

**§ 170-117. I Limited Industrial District. [Amended by Ord. No. 3-1996; 12-1-2014 by Ord. No. 26-2014]**

A. Primary intended use. The intensity of operations of any permitted use shall not exceed the limitations imposed by the performance standards hereinafter set forth in this section. Before a construction or occupancy permit is issued for any use in the I Zone, the Planning Board shall review and approve a preliminary and final site plan of the proposed use. The I Limited Industrial District is designed for:

- (1) Business and professional offices.
- (2) Research laboratories.
- (3) Limited industrial, manufacturing, assembly and packaging uses.
- (4) Maintenance and warranty servicing of finished products.
- (5) Direct sale of supplies to tradesmen, such as plumbing, heating, air conditioning and electrical contractors.
- (6) Moving and storage operations and self-storage facilities.
- (7) Postal, parcel and courier mailing, shipping and delivery services.
- (8) Printing and duplicating.
- (9) Health and fitness centers.
- (10) Bowling alleys not exceeding 15 lanes.
- (11) Indoor sports training facilities for tennis, handball, basketball, volley ball, soccer, baseball, softball.
- (12) Studios for dance, music, art, crafts, photography, martial arts and other skills.
- (13) An event hall that rents space, providing tables, chairs, decor, sound systems and other related services, to individuals or legal entities for the purpose of having a banquet, meeting, celebration, wedding, birthday or other private event. An event hall may offer packages that include food, beverages, flowers, photography, printed invitations and other items related to a particular event on the premises, provided that each of those services is offered by a person or business entity having any necessary Township occupation license or permit and complies with all applicable Township, county and

state law. Whenever the event hall operator seeks to provide additional services not listed in this subsection, it shall be necessary that the operator obtain any additional license or permit necessary for those particular services.

B. Prohibited uses.

- (1) Unless there is compliance with the performance standards set forth in § 170-117E, no land or building shall be used, or occupied for a use which will in any manner create any:
  - (a) Dangerous, injurious, noxious or other objectionable condition.
  - (b) Fire, explosive, radioactive or other hazard.
  - (c) Noise or vibrations.
  - (d) Smoke, dust, odor or other form of air pollution.
  - (e) Heat, cold, dampness or movement of air.
  - (f) Electrical or other disturbance.
  - (g) Glare.
  - (h) Liquid or solid waste in any manner or amount.
- (2) In addition, the following uses are specifically prohibited:
  - (a) Residential use of any kind.
  - (b) Breeding, raising, sale or slaughtering of animals or birds.
  - (c) Personal services.
  - (d) Commercial incineration.
  - (e) Junkyards.
  - (f) Rubbish, garbage or trash dumps, except by the Township or its agent.
  - (g) Retail sales, other than sales of clothing or equipment accessorial to activities on premises pursuant to any of Subsection A(9) through (12) above.
  - (h) The outdoor storage of construction or contractor's equipment and materials, except during the course of construction at or on the premises. The provisions of § 170-87N shall not be deemed or construed to apply

to the outdoor storage of the equipment or materials referred to in this subsection.

- (i) Outdoor recreational or sports facilities.
- (j) Event halls are prohibited to operate, or permit utilization of, the premises for an event open to the general public, and no entrance/admission fee shall be charged at any event.

C. Required conditions.

- (1) No building shall exceed a maximum height of 28 feet.
- (2) Front yard. There shall be a front yard of not less than 50 feet. Off-street parking is permitted in the front yard, provided that:
  - (a) No parking area shall be located within 50 feet of the front street right-of-way line or of the Eisenhower Parkway right-of-way line.
  - (b) No parking area shall be nearer than 10 feet to any building.
  - (c) No parking area on a corner lot shall be closer than 50 feet to a side street right-of-way line.
- (3) Side yards. There shall be two side yards, neither of which shall be less than 40 feet, provided, however, that if the lot has an average width of less than 200 feet, a side yard shall not be less than 20% of such average width, and further provided that no side yard shall be less than 20 feet. The aggregate width of the two side yards must equal at least 35% of the lot width at the building line. The side yards may be used for off-street parking, provided that no parking area shall be nearer than 10 feet to any building nor 50 feet to a side street right-of-way line.
- (4) Rear yard. There shall be a rear yard of at least 60 feet. The rear yard may be used for off-street parking, provided that no parking area shall be nearer than 10 feet to any building nor 50 feet to a side street right-of-way line on any corner lot.
- (5) Minimum lot area. There shall be a minimum lot area of 40,000 square feet, which must be measured within 270 feet of the front street property line.

