

§ 19:4-5.78 Light Industrial A zone; performance standards

All category B performance standards of N.J.A.C. 19:4-7 shall apply to all uses in the Light Industrial A zone.

§ 19:4-5.79 Light Industrial B zone; purposes

The Light Industrial B zone is designed to accommodate a wide range of industrial, distribution, and commercial uses that generate a minimum of detrimental environmental effects.

§ 19:4-5.80 Light Industrial B zone; permitted uses

(a) The permitted uses in the Light Industrial B zone are:

1. Automobile repair facilities, minor;
2. Automobile rental facilities;
3. Automobile sales;
4. Banks;
5. Boat sales, rental and repair;
6. Bus garages;
7. Business support services;
8. Car washes;
9. Class A recycling facilities;
10. Class D recycling facilities;
11. Contractor's offices;
12. Day care facilities;
13. Disaster recovery facilities;
14. Essential public services;
15. Fuel service stations;
16. Institutional uses;
17. Kennels;
18. Light industry;
19. Manufactured home and trailer sales, rental and repair;
20. Parks or recreation facilities;
21. Public utility uses, light;
22. Research and development facilities;
23. Self-storage facilities;
24. Taxi and limousine services;
25. Truck sales;
26. Truck terminals;
27. Warehouse and distribution facilities, which may include accessory retail sales of products stored therein; and
28. Wholesale establishments.

§ 19:4-5.81 Light Industrial B zone; special exception uses

(a) The special exception uses in the Light Industrial B zone include:

1. Automobile repair facilities, major;
2. Class B recycling facilities;
3. Commercial recreation, indoor;
4. Communications transmission towers;
5. Health care centers;
6. Heavy industry;
7. Hotels and motels;
8. Offices;
9. Public utility uses, heavy;
10. Restaurants;
11. Retail; and
12. Truck rental facilities.

§ 19:4-5.82 Light Industrial B zone; use limitations

(a) The use limitations in the Light Industrial B zone are:

1. Accessory outdoor display areas shall be permitted only in connection with retail sales, when provided in accordance with the following:

i. Such areas, with the exception of vehicle sales areas, shall not exceed 20 percent of the ground floor area of the building, with the total area included within the permitted floor area of the site; and

ii. Such areas, with the exception of vehicle sales areas, shall be screened in accordance with N.J.A.C. 19:4-8.9, and shall not conflict with pedestrian or vehicular circulation.

2. Accessory outdoor storage areas shall be permitted only in connection with a principal retail use and used solely for the staging of new products, in accordance with the following:

i. Such areas, with the exception of vehicle sales uses, shall not exceed 10 percent of the ground floor area of the building, with the total area included within the permitted floor area of the site;

ii. Such areas shall be fenced and screened in accordance with N.J.A.C. 19:4-8.9; and

iii. Materials within accessory outdoor storage areas shall not exceed the height of the screening.

3. Contractor's offices shall have no outdoor storage of materials, equipment, and/or construction vehicles. Facility vehicles used only for the transport of workers and enclosed transport of accessory materials or equipment may be permitted pursuant to an approved site plan.

§ 19:4-5.83 Light Industrial B zone; lot size requirements

(a) The lot size requirements in the Light Industrial B zone are:

1. Minimum lot area: one acre;
2. Minimum lot width: 100 feet; and
3. Minimum lot depth: 150 feet.

§ 19:4-5.84 Light Industrial B zone; bulk regulations

(a) The bulk regulations in the Light Industrial B zone are:

1. Maximum lot coverage: 50 percent;
2. Minimum open space: 15 percent;
3. Yards:
 - i. Minimum front yard: 35 feet;
 - ii. Minimum side yards: 20 feet; and
 - iii. Minimum rear yard: 30 feet; and
4. FAR: 2.5.

§ 19:4-5.85 Light industrial B zone; performance standards

All category B performance standards of N.J.A.C. 19:4-7 shall apply to all uses in the Light Industrial B zone.

§ 19:4-5.86 Intermodal A zone; purposes

The Intermodal A zone is designed to accommodate transportation facilities that are located proximate to rail lines in the District and whose operations are related to port, rail, and trucking activities, and complementary light industrial uses.

§ 19:4-5.87 Intermodal A zone; permitted uses

(a) The permitted uses in the Intermodal A zone are:

1. Automobile rental facilities;
2. Automobile repair facilities, minor;
3. Automobile sales;
4. Bus garages;
5. Class A recycling facilities;
6. Class D recycling facilities;
7. Contractor's offices;
8. Fuel service stations;
9. Intermodal facilities;
10. Light industry;
11. Parks or recreation facilities;
12. Passenger rail terminals;
13. Public utility uses, light;
14. Self-storage facilities;
15. Taxi and limousine services;
16. Warehouse and distribution facilities; and