

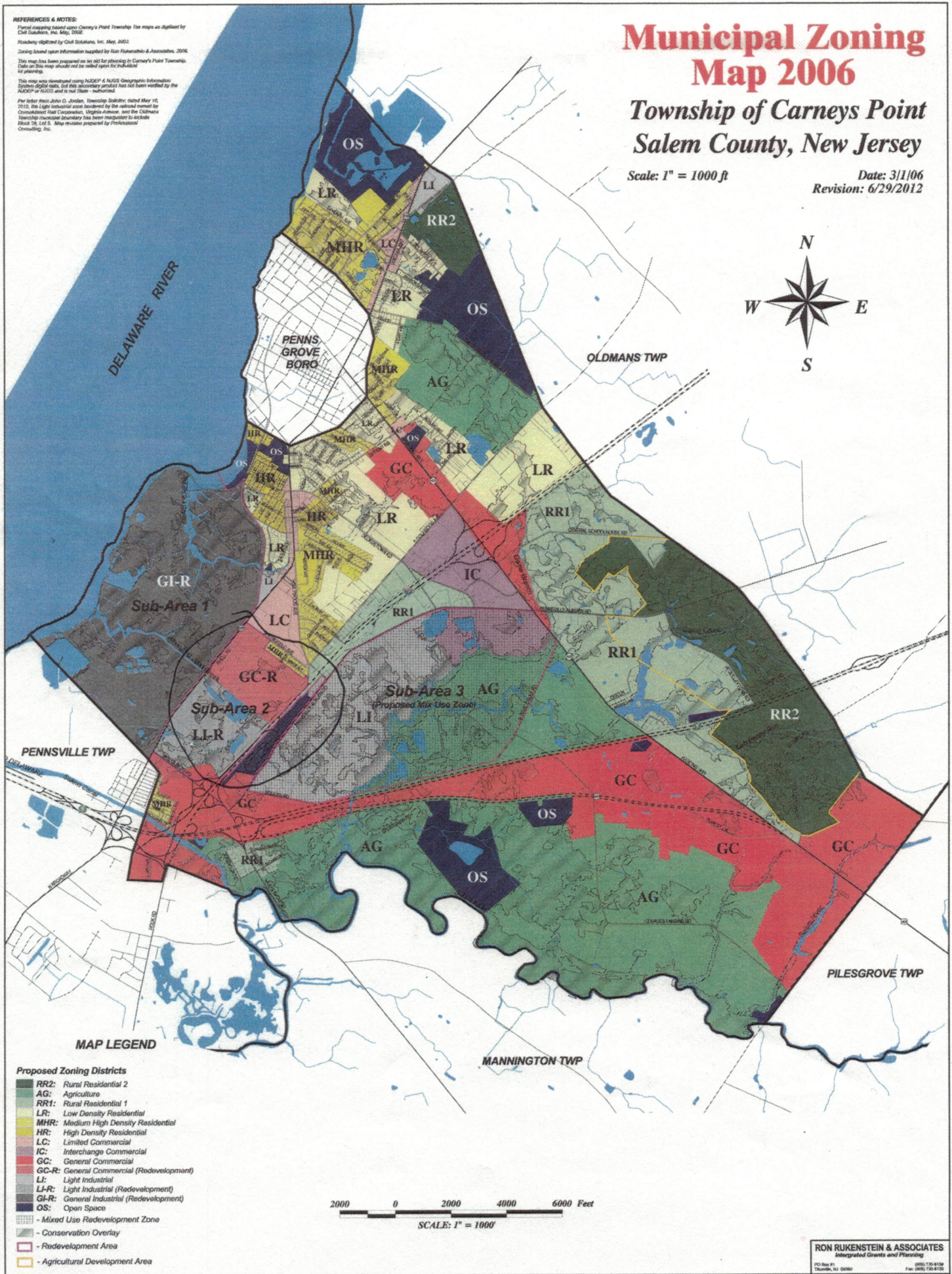
REFERENCES & NOTES:
 Parcel mapping based upon Carney's Point Township Tax maps as digitized by
 Civil Solutions, Inc. May, 2005.
 Roadway digitized by Civil Solutions, Inc. May, 2005.
 Zoning based upon information supplied by Ron Rukenstein & Associates, 2006.
 This map has been prepared as an aid for planning in Carney's Point Township.
 Data on this map should not be relied upon for individual
 lot planning.
 This map was developed using NAD83 & NAD83 Geographic Information
 Systems digital data, but this secondary product has not been verified by the
 NAD83 or NAD83 and is not State - certified.
 Per letter from John D. Jordan, Township Solicitor, dated May 10,
 2012, the Light Industrial zone bordered by the railroad owned by
 Conrail/Amtrak Rail Corporation, Virginia Avenue, and the Oldmans
 Township municipal boundary has been requested to include
 about 75 Lot 5. Map revision prepared by Ron Rukenstein &
 Associates, Inc.