- (6) Maximum floor area ratio. The total floor area within all structures on any lot within the I Zone shall not be more than 40% of the total lot area.
  - (7) Maximum total impervious coverage. The total impervious coverage on any lot within the I Zone shall not be more than 75% of the total lot area.
  - (8) Off-street parking. Off-street parking shall be provided as required in § 170-94 of this chapter.
- D. Permits and operations. An application for any construction permit or certificate of occupancy in the I Zone shall be submitted, in duplicate, to the Construction Official. The applicant shall also submit, in duplicate, all plans of the proposed construction and development, including a description of the proposed machinery operation and products as well as an affidavit of the applicant acknowledging his understanding of the applicable performance standards and his agreement to conform to the same at all times. The Construction Official shall investigate any alleged violation of the performance standards and, if there are reasonable grounds to believe that a violation exists, shall notify the Township Manager. The Township Manager shall investigate the alleged violation and for such investigation may employ qualified experts. If the experts find such a violation exists, the cost of the experts' service shall be paid by the violator. If there was no violation, the Township shall pay said costs.
- E. Performance standards. Before the issuance of any construction or occupancy permit for any use in the I Zone, all of the following regulations must be complied with:
- (1) Fire and explosion hazards. All activities shall be carried on only in buildings classified as fireproof by the BOCA Basic Building Code which is part of the New Jersey State Uniform Construction Code, and the operations shall be carried on in such a manner and with such precaution against fire and explosion hazards, as to produce no such hazard, as determined by the New Jersey Inspection Bureau, to a use on an adjacent property. All raw materials, fuels and finished products shall be stored within an entirely closed building. Flammable liquids, other than fuels used for heating, shall be stored in an entirely closed building which shall be used for no other purpose, or in underground tanks; provided, however, that:

- (a) Such storage building is not closer than 100 feet to any building occupied by one or more humans.
  - (b) The storage of more than 250 gallons of any flammable liquid in said storage building is prohibited.
- (2) Smoke, fumes, gases, dust and odors. There shall be no emission of any smoke, fumes, gas, dust, odors or any other atmospheric pollutant which will disseminate beyond the boundaries of the lot occupied by such use.
- (3) Liquid or solid waste. No industrial operation shall discharge industrial waste of any kind into any reservoir, pond or lake. The discharge of untreated industrial waste into a stream is prohibited. All methods of sewage and industrial waste treatment and disposal shall be approved by the Township and the State Department of Environmental Protection.
- (4) Vibration. There shall be no vibration which is discernible to the human sense of feeling beyond the immediate site upon which such use is conducted.
- (5) Noise. There shall be no noise emanating from the operation or use which will be audible beyond the boundaries of the immediate site.
- (6) Glare. There shall be no direct or sky-reflected glare exceeding 0.5 footcandle, measured at the property line of the lot occupied by such use. This regulation shall not apply to lights used at the entrance or exits of service drives leading to a parking lot.
- (7) Nuisances. No store, shop, facility, office or other use within the district shall use any noise-making instruments, such as phonographs, loudspeakers, amplifiers, radios, television sets or similar devices, which are so situated as to be heard outside the building. No smoke, fumes or objectionable odors shall be emitted from any building. The display of merchandise placed on the exterior premises of any building is prohibited.
- (8) Bowling alleys, indoor tennis, handball, basketball, volley ball and sports training facilities, studios for crafts, dance, music, art, photography, martial arts and other skills may be used by affinity groups not exceeding 40 persons for events of such a sport or skill; provided always that at no time shall more than one such event be held in a building.