Dunellen Municipal Code, Chapter 115, Zoning, is amended to read as follows:

Article II

Zoning Districts; Zoning Map

115-3. Enumeration of Districts

The Borough of Dunellen is hereby divided into various zoning districts as follows:

- RA Single-Family Residential
- RB Single-Family and Two Family Residential
- B Business
- M Municipal
- I Industrial

Article VI

District Regulations
115-36.1 I Industrial Zone

A. Permitted Principal Uses. No building, structure or premises shall be used, and no building or structure shall be erected or structurally altered, except of the following uses:

1. Warehousing, receiving, or shipping of materials provided that such materials are not of a hazardous nature.

2. The manufacturing, compounding, processing, or packaging of food, cosmetics, perfumes, plastics of a type not producing odors.

3. Film Studios.

4. Production Facilities.

5. Other uses that are determined by the Board to be of the same character as the above types of permitted principal uses which are
not objectionable due to odor, dust, noise, vibration, smoke, or similar causes but excluding uses specifically prohibited in this chapter.

J. Sign Requirements: All new signs shall conform to the requirements of the latest adopted sign ordinance.