

## EXHIBIT K

### Chapter 203. Zoning

#### Part 1. Zoning Regulations

#### Article V. District Regulations

##### § 203-48. Light Industrial/Office District.

The specific intent in creating the Light Industrial Office District is to make provision for light industrial and related office and research uses to create employment centers in those portions of the Township best suited for such use by reason of accessibility to the major circulation system and compatibility with adjacent uses. In view of the predominantly agricultural nature of the Township at present, provision is also made for continuation of agricultural uses.

##### A. Use regulations.

(1) Principal uses. In the Light industrial Office District, no building or premises shall be used and no building shall be erected or altered which is arranged, intended or designed to be used, except for one of the following uses:

- (a) Light manufacturing, *light industrial, and light assembly* as defined in this chapter, which does not have characteristics which are noxious, injurious, offensive or hazardous to the health, safety or general welfare of the public.
- (b) Offices for administrative, executive, professional, business sales and similar uses, the normal attributes of which do not involve the storage, exchange or delivery of merchandise to the general public.
- (c) Research, experimental or testing laboratories.
- (d) Retail sales and services, provided that such use is within a planned unit development and does not exceed 15% of the gross floor area of each office building.
- (e) The warehousing and distribution of goods and products, provided that no goods are sold at retail from the premises.
- (f) Repair and maintenance of equipment and machinery normally utilized in any of the uses permitted in this district.
- (g) Service uses, such as restaurants, fitness centers, office furniture and supplies, auto and equipment rentals.

- (h) Multiple-use buildings that combine office, storage and other uses permitted by this section.
- (i) Agriculture and horticulture, including farm markets located on and operated in conjunction with farm property qualifying for farmland assessment.
- (j) Public playgrounds, conservation areas and parks.
- (k) Breweries, Distilleries, and Wineries.*
- (l) Brewpubs.*
- (m) Any use of the same general character as the above permitted uses.*
- (n) Any combination of the above.*

(2) Accessory Uses

- (a) Uses and structures incidental to the above permitted principal uses.

(3) Conditional uses. In the Light Industrial Office District, the following uses may be permitted as conditional uses:

- (a) Utility facilities including telephone, water, sewer, electric and gas 400 square feet or greater in size subject to the following:

[1] Project is designed to be structurally compatible and in keeping with the architectural character of the neighborhood in which it is to be located.

[2] Project is in keeping with the Master Plan or Utility Master Plan of the Township.

[3] Project conforms with yard setbacks for the district in which it is to be located.

[4] Adequate landscaping in conformance with standards established in Chapter 149, Site Plan Review, and Chapter 163, Subdivision of Land.

[5] Substation, electric and gas facilities, and all other public utilities, 400 square feet or greater in size, subject to the following requirements:

[a] No storage of materials and trucks and no repair facilities or housing of repair crews, except within completely enclosed buildings.

[6] Transmission lines, transmitting and receiving antennae or aerials, subject to the following special requirements:

[a] No transmission line shall exceed 55 feet in height.

[b] No transmission line shall be of such height or position that aircraft warning lights are required by any governmental agency.

(b) Church or other place of worship pursuant to the following requirements:

[1] Location of access driveways, landscaping and site plan design being compatible with the neighborhood in which it is to be located.

[2] No building or part thereof or any parking or loading area shall be located nearer than 50 feet to any street line or lot line.

[3] A parish house, rectory or parsonage, which shall conform to the requirements for a single-family detached dwelling.

[4] A site plan in accordance with the Woolwich Township site plan requirements submitted to the Planning Board pursuant to its conditional use review authority (N.J.S.A. 40:55D-67).

[5] Sewerage disposal and water supply facilities in accordance with all relevant requirements of the New Jersey Department of Environmental Protection and the Gloucester County Health Department codes. This requirement shall apply to all proposed methods, including joint or individual septic systems, on-lot package treatment plants, joint or individual groundwater supply, connection by special permission to public systems outside of the Township or to public systems, etc.

[6] Perimeter buffer. A landscaped buffer shall be required in compliance with §§ 203-68 and 203-69.

(c) Public and commercial garages subject to the special requirements of § 203-66.

(d) Telecommunications facilities, subject to the provisions of § 203-50.

B. Bulk and area regulations.

(1) Minimum lot area: two acres.

(2) Maximum building height: 40 feet.

(3) Maximum impervious coverage: 65%.

(4) Maximum floor area ratio: 0.40.

(5) Minimum street frontage: 40 feet.

(6) Front yard paving setback: 25 feet.

- (7) Front yard building setback: 40 feet.
- (8) Side yard setback (each): 30 feet.
- (9) Rear yard setback: 30 feet.
- (10) Separation between buildings: 40 feet.

C. Design standards. All uses shall comply with the design standards set forth in Article VII, § 203-65, of this chapter and Chapter 149, Site Plan Review, and Chapter 163, Subdivision of Land.

D. Performance standards. All uses shall comply with the performance standards set forth in Article VII, § 203-65, of this chapter.

E. Signs. Signs shall be permitted in accordance with Article VIII of this chapter.

F. Parking and loading. Parking and loading spaces shall be provided in accordance with the regulations set forth in Article IX of this chapter.

G. Mixed uses. Combinations of permitted uses within any individual building may be proposed as the developer or owner sees fit.

H. Site development requirements. All proposed development shall comply with the regulations set forth in Article VII of this chapter, Chapter 149, Site Plan Review, and Chapter 163, Subdivision of Land, and the following requirements:

- (1) Along both principal and secondary frontage in a proposed development, it is required that, at a minimum, sidewalks and street trees be installed in accordance with municipal specifications and of an appropriate and acceptable nature to the Planning Board. In the event that such facilities are already present or are otherwise to be provided, the Planning Board may require provision of other reasonable amenities related to the establishment or improvement of a streetscape environment. In all cases, provision of streetscape amenities that are beyond and in addition to sidewalks and street trees (such as benches, grass strips, planters and other street furniture) shall be encouraged, subject to Planning Board approval.
- (2) Provision shall be made for safe and convenient pedestrian access, by creating links within and between parcels, sites or other distinct units of development, to the maximum feasible degree.
- (3) Provision shall be made for connection to public sewer and water systems, where either or both of these systems is available.

(4) New or upgraded public roadways shall meet local engineering/design standards and be dedicated to the municipality or other appropriate governmental jurisdiction. On-site travelways may be designated as site service drives and be exempted from the preceding requirements, unless they are judged to carry volumes sufficient for the Planning Board to request their designation as public streets, in accordance with Chapter 149, Site Plan Review, and Chapter 163, Subdivision of Land. Curbing shall be required and curb cuts shall be designed so as to limit vehicular access in accordance with proper traffic engineering principles, and in doing so, promote traffic safety and efficiency of flow.

(5) In locations where permitted but not fully compatible uses abut one another, such as residences adjoining commercial or office development, adequate screening and buffering shall be provided, consisting of buffer strips, visually impermeable fences or walks, earth berms, trees and shrubs, or combinations of the preceding, in accordance with planned development design standards, as well as § 203-65 of this chapter.