ORDINANCE 2023-10

AN ORDINANCE OF THE BOROUGH OF ISLAND HEIGHTS, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 32 OF THE BOROUGH CODE ENTITLED ZONING

Items in *bold* are thus new language.

32-5

COMMERCIAL DISTRICTS.

32-5.1

Permitted Uses, Area and Bulk Requirements.

The permitted uses in the commercial districts shall be as described below:

a.

General Commercial Zone.

1.

In the General Commercial Zone, no premises shall be used and no structure shall be erected, altered, or occupied for any purpose except the following and shall be further limited to those uses which are clearly of a scale and nature designed primarily to serve adjacent residential areas.

2. Permitted Uses.

(a) The retail sales of goods which may include the following:

(1) Hardware, plumbing supplies and electrical supplies.

(2) Boat supplies and automobile supplies.

(3) Furniture and appliance stores.

(b) Personal service establishments including the following:

(1) Appliance repair shops.

(2) Radio and television repair shops.

(c) Limited manufacturing as defined in Section 32-1 of these ordinances.

(d) The warehousing and storage of goods and products, excluding the warehousing or storage of hazardous chemicals.

(e) Wholesaling or distributing establishments, except for used automobiles.

(f) Scientific or research laboratories.

(g) Executive or administrative offices of an industrial or business concern which are not normally involved in conducting business with the general public.

(h) Federal, State, County and municipal buildings and grounds.

(i) Essential services.

(j) Public utilities.

(k) Veterinary clinics or hospitals or animal care facilities.

(l) Farmers' markets.

(m) Automobile Maintenance and Repair Facilities including but not limited to:

    (1) Automobile engine maintenance
    (2) Automobile suspension and tire service
    (3) Automobile body repair and replacement

This Ordinance was duly Adopted by the Mayor and Council at their Regular Meeting on September 12, 2023.

Sean Asay

Borough Clerk