

# ZONING

280 Attachment 12

**Township of Little Falls  
Schedule of Use, Area and Bulk Regulations  
I District  
[Amended 2-10-2020 by Ord. No. 1377]**

| Principal Permitted Uses<br>with Site Plan Approval  | Accessory<br>Uses                                    | Min. Lot          |                |                | Min. Required Yards |                      |                        |               | Max.<br>Bldg.<br>Height<br>(ft.) | Buffer<br>to<br>Residential | Max.<br>Percent<br>Bldg.<br>Cvg. |
|--|--|-------------------|----------------|----------------|---------------------|----------------------|------------------------|---------------|----------------------------------|-----------------------------|----------------------------------|
|  |  | Area<br>(sq. ft.) | Width<br>(ft.) | Depth<br>(ft.) | Front<br>(ft.)      | One<br>Side<br>(ft.) | Total<br>Side<br>(ft.) | Rear<br>(ft.) |                                  |                             |                                  |
| Research laboratory and accessory offices (1)  | Processing and assembly accessory to a permitted use | 20,000            | 100            | 100            | 25                  | 20                   | 40                     | 10            | 2 Stories<br>or 30 ft.           | 40                          | 40%                              |
| Business, industrial or governmental offices   | Customarily incidental to principal permitted use    |                   |                |                |                     |                      |                        |               |                                  |                             |                                  |
| Public utility substations or pumping stations in accordance with § 280-122                                  |  |                   |                |                |                     |                      |                        |               |                                  |                             |                                  |
| Publishing houses  |  |                   |                |                |                     |                      |                        |               |                                  |                             |                                  |
| Manufacture by distillation, fabrication, assembling or other handling of products (2)                       |  |                   |                |                |                     |                      |                        |               |                                  |                             |                                  |
| Warehousing, except highly combustible and explosive matter, and self-storage or mini storage facilities (3) |  |                   |                |                |                     |                      |                        |               |                                  |                             |                                  |
| Business signs complying with Article XX   |  |                   |                |                |                     |                      |                        |               |                                  |                             |                                  |

**Notes:**

- (1) Provided that such laboratory does not require heavy machinery for testing and provided that there shall be no disagreeable odors, harmful gases or noises greater than permitted in § 280-105.
- (2) Such use, including storage of material or equipment, must be conducted entirely within a fully enclosed building, must not constitute a fire, explosion or other physical hazard, and smoke, gas, dust, odors or any other atmospheric pollution cannot exceed, at any point on or above the lot outside the buildings, permissible amounts.
- (3) The matter stored therein shall not give rise to noxious odors nor shall it otherwise be deleterious to health, safety and welfare of the occupants of the building and to the public.