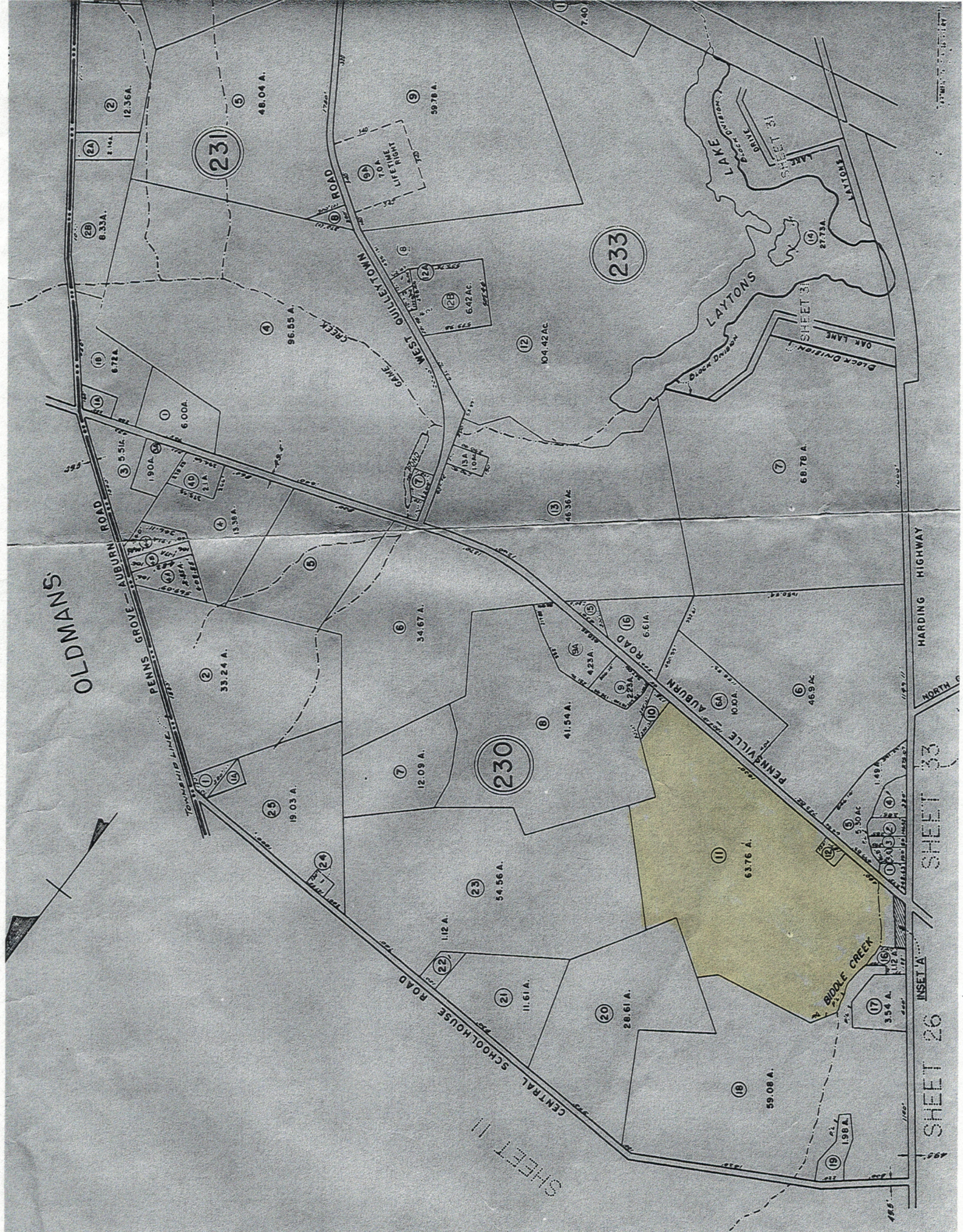
Municipal Zoning Map 2006

**Township of Carney's Point
Salem County, New Jersey**

Scale: 1" = 1000 ft

Date: 3/1/06
Revision: 6/29/2012





§ 212-6 Compliance with use regulations required.

[Amended 10-27-1999 by Ord. No. 666]

No use shall be permitted in the zoning district in which it is proposed, other than uses listed below as "uses permitted by right," uses listed below as "conditional uses" and accessory uses normally incidental to the uses and the conditional uses as listed below. Conditional uses and accessory uses thereto may only be permitted in accordance with § 212-67, Conditional uses. The Planning Board shall decide questions of interpretation of the use lists. No use or occupancy of any building, structure or land shall hereafter be changed to a different use or occupancy and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved or structurally altered, unless it conforms to all of the regulations herein specified for the district in which it is located, except as hereinafter provided.

§ 212-7 AG Agricultural District uses.

[Amended 2-10-1999 by Ord. No. 647^[1]; 10-27-1999 by Ord. No. 666; 12-14-2006 by Ord. No. 768]

Uses permitted by right in the Agricultural District shall be:

