

NOTE 11 - PORT PLANNED INDUSTRIAL DEVELOPMENT DISTRICT

1. PURPOSE

To establish sites for the development of comprehensively designed port facilities and related water oriented or water related manufacturing facilities.

2. PERMITTED USES

- A. All uses permitted by right in the PCH District subject to the area and bulk provisions of this section.
- B. Light manufacturing, storage and processing of cargo, raw materials and the shipment of finished products.

3. GENERAL DEVELOPMENT PLAN

Applicants for a PPID shall submit a General Development Plan to the Planning Board for review and approval pursuant to Article V, Section 14 of this ordinance.

4. AREA AND BULK REQUIREMENTS

a. Requirements for a PPID

- (1) Minimum size of PPID - 50 acres
- (2) Minimum frontage on the Delaware River - 1,000 ft.

b. Area and Bulk Standards for individual lots in a PPID

- (1) Minimum lot area 5 Ac
- (2) Minimum lot width 200 ft.
- (3) Minimum setbacks
  - (a) Front 60 ft.
  - (b) Side 40 ft.
  - (c) Rear 100 ft.
- (4) Maximum building height 45 ft.
- (5) Maximum impervious coverage 80%

NOTE 11 - PORT PLANNED INDUSTRIAL DEVELOPMENT DISTRICT (Cont'd)

5. PARKING

Parking shall be provided as required by Note 9 unless the applicant proposes alternate parking standards in General Development Plan.

6. LANDSCAPING

All areas on individual lots not covered by buildings or impervious surface shall be utilized as landscaped areas designed in accordance NOTE 5 or with Landscaping Standards approved by the Planning Board and included in the General Development Plan.