



B. Permitted uses. All buildings or premises in the IND District shall be used only for the following purposes:

- (1) Industrial and light industrial uses, including manufacturing, assembling, processing and warehousing which meet the performance standards contained in Article XXIX (§§ 51-183 through 51-199).
- (2) Dwelling quarters for a caretaker or watchman.
- (3) High technology facilities.
- ~~(4) Laboratory testing and research facilities in the biotech, pharmaceutical and similar type industries, provided no hazardous materials, liquids or gases are used or produced in such a facility.~~
- ~~(5)~~(4) "Green collar" industrial uses, such as those researching, producing, distributing or selling clean energy products.
- ~~(6)~~(5) Warehouses.
- ~~(7)~~(6) Senior housing for persons at least 62 years of age and related facilities.
- ~~(8)~~(7) Any use permitted in the C-1 Neighborhood Commercial District.
- ~~(9)~~(8) Assembly of dry goods or nonperishable items.
- ~~(10)~~(9) Food processing, storage or distribution.
- ~~(11)~~(10) Laundry facility, wholesale or retail.
- ~~(12)~~(11) Automobile parts sales (inside retail store only).
- ~~(13)~~(12) Art studios.
- ~~(14)~~(13) Art galleries.
- ~~(15)~~(14) Museums.
- ~~(16)~~(15) Performing arts spaces.
- ~~(17)~~(16) Arts education spaces.

D. Accessory uses. The following accessory uses shall be permitted within the IND District:

- (1) Parking garages.
- (2) Parking lots.
- (3) Office space for administrative support to a principal use.
- (4) Cafes or coffee houses associated with a principal structure.
- (5) Retail associated with a principal structure.

**SECTION TWO:**

**NOW, THEREFORE, BE IT FURTHER ORDAINED** that:

1. All ordinances or portions of ordinances which are consistent with this Ordinance shall be repealed as to their inconsistencies only.
2. If any provision or paragraph of this Ordinance shall be held invalid by any court of competent jurisdiction, the same shall not affect the other provisions of this Ordinance, except so far as the provisions or paragraphs so declared invalid shall be separable from the remainder or any portion thereof.
3. This Ordinance shall take effect immediately upon final passage and publication in accordance with law.

**FIRST READING**

Councilmember	AYE	NAY	NV	AB	VETO
GOMEZ	✓				
MONK	✓				
LENEUS	✓				
LEWIS	✓				
FAUNTLEROY	✓				

Councilmember	AYE	NAY	NV	AB	VETO
HOLMAN	✓				
AWE	✓				
GARRETT-WARD	✓				
JAMES					✓
PULLINS, JR.	✓				

**RECORD OF COUNCIL VOTE ON SECOND READING & FINAL PASSAGE**

Councilmember	AYE	NAY	NV	AB	VETO
GOMEZ	✓				
MONK	✓				
LENEUS				✓	
LEWIS	✓				
FAUNTLEROY	✓				

Councilmember	AYE	NAY	NV	AB	VETO
HOLMAN				✓	
AWE	✓				
GARRETT-WARD	✓				
JAMES	✓				
PULLINS, JR.					✓

X - Indicates Vote AB - Absent NV - Not Voting (Abstain/Excused)

**ACTION ON VETO:** ✓ to Sustain ✓✓ to Override

Passed on First Reading: 4/28 /2025

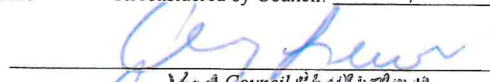

Adopted on Final Reading: 5/12 /2025

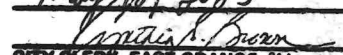
Presented to Mayor: 5/13 /2025

Approved: 5/20 /2025 Vetoed: \_\_\_\_\_ /2025

Reconsidered by Council: \_\_\_\_\_ /2025

  
 Mayor  
 Ted R. Green

  
 Vice Council Chairwoman  
 Amy Lewis  
  
 City Clerk  
 Cynthia S. Brown

I HEREBY CERTIFY THE FOREGOING TO BE A  
 TRUE COPY OF ORDINANCE NO. 13  
 ADOPTED BY THE CITY COUNCIL OF EAST  
 ORANGE AT ITS MEETING HELD  
May 13, 2025  
  
 CITY CLERK, EAST ORANGE, NJ