A. Principal uses:

- (1) General purpose agriculture.
- (2) Kennels and animal hospitals.
- (3) Single-family dwellings.
- (4) Essential services.
- (5) Parks, playgrounds, playfields and similar open land recreational uses.
- (6) Water, forest, or wildlife conservation area and uses.
- (7) Commercial stables and riding academies.

B. Accessory uses, located on the same lot with a permitted principal use:

- (1) Any use customarily incidental to a permitted principal use, including:
 - (a) Roadside stands.
 - (b) Home occupations.
 - (c) Swimming pools.
 - (d) Signs.
 - (e) Fences and walls.
 - (f) Off-street parking.
 - (g) Off-street loading.
 - (h) Mobile home: emergency use for a maximum of one year.
 - (i) Yard sales.
 - (j) Renewable energy facilities in accordance with § 212-48.5B and C.
[Added 8-1-2012 by Ord. No. 871]

C. Conditional uses:

- (1) Campgrounds.
- (2) Hunting, trap and skeet clubs.

- (5) Private educational institutions.
- (6) Nonprofit auditoriums, libraries, museums and similar nonprofit agricultural uses.
- (7) Headquarters of public use buildings belonging to nonprofit corporations or associations.
- (8) Clubs, lodges and assembly halls.
- (9) Nursing homes.

§ 212-14 GC-R General Commercial-Redevelopment District uses.

