

**ORDINANCE 1221-2014**

**AN ORDINANCE TO AMEND THE LAND USE ORDINANCE OF THE BOROUGH OF MOUNTAINSIDE ARTICLE 10, SECTION 1013, L-I LIMITED INDUSTRIAL DISTRICT**

WHEREAS, the Mayor and Council of the Borough of Mountainside, County of Union, State of New Jersey, have determined that that it is in the public interest to add additional permitted uses to the L-I Limited Industrial District.

NOW THEREFORE BE IT ORDAINED by the Mayor and Council of the Borough of Mountainside as follows:

Section 1.

Article 10, Section 1013 (a) is deleted and the following is inserted:

- a. Primary Intended Uses. The uses in this zoning district are business, professionals, executive or administrative office purposes, scientific or research laboratories, warehousing and limited industrial and manufacturing, fabrication and assembly uses, the nature of such industrial and manufacturing uses being dependent upon their compliance to performance standards of Section 1010 (d), commercial uses of a strictly wholesale sales and service nature, private membership, non-profit and/or recreational facilities open to the general public which provide indoor facilities for swimming, tennis, raquetball, handball, baseball, soccer, lacrosse, exercise and fitness training. Educational and training facility not including outdoor facilities equipment, data processing center, television and radio studios not including transmission antenna, physical rehabilitation and therapy uses not including patient housing. The intensity of operations shall not exceed the limitations imposed by the performance standards set forth in Section 1013 (d).

In addition, retail sales or service establishments are prohibited in the L-I zone, as is any use that is prohibited in the B zone with the exception of those listed in Section 1011 (b) (7) and (9) which are permitted as regulated by this Section.

Before issuance of a building or occupancy permit, the Planning Board shall ascertain that all the requirements of this Section are complied with. All uses permitted shall be conducted wholly within a completely enclosed building except for loading and unloading operations, on-site parking of delivery vehicles and the storage of any products (such as propane) which are required to be located outside an enclosed building. No display of wares shall be visible from the outside of the building.

Section 2.

The following is inserted at the end of Article 10, Section 1013 (d):

- (9) Any activity which is detrimental to the health, safety, morals, general welfare or aesthetics of neighboring properties of the Borough of Mountainside is prohibited.

Section 3.

This ordinance shall take effect twenty days after the first publication hereof after final passage.