup>4</sup>				
Single-family residential dwellings on minimum three-acre lots <sup>3</sup>		P	P	P		
Single-family residential dwellings in existence on March 20, 1985 <sup>3</sup>		P	P	P		
Sports facilities						P
Studios for the instruction of the arts, dancing, music, language or photography						P
Wholesale establishments, warehouses and storehouses					P	P
<b>Accessory Uses</b>						
Cafeteria and similar services for use by employees					A	A
Fences (Art. XII)	A	A	A	A	A	A
Off-street parking						A

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Uses <sup>1</sup>	B/A	BPO/ R/A	CR/A-1	CR/A-2	I/A-1	I/A-2
Party areas limited to no more than 50 participants						A
Private garages	A	A			A	A
Private housing of equine animals			A	A		
Retail sales limited to 25% of gross floor area or 1,000 square feet, whichever is the lesser of the two						A
Showers and locker rooms						A
Signs (Art. XI)	A	A	A	A	A	A
Uses customarily incidental to principal use	A	A	A	A	A	A
<b>Conditional Uses</b>						
Automotive repair services (§ 190-55)	C				C	C
Animal hospitals and kennels (§ 190-49)	C					
Essential services (§ 190-46)	C	C	C	C	C	C
Gasoline service stations (§ 190-52)	C					
Places of worship and religious institutions (§ 190-48)		C				
Public and private schools (§ 190-47)	C					
Sales of automobiles, trucks, farm machinery, construction equipment and recreational vehicles (§ 190-51)	C					
Warehousing, storing and wholesaling of certain materials (§ 190-54)	C				C	C

KEY:

- P - Principal permitted use
- A - Accessory use
- C - Conditional use

NOTES:

- <sup>1</sup> These uses are subject to the requirements of § 190-34; in addition, no structure is permitted within the clear zone.
- <sup>2</sup> An airport is permitted in this zone district as defined as follows: The existing airport is permitted. However, the following structures, planes, and activities are not permitted: jet aircraft; more than two-engine aircraft; IFR operations and other than site procedures; other than dawn to dusk flying; charter service; aerial sight-seeing tours; flying exhibitions; flight student training; a flight school; flying club facilities; additional facilities for shelter, supply and repair of aircraft; and an additional control tower.
- <sup>3</sup> And not located within a clear zone.
- <sup>4</sup> Applies only to those lots that have direct access to US Highway 206.