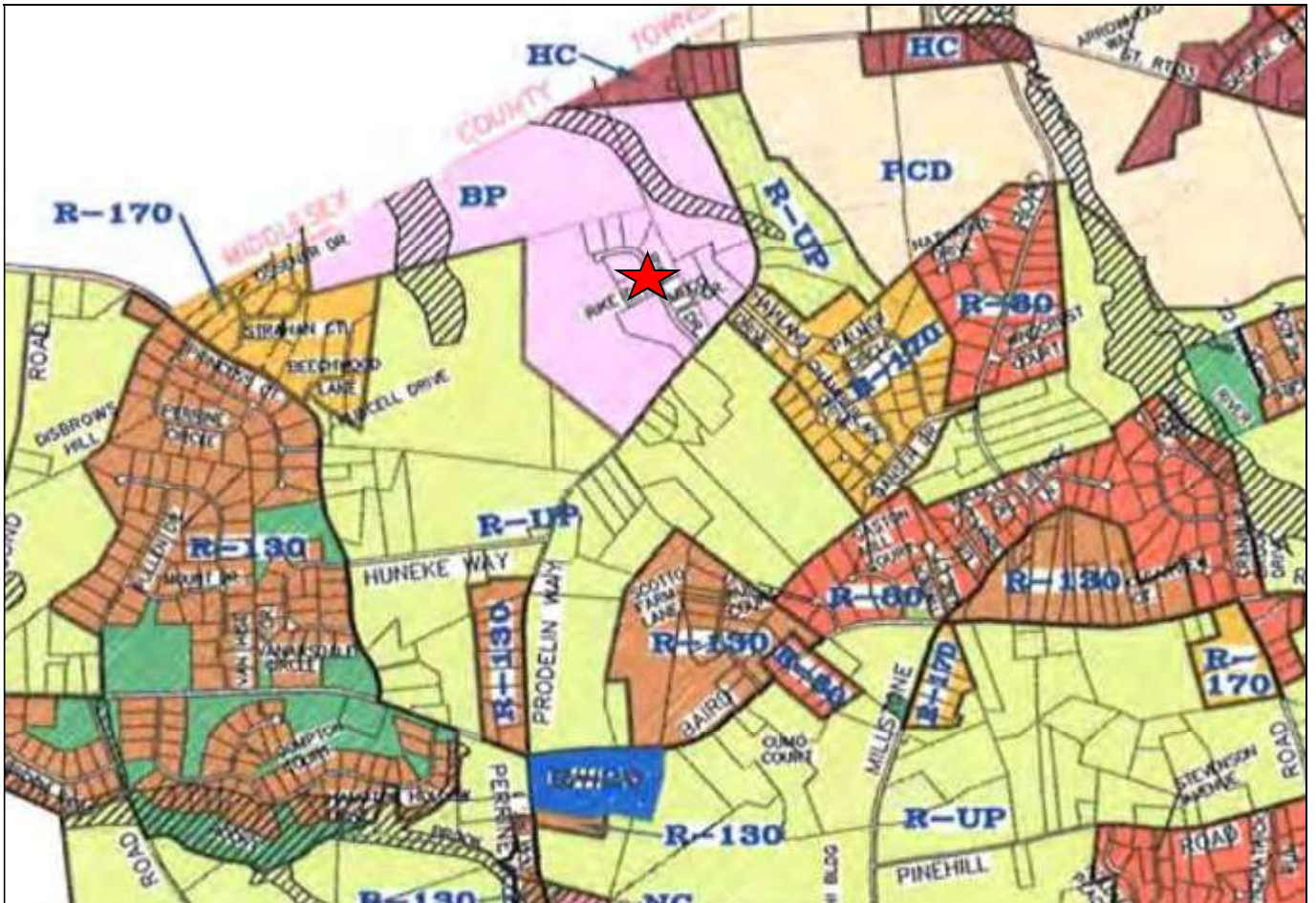


ZONING MAP



The subject lies in the “BP” – Business Park district. The Business Park zoning district is designed to provide for limited industrial uses within a rural business park setting. The Business Park zones are located near regional arterial roadways (Route 33 and Interstate 195). Due to environmental restrictions from the requirement for on-site septic and individual wells, all industrial, warehouse, and other permitted uses must adhere to the environmental performance standards established by the New Jersey Department of Environmental Protection, the Monmouth County Health Department, and the Millstone Township Land Use and Development Regulations

Permitted Uses

- a. Storage warehouse and distribution centers, excluding trailer storage yards.
- b. Scientific and research laboratories devoted to design and/or experimentation.
- c. The fabrication, manufacturing, processing or assembly of goods and materials.
- d. The manufacture, compounding, processing, packaging or treatment of beverages, food, candy, dairy products, ice, plastics, toilet supplies and similar products. (Ord. No. 96-16)
- e. The finishing or assembly of articles made from previously prepared or refined materials such as bone, cellulose, cork, feathers, fiber, fur, glass, gums, hair, horn, leather, metals, paper, plastics, shell, stone, textiles and wood.
- f. Quasi-public buildings and facilities for group assemblies, including, patriotic societies, lodges, veterans' organizations, fraternal and charitable organizations, including social clubs, subject to the standards and conditions set forth in Article 6. (Ord. No. 96-16)
- g. Farms and agriculture.
- h. (Reserved).
 1. Corporate offices and business centers for professional use.
- j. Banks and other similar financial institutions.
- k. Child care centers.
 1. Wind, solar or photovoltaic energy facilities for the production of electric energy on tracts of land at least twenty (20) contiguous acres or more in size that are owned by the same person or entity as permitted at N.J.S.A. 40:55D-66.11, subject to the following:
 1. A minimum lot size of twenty (20) acres shall be required.
 2. The minimum distance between any portion of a solar or photovoltaic energy facility and a street line shall be seventy-five (75) feet and the minimum distance from any other property line shall be fifty (50) feet.

3. Wind towers shall be set back a distance equal to one and one-half (1.5) times the height of the tower from all property lines, public roads, dwellings, and overhead power lines. The distance shall be measured from the center of the tower.

4. The maximum total height of any small wind energy system shall not exceed one hundred twenty (120) feet; the total height shall include the vertical distance from the ground to the tip of a wind generator blade when the tip is at its highest point.

5. More than one (1) tower for a small wind energy system shall be permitted on a lot as a principal permitted use.

6. No rooftop installation is permitted for wind, solar or photovoltaic energy facilities as principal uses.

7. Small wind energy systems shall have a nameplate capacity of ten (10) kilowatts or less.

8. All other applicable requirements in subsection 4-9.8 of this chapter shall be met, except that there shall be no limitation on the total surface square footage area of any ground-mounted or freestanding solar collectors on a lot.

9. Wind, solar or photovoltaic energy facilities as principal permitted uses shall require major site plan approval. In addition to the submission requirements for a minor site plan application set forth in subsection 4-9.8h.3. of this ordinance and all other applicable submission requirements for a major site plan, a visual site distance analysis must be submitted, including photos of the subject property that graphically simulates the appearance of any proposed energy system from at least five (5) locations around and within one (1) mile of the proposed tower(s) or solar arrays. (Ord. No. 03-24 §VIII; Ord. No. 11-18 §4)