

**§ 360-27. M-2 Manufacturing District.**

A. Use regulations.

- (1) Uses by right. In any M-2 District, land, buildings or premises shall be used by right only for one or more of the following:
  - (a) Electronics manufacture of parts, assembly from components.
  - (b) Glass and glass products manufacture.
  - (c) Metals and metal products fabrication and assembly.
  - (d) Packaging materials and products processing and assembly.
  - (e) Pharmaceuticals and cosmetics processing from previously prepared ingredients; packing.
  - (f) Plastics, coating, assembly, molding from previously prepared materials.
  - (g) Woodworking; cabinetmaking.
  - (h) Public utilities, service and storage.
  - (i) Warehousing storage.
  - (j) Any other use which the Planning Board determines to be of a substantially similar character to those above.
- (2) Accessory uses. Only the following accessory uses shall be permitted:
  - (a) Customary accessory uses in manufacturing districts.
  - (b) Restaurants or cafeterias for the use of employees of the premises.
  - (c) Assembly halls or recreation halls for the use of employees of the premises.
- (3) Protective controls. All uses established in a manufacturing district shall be operated so as to avoid the excessive emission of smoke, dust, odor and noise and shall further comply with all state regulations and requirements of the various federal agencies with respect to electromagnetic interference, radioactive emission, vibration and the emission of toxic and corrosive gases.

B. Area and bulk regulations.

- (1) The following regulations shall be observed:
  - (a) Lot size: 20,000 square feet.
  - (b) Lot width: 100 feet.
  - (c) Lot improvement coverage: 65% maximum. **[Amended 6-14-2005 by Ord. No. 811 ]**

- (d) Front yard: 30 feet.
  - (e) Side yards: 30 feet total; 10 feet minimum one side; in the case of a corner lot, no less than 10 feet. **[Amended 8-14-1990 by Ord. No. 551 ]**
  - (f) Rear yard: 30 feet.
  - (g) Maximum building height: 33 feet.
- (2) Modifications of yard height requirements may be granted for designed single-ownership tracts of more than two acres, subject to Planning Board approval. **[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]**
- C. Landscaping and screening. Whenever property in the M-2 Manufacturing District abuts a residential district property, the following shall be observed: **[Amended 4-14-1981 by Ord. No. 412 ; 1-19-2006 by Ord. No. 830 ]**
- (1) A landscaped screen shall be planted and constructed on the commercial property along its lot line which abuts said residential district. The landscaped screen shall consist of the following:
    - (a) A five-foot-high nontransparent fence, capable of serving both as a visual screen and a protective barrier, shall be installed.
    - (b) Evergreen trees or other sturdy trees capable of providing a year-round visual screen shall be planted no more than 12 feet apart and no less than 2 1/2 feet from the fence and shall be at least six feet high at the time of planting.
    - (c) Trees shall be protected against damage by motor vehicles in the event that off-street parking or loading facilities are provided nearby.
    - (d) Landscaped screens shall be maintained in good order and fences and trees repaired or replaced as necessary to the satisfaction of the Zoning Officer.
    - (e) Landscaping and screening and/or fencing shall be provided around any outdoor trash, refuse or recycling area, and shall be developed in an aesthetically pleasing manner. Collection vehicles shall be able to access the storage area without interference from parked vehicles or other obstacles. The trash enclosure shall have gates and doors to be closed when the collection truck is finished emptying the receptacle dumpster. The storage and upkeep of this area shall be in compliance with Chapter 258, Property Maintenance, Article I, General Regulations, as amended. **[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]**
- D. Off-street parking regulations.
- (1) Standards. Off-street parking space or spaces, with proper and safe access from a street or road, shall be provided, within a structure or in the open, to serve adequately the uses on each lot within the district. Access lanes shall be paved to meet Borough standard street specifications. Parking space for one vehicle shall be at least 10 by 20 feet in size and shall have an all-weather surface of blacktop to provide safe and convenient access

in all seasons. No parking spaces shall be provided within any required front yard.

- (2) Required off-street parking for new construction, enlargement or change in use.

Use	At Least 1 Space for Each
Manufacture	1,000 square feet of floor area or 2 employees, whichever is greater
Wholesale	2,500 square feet of floor area or 3 employees, whichever is greater

E. Loading regulations.

- (1) Standards.

- (a) Off-street loading and unloading space or spaces, with proper and safe access from a street or alley and with at least a fourteen-foot vertical loading clearance, twelve-foot width and thirty-five-foot length for each loading berth, shall be provided, either within the enclosure of structures or on the outside, to serve adequately the uses on each lot.
- (b) Loading and unloading spaces shall have all-weather surfaces to provide safe and convenient access during all seasons.
- (c) Access to loading facilities from a Borough street shall not be located at a distance less than 25 feet from any intersection.

- (2) Required off-street loading berths for new construction, enlargement or change in use.

