

- (3) Recreational facility.
- (4) Campground.
- (5) Resource extraction.

E. Prohibited uses. Prohibited uses in the W-6 Woodlands Zone shall be as follows:

- (1) Piggery, unless the lot area-net is a minimum of 50 acres and the requirements of Chapter 224, Article II, of the Code of the City of Vineland are met.
- (2) Animal or poultry processing (slaughtering).

§ 425-285. P-A Pinelands Agricultural Production Zone standards.

See § 425-196, which is made a part of this article by reference.

§ 425-286. P-F Pinelands Forest Zone standards.

See § 425-197, which is made a part of this article by reference.

§ 425-287. P-R Pinelands Rural Development Zone standards.

See § 425-198, which is made a part of this article by reference.

§ 425-288. I-1 Industrial Zone standards.

- A. Purpose. It is the purpose of this zone to encourage light industrial and corporate office development in a campus-like environment. It is important that zone requirements and design standards not be sacrificed to allow overdevelopment of properties, as this would negatively impact upon the character of these industrial areas. Strict adherence to design standards is deemed very important because of the proposed mix of uses.
- B. Permitted uses. Permitted uses in the I-1 Industrial Zone shall be as follows:
- (1) Research and testing laboratory.
 - (2) Truck terminal.
 - (3) Corporate office.
 - (4) Contractor's yard.
 - (5) Food processing.
 - (6) Printing and publishing.
 - (7) Industrial photofinishing.
 - (8) Warehousing, if all operations are conducted indoors.
 - (9) Fabrication of paper or wood products.

- (10) Fabrication of electronic products.
- (11) Fabrication of metal products.
- (12) Fabrication of plastic products.
- (13) Fabrication of clothing.
- (14) Fabrication of leather products.
- (15) Manufacture of light machinery.
- (16) Manufacture of glass or glass products.
- (17) Manufacture of pharmaceutical products.
- (18) Fabrication or light manufacture free from objectionable odors, fumes, dirt, vibration or noise.
- (19) Medical cannabis alternative treatment center. [**Added 12-14-2021 by Ord. No. 2021-73¹⁶**]
- (20) Medical cannabis cultivator. [**Added 12-14-2021 by Ord. No. 2021-73**]
- (21) Medical cannabis manufacturer. [**Added 12-14-2021 by Ord. No. 2021-73**]
- (22) Medical cannabis clinical registrant. [**Added 12-14-2021 by Ord. No. 2021-73**]
- (23) Cannabis cultivator. [**Added 12-14-2021 by Ord. No. 2021-73**]
- (24) Cannabis manufacturer. [**Added 12-14-2021 by Ord. No. 2021-73**]
- (25) Cannabis wholesaler. [**Added 12-14-2021 by Ord. No. 2021-73**]
- (26) Cannabis distributor. [**Added 12-14-2021 by Ord. No. 2021-73**]
- (27) Public purpose uses:
 - (a) Child-care center.
 - (b) Governmental or public utility facility.
 - (c) Governmental or public utility office.
 - (d) Governmental or public utility yard.

C. Accessory uses. Accessory uses in the I-1 Industrial Zone shall be as follows:

- (1) Administrative office for business on site.
- (2) Motor vehicle and equipment storage/repair garage for business on site.
- (3) Recreational facility for business on site.

16. Editor's Note: This ordinance also renumbered former Subsection B(19), Public purpose uses, as Subsection B(27).

- (4) Restaurant, cafeteria, coffee shop for business on site.
 - (5) Outdoor storage, provided that it is screened on four sides, for business on site.
 - (6) Retail outlet, clearly incidental to the fabrication or manufacture conducted on site.
 - (7) Storage of recycled materials for utilization in the fabrication or manufacture conducted on site.
 - (8) Incineration or reduction of waste products generated on site.
 - (9) Sewage industrial pretreatment system for business on site.
 - (10) Environmental equipment, as may be required by the Environmental Protection Agency or by the Department of Environmental Protection.
 - (11) Child-care center for business on site.
 - (12) Parking.
 - (13) Public bus shelter.
 - (14) Trash enclosure.
 - (15) Fencing.
 - (16) Signage.
- D. Conditional uses. Conditional uses in the I-1 Industrial Zone shall be as follows:
- (1) Heliport, helistop, helipad.
- E. Prohibited uses. Prohibited uses in the I-1 Industrial Zone shall be as follows:
- (1) Manufacture of acids, corrosives, ammonia or caustics.
 - (2) Manufacture of cellulose products, resins, dyes or glues.
 - (3) Manufacture of explosives, combustible gases or fireworks.
 - (4) Manufacture of soaps, detergents or fertilizers derived from animal sources.
 - (5) Manufacture or smelting of metal or alloy ingots.
 - (6) Manufacture of carbon.
 - (7) Manufacture of disinfectants, insecticides or poisons.
 - (8) Manufacture or rendering of vegetable or animal fats, lard or tallow.
 - (9) Manufacture of feeds from refuse, mash or brewers' grain.
 - (10) Manufacture of lime, gypsum or plaster products.
 - (11) Manufacture of perfumes or extracts.