[Amended 10-27-1999 by Ord. No. 666; 12-14-2006 by Ord. No. 768]

Uses permitted by right in the GC-R General Commercial-Redevelopment District shall be:

A. Principal uses:

- (1) Essential services.
- (2) Municipal buildings and public educational, civic or cultural buildings and uses.
- (3) Professional or business offices, agencies and studios.
- (4) Retail stores not exceeding 5,000 square feet of gross floor area.
- (5) Personal service and minor repair stores and shops, self-service laundries.
- (6) Banks and similar financial institutions.
- (7) Restaurants and taverns.
- (8) Medical or dental clinics or laboratories.
- (9) Wholesale establishments, lumber and building supply yards.
- (10) Indoor commercial recreation not exceeding 5,000 square feet of gross floor area.
- (11) Laundry, dry-cleaning or clothes-pressing establishments.
- (12) Community shopping centers, subject to the review and approval of the Solicitor for the Carneys Point Township Planning Board.

[Added 4-16-2008 by Ord. No. 805]

B. There shall be no conditional uses.

C. Accessory uses.

[Added 8-1-2012 by Ord. No. 871]

- (1) Renewable energy facilities in accordance with § 212-48.5B and C.

§ 212-15 LI-R Light Industrial-Redevelopment and LI Light Industrial District uses.

[Added 10-27-1999 by Ord. No. 666; 12-14-2006 by Ord. No. 768; 8-1-2012 by Ord. No. 871; 7-20-2016 by Ord. No. 919]

Uses permitted by right in the LI-R Light Industrial-Redevelopment and LI Light Industrial District shall be:

A. Principal uses:

- (1) Public utility and public maintenance buildings or yards, except generating buildings.
- (2) Experimental, research or testing laboratories.
- (3) Wholesalers or distributors, baking, flour and dairy processing.

- (4) Assembly, fabrication, processing, packaging or treatment of the following previously prepared materials: bone, cork, horn, paper, pharmaceuticals, plastics, metals, stones, wood, tobacco, textiles or perfumes.
 - (5) Manufacture of musical instruments, toys, novelties, electrical or electronic devices, domestic or commercial appliances and instruments; dental and medical equipment and timing devices.
 - (6) Warehouse and distribution centers, provided that no goods are sold retail from the premises. All items are to be stored within a completely enclosed building. The warehousing or storage of hazardous chemicals is prohibited.
 - (7) Professional or business offices, agencies and studios, medical or dental clinics or laboratories.
 - (8) Retail stores, banks and similar financial institutions, restaurants and taverns.
 - (9) Wholesale establishments, lumber and building supply yards.
 - (10) Indoor commercial recreations not exceeding 5,000 square feet of gross floor area.
 - (11) Laundry, dry-cleaning or clothes-pressing establishments, and self-service laundries.
 - (12) Printing establishments.
 - (13) Motor vehicle sales agencies.
 - (14) Private educational institutions.
 - (15) Nonprofit auditoriums, libraries, museums and similar nonprofit cultural uses.
 - (16) Headquarters or public use buildings belonging to nonprofit corporations or associations.
- B. Conditional uses shall be as follows; subject to the same maximum-minimum standards listed in the Schedule of District Regulations:^[1]
- (1) Personal service and minor repair stores and shops, garage in accordance with § 212-48.4.
 - (2) Gasoline service stations and public garage in accordance with § 212-47 or garages in accordance with § 212-48.2.
 - (3) Motels and hotels in accordance with § 212-48.1.
 - (4) Renewable energy facilities in accordance with § 212-48.5B and D.
- [1] *Editor's Note: Said schedule is included as an attachment to this chapter.*
- C. Accessory uses.
- (1) Renewable energy facilities in accordance with § 212-48.5B and C.

§ 212-16 GI-R General Industrial-Redevelopment District uses.

[Added 4-22-1998 by Ord. No. 628; amended 10-27-1999 by Ord. No. 666; 12-14-2006 by Ord. No. 768]

Uses permitted by right in the GI-R General Industrial-Redevelopment District shall be:

A. Principal uses.

- (1) Public utility and public maintenance buildings or yards, except those involving nuclear by-products and materials.
- (2) Experimental, research, biotechnology or testing laboratories and/or educational facilities.
- (3) Assembly, fabrication, processing, packaging or treatment of the following previously prepared materials: bone, cork, horn, paper, pharmaceuticals, plastics, metals, stones, wood, tobacco, textiles or perfumes.
- (4) Manufactured materials except tobacco or tobacco by-products.
- (5) Chemical industry:
 - (a) Pharmaceuticals.