Use	Floor Area (square feet)	Required Berths
All uses	First 2,000 or fraction thereof	1
	Next 4,000 or fraction thereof	1
	Each additional 6,000 or fraction thereof	1

F. Conditional use. The purpose of this subsection is to set forth the requirements and procedures applicable to conditional uses in the M-2 Manufacturing District in accordance with N.J.S.A. 40:55D-67. A conditional use shall not be approved for any site unless the use is specifically approved as a conditional use in the zone for which it is proposed by the Planning Board. Conditional uses shall be permitted in the M-2 Manufacturing District as follows: **[Added 12-11-2018 by Ord. No. 1100 ; amended 7-13-2021 by Ord. No. 1146 ; 4-12-2022 by Ord. No. 1153 ]**

- (1) Alternative treatment centers which are authorized to grow and provide registered qualifying patients with usable marijuana and related paraphernalia (including cultivation, manufacturing, and/or dispensing of medical marijuana), in accordance with

the provisions of the New Jersey Compassionate Use Medical Cannabis Act, N.J.S.A. 24:6I-1 et seq., provided the following conditions are met:

- (a) No alternate treatment center shall be located within 200 feet of the main entrance of any building used for school purposes or which is owned by or leased to any elementary school, secondary school or school board.
- (b) No alternate treatment center shall be located within 50 feet of any R-1, R-2, R-3, R-4 and RC-5 Residential Zoning Districts;
- (c) No alternate treatment center shall be located within 200 feet of another similar facility (i.e., alternative treatment center or authorized recreational marijuana retail facility).
- (d) Notice of the application has been given, and publication made, pursuant to N.J.S.A. 40:55D-12.
- (e) A site plan application has been made for the lot, and the Planning Board has approved such conditional use, and the requirements and conditions of site plan/conditional use have been met.
- (f) The proposed facility shall be so located and of such size and character that, in general, it shall be in harmony with the existing development in the general area in which it is proposed to be situated, and the use shall be free of nuisance characteristics detectable to normal senses beyond the boundaries of the property (including noise, vibration, dust, odor and sanitation). **[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]**
- (g) In addition to the above:
  - [1] The location, size, activity, site layout, street access, pedestrian and vehicular movement and possible assembly of people shall be harmonious with surrounding land uses.
  - [2] The location and height of buildings, fences and landscaping shall not discourage the appropriate development and use or materially affect property values of the adjacent properties.
- (h) Hours of operation shall be restricted to 9:00 a.m. to 8:00 p.m.
- (i) Use or consumption in any manner of marijuana is not permitted on the premises of any medical marijuana dispensary at any time.
- (j) Persons under the age of 21 years of age are not permitted to be on the premises of any medical marijuana dispensary at any time unless they are a qualified patient or a primary caregiver, and they are in the presence of their parent or guardian.
- (k) Advertisements, displays of merchandise, signs or any other exhibit depicting the activities of the dispensary placed within the interior of buildings or premises shall be arranged or screened to prevent public viewing from outside such building or premises.

- (l) Outdoor loudspeakers or other outdoor sound equipment advertising or directing attention to a dispensary, including but not limited to prerecorded or live music or sounds, is prohibited.
- (m) There shall be no more than a total of two alternative treatment centers and/or authorized recreational marijuana retail facilities in the Borough of Barrington.
- (2) Authorized recreational marijuana retail facility, involving the sale of marijuana and related paraphernalia for recreational purposes to members of the general public, if permitted by state law, provided the following conditions are met:
  - (a) No authorized recreational marijuana facility shall be located within 200 feet of the main entrance of any building used for school purposes or which is owned by or leased to any elementary school, secondary school or school board.
  - (b) No authorized recreational marijuana facility shall be located within 50 feet of any R-1, R-2, R-3, R-4 and RC-5 Residential Zoning Districts.
  - (c) No authorized recreational marijuana facility shall be located within 200 feet of another similar facility (i.e., alternative treatment center or authorized recreational marijuana retail facility).
  - (d) Notice of the application has been given, and publication made, pursuant to N.J.S.A. 40:55D-12.
  - (e) A site plan application has been made for the lot, and the Planning Board has approved such conditional use, and the requirements and conditions of site plan/conditional use have been met.
  - (f) The proposed facility shall be so located and of such size and character that, in general, it shall be in harmony with the existing development in the general area in which it is proposed to be situated, and the use shall be free of nuisance characteristics detectable to normal senses beyond the boundaries of the property (including noise, vibration, dust, odor and sanitation). **[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]**
  - (g) In addition to the above:
    - [1] The location, size, activity, site layout, street access, pedestrian and vehicular movement and possible assembly of people shall be harmonious with surrounding land uses.
    - [2] The location and height of buildings, fences and landscaping shall not discourage the appropriate development and use or materially affect property values of the adjacent properties.
  - (h) Hours of operation shall be restricted to 9:00 a.m. to 8:00 p.m.
  - (i) Use or consumption of marijuana is not permitted on the premises of an authorized recreational marijuana retail facility. **[Amended 3-14-2023 by Ord. No. 1168 ]**

- (j) Persons under the age of 21 years of age are not permitted to be on the premises of any authorized recreational marijuana retail facility at any time unless they are a qualified patient or a primary caregiver, and they are in the presence of their parent or guardian.
- (k) Advertisements, displays of merchandise, signs or any other exhibit depicting the activities of the dispensary placed within the interior of buildings or premises shall be arranged or screened to prevent public viewing from outside such building or premises.
- (l) Outdoor loudspeakers or other outdoor sound equipment advertising or directing attention to a dispensary, including but not limited to prerecorded or live music or sounds, is prohibited.
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