- (12) Manufacture of plastics.
 - (13) Manufacture of rubber or rubber treatments.
 - (14) Manufacture of starches, glucose or dextrans.
 - (15) Manufacture of brick, tile, terra cotta or charcoal.
 - (16) Manufacture of linoleum or oil cloth.
 - (17) Manufacture of sandpaper or emery.
 - (18) Refining of petroleum or petroleum products.
 - (19) Extracting of radioactive materials.
 - (20) Curing or tanning of hides.
 - (21) Animal or poultry processing (slaughtering).
 - (22) Stone-crushing operation.
 - (23) Distillation of tar, roofing or waterproofing materials.
 - (24) All uses or operations which are offensive because of emissions, vibration, noise, glare or fire or explosive hazard.
 - (25) Commercial incineration or reduction of waste products.
 - (26) On-site waste disposal (solid or hazardous waste facility).
 - (27) Sewerage treatment plant.
 - (28) Resource extraction.
 - (29) Professional building.
 - (30) Any residential use.
 - (31) Production of bitumen products. **[Added 9-8-2009 by Ord. No. 2009-62]**
- F. Special zone standards. In addition to any other standards contained within this chapter, the following special zone standards shall be applicable to any use within the I-1 Industrial Zone:
- (1) Service areas, loading docks or similar appurtenances shall be located within side yards or rear yards.
 - (2) All fabrication and manufacture operations shall be in a closed building.
 - (3) Outdoor storage shall be screened from public view (from any public street, road or sidewalk, from any adjoining property or from any portion of the site accessible to the public) by fencing and/or landscaping.
 - (4) A minimum of 20% of each site shall be maintained as natural woodland or be seeded and landscaped. All existing trees are to be retained wherever possible.

§ 425-289. I-B Industrial-Business Zone standards.

- A. Purpose. It is the purpose of these zones to establish an area of mixed commercial and industrial uses. Because this represents an area in transition, changing from residential and agricultural uses to commercial and industrial uses, there remains an allowance for single-family dwellings and farms. It is the intent, however, that a commercial or industrial development be the preferred use of property, as none of the other permitted uses are to be considered unless all other requirements of this chapter can be met. For example, there is not an automatic or implied right to develop a residential subdivision. A residential subdivision should only be considered if all the requirements of this chapter, including design standards, are met.
- B. Permitted uses. Permitted uses in the I-B Industrial-Business Zone shall be as follows:
- (1) ¹⁷Farm, except for those enumerated as prohibited uses.
 - (2) All uses permitted in the I-1 Zone.
 - (3) Vocational training facility (industrial).
 - (4) Wholesale operation.
 - (5) All uses permitted in the B-3 Zone, except for public garage (car wash, auto body shop, towing facility), drive-in theater, flea market, self-storage business, sign business, new and used car sales and billboards. **[Amended 12-26-2023 by Ord. No. 2023-75]**
 - (6) Airport.
 - (7) Community residence, community shelter. **[Added 2-12-2002 by Ord. No. 2002-3]**
- C. Accessory uses. Accessory uses in the I-B Industrial-Business Zone shall be as follows:
- (1) All accessory uses permitted in the A-6 Zone.
 - (2) All accessory uses permitted in the I-1 Zone.
 - (3) All accessory uses permitted in the B-3 Zone.
- D. Conditional uses. Conditional uses in the I-B Industrial-Business Zone shall be as follows: **[Amended 2-12-2002 by Ord. No. 2002-3]**
- (1) ¹⁸Recreational facility.
 - (2) Heliport, helistop, helipad.
- E. Prohibited uses. Prohibited uses in the I-B Industrial-Business Zone shall be as follows:
- (1) All uses prohibited in the A-6 Zone.

17. Editor's Note: Former Subsection B(1), Single-family dwelling, which preceded this subsection, was repealed 4-10-2007 by Ord. No. 2007-26 and 6-24-2008 by Ord. No. 2008-39.

18. Editor's Note: Former Subsection D(1), Church, congregation, which preceded this subsection, was repealed 4-10-2007 by Ord. No. 2007-26 and 6-24-2008 by Ord. No. 2008-39.

(2) All uses prohibited in the I-1 Zone, except for single-family dwelling and professional building.

F. Special zone standards. In addition to any other standards contained within this chapter, the following special zone standards shall be applicable to any use within the I-B Industrial-Business Zone: all special zone standards applicable in the I-1 Zone.

§ 425-290. I-2 Industrial Zone standards.

A. Purpose. It is the purpose of these zones to recognize and preserve the character of established industrial areas within the City. As there is acreage suitable for development available within these zones, it is further the purpose of this chapter to create industrial areas allowing more uses than the I-1 or I-B Zones, so as to provide varied industrial opportunities within the City. It is important that zone requirements and design standards not be sacrificed to allow overdevelopment of properties, as this would negatively impact upon the utility of these industrial areas and upon the quality of life of adjoining residential areas. Strict adherence to design standards is deemed important.

B. Permitted uses. Permitted uses in the I-2 Industrial Zone shall be as follows:

- (1) All uses permitted in the I-1 Zone, except for corporate office and governmental or public utility office.
- (2) Vocational training facility (industrial).
- (3) Wholesale operation.
- (4) Manufacture of sandpaper or emery.
- (5) Manufacture, reconditioning or rebuilding of machinery.
- (6) Animal or poultry processing (slaughtering).
- (7) Mass production of pottery or ceramics.
- (8) Commercial/industrial operation, such as farm machinery or earthmoving equipment sales and service.
- (9) Passenger terminal facility.

C. Accessory uses. Accessory uses in the I-2 Industrial Zone shall be as follows:

- (1) All accessory uses permitted in the I-1 Zone.

D. Conditional uses. Conditional uses in the I-2 Industrial Zone shall be as follows:

- (1) Recreational facility.
- (2) Heliport, helistop, helipad.
- (3) Medical marijuana alternative treatment center. **[Added 3-26-2019 by Ord. No. 2019-20]**