

§ 340-71. Purpose; compliance required.

- A. The purpose of Industrial Zone I-1 shall be to create a zoning district for light industry, which will be compatible with the established residential character of the Township and which will contribute to the economic base of the community by providing employment and a market for the business and service uses within the community.
- B. Within this zone, no lot or building shall be used and no building shall be erected or altered to be used in whole or in part unless it complies with the schedule in Article III and the following regulations.

§ 340-72. Permitted uses. [Amended 7-11-1988]

The following uses shall be permitted in Industrial Zone I-1:

- A. Any business or service use permitted in Commercial Zone C-1.
- B. Any manufacturing, processing or industrial use listed below, provided that the proposed industrial process meets the performance requirements listed in § 340-74 and does not have inherent characteristics which are noxious, injurious, offensive or hazardous to the health, safety or general welfare of the community:
 - (1) Manufacturing of light machinery, comprising any of the following: carburetors and small machine parts, cash registers, sewing machines, typewriters, calculators and other office machines.
 - (2) Fabrication of metal products, comprising any of the following: baby carriages, bicycles and other vehicles; metal foil, aluminum, gold, etc.; metal furniture; musical instruments; sheet metal products; and toys.
 - (3) Fabrication of paper products, comprising any of the following: bags; bookbindings; boxes and packaging materials; office supplies; and toys.
 - (4) Fabrication of wood products, comprising any of the following: boats; boxes; cabinets and woodworking; furniture; and toys.
 - (5) 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 ice cream manufacturing.
 - (6) Laboratories, comprised of the following: biological, clinical, dental, pharmaceutical and general research.
 - (7) Other permissible industry, comprising any of the following: brush and broom manufacturing; concrete and plastic products; electric light and power companies; electronic products; farm machinery; sales and services; glass products' manufacturing; jewelry manufacturing, including polishing; laundering and cleaning establishments; leather goods' manufacturing except curing, tanning and finishing of hides; motion-picture exchange; pharmaceutical products' manufacturing; printing paper and cloth; sporting goods' manufacturing; textile products' manufacturing; thread and yarn manufacturing; and warehouses and storehouses.

- C. The sale of goods other than to the general public.
- D. Lumber and building materials and other similar storage yards.
- E. Railroad maintenance yards, railroad stations and switching yards.
- F. Agricultural uses.
- G. Commercial antennas and/or similar type towers, pole antennas, dish satellites or similar structures, as a conditional use. **[Added 7-28-1997 by Ord. No. 1997-12]**

§ 340-73. Prohibited uses. [Amended 7-11-1988]

Although it shall be understood that any use which is not specifically permitted in § 340-72 of this article is thereby prohibited, the following uses and activities are specifically prohibited:

- A. Junkyards and automobile wrecking and disassembly yards.
- B. Uses requiring open-air burning.
- C. Uses involving the dissemination of noxious odors.
- D. Foundries, forges and boiler works.
- E. Landfills, chemical waste storage or disposal and bulk storage of petroleum products, natural gas or chemicals.
- F. Playground equipment of any type or nature is prohibited in the front yard areas. **[Added 7-28-1997 by Ord. No. 1997-12]**

§ 340-74. Performance standards.

Any industrial use in the Township of Berlin shall adhere to the following standards:

- A. Dissemination of smoke, dust, odors, fumes and other noxious gasses shall be within the limits of the industrial tolerance standards of the State Department of Health, Bureau of Adult and Industrial Health.
- B. Liquid wastes and effluents shall be discharged into an approved existing sewage treatment plant in accordance with that plant's regulations or shall treat its own wastes and effluents in a treatment plant or process which is in compliance with the state statutes and with the requirements of the State Department of Health and Berlin Township.
- C. Precaution against fire hazards, radiation, explosion, proper handling and storage of materials and structural design and safeguards for the health of workers shall comply with the state statutes and requirements of the State Department of Labor and Industry.
- D. No vibration or glare shall be evident at any point more than 150 feet from the source of said vibration or light.
- E. All permitted uses and accessory activities shall be confined within completely enclosed buildings with the exception of off-street parking, loading and delivery areas, accessory fuel

storage, parking for vehicles and construction equipment and the outdoor storage of lumber and building supplies.

§ 340-75. Buffer strips.

See Article XV, Buffer Strips.

§ 340-76. Signs.

See Article XIII, Signs.

§ 340-77. Area and yard requirements. [Amended 6-10-1985; 7-11-1988]

A. The area and yard requirements for the Industrial Zone 1-1 shall be as follows:

(1) Maximum building coverage:

- (a) With sewer hookup: 65%.
- (b) Without sewer: 40%.

(2) Minimum lot area: 20,000 square feet. In the Pinelands Area, no nonresidential use shall be located on a parcel of less than one acre in size, unless served by a centralized wastewater treatment plant. **[Amended 5-27-1997 by Ord. No. 1997-10]**

(3) Minimum lot width: 100 feet.

(4) Minimum lot depth: 150 feet.

(5) Setbacks:

(a) Front: 40 feet.

(b) Rear: 25 feet.

(c) Sides: 15 feet.

(6) Maximum height: 50 feet. In the Pinelands Area, excluding the Regional Growth Zone Areas, maximum height shall be 35 feet. **[Amended 10-27-1997 by Ord. No. 1997-24]**

B. Notwithstanding the minimum lot areas set forth in Schedule of Area, Yard and Bulk Requirements,¹ no such minimum lot area for a nonresidential use in the Pinelands Area of the I-1 Zone shall be less than that needed to meet the water quality standards of § 340-21H(1)(d), whether or not the lot may be served by a centralized sewer treatment or collection system.

§ 340-78. Off-street parking and loading areas.

See Article XVI, Off-Street Parking and Loading Areas.

1. **Editor's Note: The Schedule of Area, Yard and Bulk Regulations is located at the end of this chapter.**

§ 340-79. Design review.

Any construction, alteration, modification or change in the use of a building, structure or lot shall conform to the regulations in the Township's Construction Code² and shall be subject to the review procedures in Chapter 200, Land Use and Development.

2. Editor's Note: See Ch. 103, Building Construction.