

FLX Flex Space District.

A. Intent.

The intent of the FLX Flex Space District is to promote the development of appropriate areas within the Township which provide opportunities for the use of buildings for office, light manufacturing and warehousing and distribution facilities.

B. Uses.

1. Principal permitted uses on the land and in the buildings.

- a) The following uses shall be permitted by right.
 - 1) Scientific research laboratory.
 - 2) Printing, publishing, lithographing, binding or similar processes.
 - 3) Offices and shops of tradesman, including the sale of materials produced onsite by the tradesmen, including the sale of materials produced onsite by the tradesman.
 - 4) Warehouse storage house, or distribution center, including a truck terminal.
 - 5) Mail order merchandise facility.
 - 6) Motion picture film production, television or radio studio, cable television studio, satellite ground station.
 - 7) General business offices, banks, and offices of financial institutions.
 - 8) Facilities for the retail sale of gasoline and diesel fuel for consumption by motor vehicles.
 - 9) Automotive sales and service facilities.

- b) The following principal uses are permitted conditionally upon a determination by the Planning Board the use can be provided in a manner that will minimize the impact upon adjacent properties and will conform to such additional standards as provided.
 - 1) Self Service storage facilities.

2. Accessory uses permitted.

- a) Off-street parking lots and structures
- b) Garages to house delivery trucks and other commercial vehicles
(Unenclosed storage of trucks and trailers are not permitted).
- c) Signs
- d) Fences and walls
- e) The warehousing of materials permitted in association with a permitted principal use.

- f) Canopies over gasoline pumps.

C. Bulk standards.

1. Minimum lot area – Two (2) acres
2. Minimum lot width at building line – Three hundred (300) feet.
3. Minimum lot depth – Two hundred fifty (250) feet
4. Minimum front yard – Seventy-five (75) feet
5. Minimum side yards, each
 - a. The minimum building setback from a non-residentially zoned lot – Twenty five (25) feet
 - b. The minimum building setback from a residentially zoned lot – Fifty (50) feet.
 6. Minimum rear yard.
 - a) Building setback from a non-residentially zoned lot – twenty five (25) feet.
 - b) The minimum building setback from a residentially zoned lot – fifty (50) feet
7. Maximum building height - twenty-five (25) feet
8. Maximum building coverage (includes all principal and accessory buildings) – thirty five percent (35%).
9. Maximum impervious coverage – Eighty percent (80%).
10. Minimum gross leasable floor area for the first building or first building or first phase of any development – Three thousand five hundred (3,500) square feet.
11. Accessory structures shall be subject to all the same locational requirements as principal buildings provided, however that canopies over gasoline pumps may be within thirty (30) feet of a street line.

D. Buffers and landscaping.

1. landscaped buffers shall be provided as follows:
 - a. Adjacent to any street line – Twenty-five (25) feet
 - b. Adjacent to a residential district – Twenty –five (25) feet
 - c. Adjacent to a non residential district –Ten (10) feet
2. Buffer plantings and interior parking lot landscaping should be provided as specified.