

§ 150-37. M-1 Light Industrial Zone.

- A. Purpose. The purpose of the M-1 Light Industrial Zone is to provide for the development of light industrial land uses in the Township; to provide places of employment; to provide for a compatible land use relationship; to restrict the emission of any environmental pollutants; and to provide for the safe and efficient flow of vehicles to and from industrial areas.
- B. Green Buildings. All buildings are encouraged to be LEED-qualified building and employ green technologies, energy saving construction and utility techniques.
- C. Permitted Uses. A building may be erected, altered or used and a lot or premises may be occupied and used for any of the following purposes:
- (1) Manufacturing and assembly of light machinery, such as the following: carburetors and small machine parts; cash registers; sewing machines; and typewriters, calculators and other office machines.
 - (2) Fabrication and assembly of metal products, such as the following: baby carriages, bicycles and other light vehicles; metal foil, aluminum, gold and the like; metal furniture; musical instruments; sheet metal products; and toys.
 - (3) Fabrication of paper products, such as the following: bags; books, bookbinding; boxes and packaging materials; office supplies; and toys.
 - (4) Fabrication of wood products, such as the following: boats; boxes; cabinets and woodworking; furniture; and toys.
 - (5) Fabrication of concrete and plastic products.
 - (6) Food and associated industries comprising any of the following: bakeries; bottling of food and beverages; food and cereal mixing and milling; food processing; food sundry manufacturing and distribution.
 - (7) Television and radio studios and antennas.
 - (8) Other permissible industrial uses comprising any of the following: brush and broom manufacturing; electronic products; glass and glass products, including soluble glass and derivative products; jewelry manufacturing, including polishing; laundering and cleaning establishments; leather goods manufacturing, except curing, tanning and finishing of hides; and sporting goods manufacturing.
 - (9) Warehouses, wholesale sales, storage and distribution.
 - (10) Newspaper and publishing plants.
 - (11) In addition to the above, any industry not inconsistent with the above that is totally similar in purpose, function, character and effort.
 - (12) General office buildings.
 - (13) Accessory buildings and uses, including:

- (a) Private garage space for the storage of vehicles operated exclusively as part of a permitted use.
 - (b) Signs, subject to the provisions of this article.
 - (c) Fences and hedges, subject to the provisions of this article.
 - (d) Buildings for tools and equipment used for maintenance of grounds.
 - (e) Other customary accessory uses and structures which are clearly incidental to the principal structure and use.
 - (f) Offices of an administrative nature when connected to the principal use.
- (14) Nightclubs or dance clubs.
- (15) Retail warehouse outlets.
- (16) Conditional uses. The following uses are permitted, subject to approval by the municipal agency and the special conditions of this article.
- (a) Lumberyards and building material sales.
 - (b) Construction contractors.
 - (c) Automotive repair garages.
 - (d) Public utility installations.
 - [1] Cellular communications towers. Cellular communications towers are subject to the conditions established in this article.
 - (e) Government and public buildings and services necessary to the health, safety, convenience and general welfare of the inhabitants, including volunteer fire companies and first-aid squads.
 - (f) Sexually oriented businesses.
- (17) Within areas zoned M-1/SR only, salvage/recycling. The purpose of the M-1/SR salvage/recycling designation is to recognize areas of existing salvage/recycling operations, yet to provide for their aesthetic improvement and eventual conversion to other light industrial uses.
- C . Development Standards. The M-1 Light Industrial Zone specified herewith shall be occupied only as indicated in the Schedule of Bulk Requirements included in 150 Appendix 1 at the end of this chapter and as follows:
- (1) Principal buildings.
 - (a) Minimum lot size: one acre.
 - (b) Minimum lot width: 150 feet.
 - (c) Minimum lot depth: 200 feet.

- (d) Minimum front yard setback (measured from the future street right-of-way): 60 feet, except for salvage/recycling operations in the SR subzone, which may be set back 50 feet.
 - (e) Minimum rear yard setback: 60 feet. Where an industrial zone abuts a lot in a residential zone, a rear yard of 100 feet shall be required.
 - (f) Minimum each side yard setback: 30 feet. Where an industrial zone abuts a lot in a residential zone, a side yard of 100 feet shall be required.
 - (g) Side and rear yard setbacks may be reduced as follows:
 - [1] No side or rear yard shall be required where the boundary line is a railroad right-of-way line providing direct access to that property.
 - [2] Salvage/recycling operations in the SR subzone may reduce side and rear setbacks to 15 feet where directly adjacent to another salvage/recycling use.
 - (h) Maximum lot coverage: 45%.
 - (i) Minimum gross floor area: 8,000 square feet.
 - (j) Maximum building height: 50 feet, except for salvage/recycling operations in the SR subzone, which may not exceed 35 feet.
 - (k) Maximum distance between buildings: More than one principal building on a lot shall provide a minimum open unoccupied area between buildings equal to the height of the adjoining building or buildings, but not less than 15 feet.
 - (l) Maximum floor area ratio: 1.50:1.
- (2) Accessory buildings. Accessory buildings shall be set back one foot for each one foot of building height, but not less than 30 feet from a property line, except where the yard abuts a residential zone, where the accessory building shall meet all the setback requirements of a principal building. Accessory buildings are not permitted in the required front yard.
- (3) All accessory structures shall not exceed the height requirements applicable to the principal structure.

D. Other Provisions and Requirements.

- (1) Off-street parking and loading is required subject to the special conditions in this article.
- (2) Landscaping is required subject to the special conditions as specified in this article.
- (3) Industrial uses shall be subject to the performance standards of this article.
- (4) No property in a residential zone shall be used as a driveway or parking lot to serve an industrial use.
- (5) Storage of materials, raw or finished, shall be confined to within a wholly enclosed building or shall be enclosed by a fence and visually screened from public view. The

height of stockpiled materials shall be limited to the height of the fence, and screening and shall be limited to 15 feet. Fences exceeding eight feet in height shall be set back from any lot line a distance equal to the height of the fence. Salvage/recycling operations in the SR subzone shall be required to maintain a seven-foot wide planted buffer between any outdoor storage area and any boundary adjacent to a residential use or zone.