- (4) Water, forest or wildlife conservation, areas and uses.
- (5) Municipal buildings and public educational, civic or cultural buildings and uses.
- (6) Churches, chapels and parish houses.

B. Accessory uses, located on the same lot with a permitted principal use:

- (1) Any use customarily incidental to a permitted principal use, including:
 - (a) Home occupations.
 - (b) Swimming pools.
 - (c) Signs.
 - (d) Fences and walls.
 - (e) Off-street parking.
 - (f) Off-street loading.
 - (g) Mobile home: emergency use for a maximum of one year.
 - (h) Yard sales.
 - (i) Renewable energy facilities in accordance with § 212-48.5B and C.
[Added 8-1-2012 by Ord. No. 871]

C. Conditional uses:

- (1) Public utility uses, except generating or maintenance building; and yards.
- (2) Private educational institutions.
- (3) Nonprofit auditoriums, libraries, museums, and similar nonprofit agricultural uses.
- (4) Headquarters of public use buildings belonging to nonprofit corporations or associations.
- (5) Clubs, lodges, and assembly halls.
- (6) Nursing homes.
- (7) Multifamily housing: limited to duplex units.

§ 212-12 LC Light Commercial District uses.

[Amended 3-24-1999 by Ord. No. 652; 10-27-1999 by Ord. No. 666; 12-14-2006 by Ord. No. 768]

Uses permitted by right in the LC Light Commercial District shall be:

A. Principal uses:

- (1) Essential services.
- (2) Municipal buildings and public educational, civic or cultural buildings and uses.
- (3) Churches, chapels and parish houses.
- (4) Professional or business office, agencies and studios.
- (5) Retail stores not exceeding 5,000 square feet gross floor area.
- (6) Personal service and minor repair stores and shops; self-service laundries.
- (7) Banks and similar financial institutions.

- (8) Restaurants and taverns.
- (9) Medical or dental clinics or laboratories.
- (10) Funeral homes.
- (11) Electronic stores.
[Added 4-16-2008 by Ord. No. 805]
- (12) Furniture stores.
[Added 4-16-2008 by Ord. No. 805]
- (13) Antique shops.
[Added 4-16-2008 by Ord. No. 805]
- (14) Sporting good stores.
[Added 4-16-2008 by Ord. No. 805]
- (15) Any use not specifically listed above, but which is substantially similar in purpose, function, character and effect to any one of the uses listed above, as determined by the Carneys Point Township Planning Board.
[Added 4-16-2008 by Ord. No. 805]

B. Accessory uses, located on the same lot with a permitted principal use:

- (1) Signs.
- (2) Fences and walls.
- (3) Off-street parking.
- (4) Off-street loading.
- (5) Renewable energy facilities in accordance with § 212-48.5B and C.
[Added 8-1-2012 by Ord. No. 871]

C. Conditional uses:

- (1) Public utility uses, except generating or maintenance building; and yards.
- (2) Kennels and animal hospitals.
- (3) Private educational institutions.
- (4) Nonprofit auditoriums, libraries, museums and similar nonprofit agricultural uses.
- (5) Headquarters of public use buildings belonging to nonprofit corporations or associations.
- (6) Nursing homes.
- (7) Retail stores exceeding 5,000 square feet of gross floor area.
- (8) Gasoline service stations or garages.
- (9) Indoor commercial recreations.
- (10) Laundry, dry-cleaning or clothes-pressing establishments.
- (11) Motels, hotels, rooming and boarding houses.
- (12) Printing establishments.
- (13) Motor vehicle sales agencies.
- (14) General service, supply and contractors shops.
- (15) Wholesale establishments, lumber and building supply yards.