

§ 600-267. Primary intended use. [Amended by Ord. No. 3-99; Ord. No. 12-02; 4-22-2014 by Ord. No. 6-14]

This zone is designated for offices for business, professional, executive or administrative purposes, scientific or research laboratories, industrial and manufacturing uses and indoor commercial recreation. The intensity of operations shall not exceed the limitations imposed by the performance standards hereinafter set forth in this article. Also permitted in this district are:

- A. Public utility uses as a conditional use, as set forth in Article XXIX, Conditional Uses.
- B. Parking conforming to Article XXVII.
- C. Signs conforming to Article XXVIII.
- D. Accessory uses customarily incident to the above uses. For indoor commercial recreation centers, accessory uses include locker and changing rooms, showers, day-care facilities, related medical, chiropractic or physical therapy professionals, small cafes, snack bars and pro shops, provided that access to such accessory uses is only from within the facility. No outdoor advertisement is permitted for such accessory uses.

§ 600-268. Prohibited uses. [Amended by Ord. No. 12-02]

No land or building shall be used or occupied which does not conform to the performance standards of § 600-271. In addition, the following uses are specifically prohibited.

- A. Residential construction or conversion.
- B. Commercial incineration.
- C. Junkyards.
- D. Rubbish, garbage or trash dumps.
- E. Outside storage unless in conformance with § 600-160.
- F. Nursing homes.
- G. Institutional uses as set forth in Article XXIX, Conditional Uses.
- H. Retail sales except as may be accessory to a permitted use and accessible only through the principal use.

§ 600-269. Required conditions. [Amended by Ord. No. 28-81]

- A. Height. No structure shall exceed a height of two stories provided the building is not higher than 30 feet.
- B. Front yard. There shall be a front yard of not less than 25 feet. Off-street parking is

permitted in the front yard as regulated in § 600-179F.

- C. Side yard. There shall be two side yards and no side yard shall be at less than 20% of the average lot width provided that in no event shall any side yard be less than 20 feet. Off-street parking is permitted in the side yard, provided no parking area is closer than 10 feet to any property, nor five feet to any building.
- D. Rear yard. There shall be a rear yard of not less than 50 feet. Where any alley or railroad right-of-way abuts the rear of the property, such space may be counted as part of the rear yard. Off-street parking is permitted in the rear yard provided no parking area is closer than 10 feet to any property line nor five feet to any building.
- E. Special district boundary buffer area. No building shall be built within 75 feet of any residence zone line and off-street parking and access drives shall be set back 25 feet from such zone line to establish a buffer area as defined herein. Said buffer area shall be suitably landscaped as approved by the Planning Board.
- F. Lot area. Each lot in the I-1 Industrial District shall contain a minimum lot area of at least one acre and shall have a frontage at the front street property line of at least 175 feet.
- G. Maximum floor area ratio. The gross floor area of all floors of all buildings shall not exceed 25% of the total lot area.
- H. Landscaping. The requirements of § 600-259A(7) shall be met.
- I. Loading. Loading and unloading shall be done in other than front yard.
- J. Before the issuance of a building permit within this zone, the Planning Board shall review and approve a site development plan of the proposed use and shall ascertain that all requirements of this article are complied with.

§ 600-270. Permits and operations.

In addition to the usual required building permit application, an application for any building permit or certificate of occupancy in the I-1 Industrial District shall be submitted to the Building Inspector in duplicate on forms prepared by the Planning Board. The applicant shall also submit in duplicate all plans of the proposed construction and development, including a description of the proposed operation. If it appears from the application that the intended use may not conform to the performance standards established for this zone, the Planning Board shall request the applicant to submit a deposit of \$500 which will be used to defray the cost of special reports required to process the application. The Planning Board shall refer the application for investigation and report to one or more expert consultants selected by the Board as qualified to advise on conformance to the required performance standards. Such consultants shall make a written report within 30 days after his receipt of such application. At the next regular meeting of the Board or within 30 days of receipt of consultant's report, whichever comes sooner, the Board shall render a decision in the form of a written report regarding the application. Any permit authorized and issued shall be conditioned on, among other things, the applicant's completed buildings and installations in operation conforming to

the applicable performance standards and the applicants paying fees in excess of \$500 if needed to cover experts' above-mentioned reports. All monies not used to pay for the services of the expert consultant shall be returned to the applicant at the time the Board renders the written decision. A copy of all reports or decisions shall be promptly furnished to the applicant.

§ 600-271. Performance standards.

- A. Before the issuance of any building or occupancy permit for any use in the I-1 District, all of the following minimum standards must be complied with:
- (1) Fire and explosion hazard. All activities shall be carried on only in structures which conform to the standards of the National Board of Fire Underwriters or the Township Building Code or Fire Ordinance, whichever is more restrictive. All operations shall be carried on and explosive raw materials, fuels, liquids and finished products shall be stored in accordance with the standards of the Board of Fire Underwriters.
 - (2) Radioactivity. Any industrial activity which emits dangerous radioactivity at any point is prohibited.
 - (3) Smoke, dust, fumes, odors, gases. There shall be no emission of any smoke, fumes, gas, dust or odors. These and any other atmospheric pollutant which is detectable to the human senses at the boundaries of the lot occupied by such use is prohibited.
 - (4) Liquid or solid wastes.
 - (a) No operation shall discharge wastes of any kind into any reservoir, pond, lake, underground stream or underground water source. The discharge of untreated wastes into a stream is prohibited. All methods of sewage and industrial waste treatment and disposal shall be approved by Township and New Jersey State Health Departments. Effluent from a treatment plant shall at all times comply with the following standards:
 - [1] Maximum five-day biochemical oxygen demand: five parts per million.
 - [2] Maximum quality of effluent: 10% of minimum daily stream flow.
 - [3] Maximum five-day biochemical oxygen demand after dilution (B.O.D.) of effluent multiplied by quantity of effluent divided by quantity of stream flow: 0.25 part per million.
 - [4] Maximum total solids: 5,000 parts per million.
 - [5] Maximum phenol: 0.10 part per million.
 - (b) No effluent shall contain any other acids, oils, dust, toxic metals, corrosive or other toxic substance in solution or suspension which would create odors, discolor, poison or otherwise pollute the stream in any way.

- (5) Vibration. There shall be no vibration which is discernible to the human sense of feeling beyond the immediate site on which such use is conducted.
 - (6) Noise. There shall be no noise emanating from any operation which will be audible beyond the boundaries of the immediate site.
 - (7) Landscaping. There shall be established along the line of any lot that is contiguous to any residential district a belt of landscaping or fence or wall as the Planning Board may require which will be adequate to screen the operations of such lot from normal observation from within such residential district.
 - (8) Loading. Loading and unloading shall be done in other than the front yard.
- B. Before the issuance of a building or occupancy permit, the Planning Board shall review and approve a site development plan of the proposed use and shall ascertain that all the requirements of this section are complied with.

§ 600-272. Permitted conditional uses. [Amended by Ord. No. 3-99; amended by Ord. No. 16-07]

Permitted conditional uses are established as follows:

- A. Wireless telecommunications towers in compliance with § 600-173A(2), (3) and (4) and § 600-198 of this chapter.
- B. Bank and/or financial uses subject to development standards found in § 600-200.