

§ 200-34. Uses. [Amended 4-8-1992 by Ord. No. 1992:619]

In the Industrial Area, no building or premises shall be used or maintained for any except the following uses and purposes, and no building shall hereafter be erected, enlarged or altered if, as so erected or as a result of such enlargement or alteration, such building or any part thereof is arranged, designed or intended to be used for any except the following uses and purposes:

- A. Any process of manufacturing, fabricating, converting, altering, finishing, assembling or warehousing, all of which shall be conducted solely within the confines of a building; provided, however, that no building or premises shall be used for any industry or purpose which is or may reasonably be expected to be noxious, obnoxious or offensive by reason of causing or emitting odor, smoke, vapor, gas, dust, refuse matter, noise or vibration or that is dangerous or harmful to the comfort, peace, health, general welfare or safety of the community or that involves any explosion menace or any serious fire hazard.
- B. Accessory retail sales shall be a permitted use within the zone district, provided that the merchandise sold is manufactured, fabricated, converted, altered, finished or assembled by the occupant of the building wherein such accessory retail sales are conducted, and provided that said use is conducted solely within the confines of the building. In no case shall retail discount outlets be permitted. A certificate of occupancy shall be required before use of any premises for accessory retail sales, and no certificate of occupancy shall be issued for accessory retail sales without prior Planning Board site plan approval for said use.
- C. A limousine or livery service licensed pursuant to the Borough of Closter Municipal Code.¹ [Added 10-23-1996 by Ord. No. 1996:731]

§ 200-35. Conditional uses. [Added 4-8-1992 by Ord. No. 1992:619]

In the Industrial Area, the following uses may be granted as conditional uses by the Planning Board:

- A. Any use permitted in District No. 4A, Office Area A, provided that the use complies with all the dimensional requirements of § 200-19, the buffer strip requirements of § 200-20, the required planting of § 200-21, the open space requirement of § 200-22 and the off-street parking requirements of § 200-23.
- B. The uses permitted in District No. 4B, Office Area B, provided that the use complies with the dimensional requirements of § 200-28, the buffer strip requirement of § 200-29, the required planting of § 200-30, the open space requirement of § 200-31 and the off-street parking requirements of § 200-32.
- C. Where a use is permitted in both District No. 4A, Office Area A, and District No. 4B, Office Area B, the use must comply with the requirements established for uses in District No. 4A, Office Area A.

§ 200-36. Special uses.

No use permitted under Subsection B of § 200-34 and not permitted in any other district shall be

1. Editor's Note: See Ch. 129, Limousine or Livery Service.

a matter of right under this chapter but shall be granted only after due and proper application to the Planning Board of the Borough of Closter and after approval of the use applied for by said Board. No building permit or certificate of occupancy shall be issued by the Building Inspector or any other person authorized by law to issue building permits or certificates of occupancy except after such approval by the Planning Board. Before any building is erected, enlarged, altered or converted to such use, a copy of the complete and final plans and specifications for such erection, enlargement, alteration or conversion and a detailed description of the process of manufacture, fabrication, conversion, alteration, finish or assembly to be conducted on the premises shall be filed and approved by the Planning Board of the Borough of Closter. The Planning Board may deny or reject any proposed use, erection, enlargement, alteration or conversion which may violate or tend to violate the Master Plan of the Borough of Closter or which may violate or tend to violate either the spirit or the letter of this chapter or the ordinance entitled "An Ordinance to Limit and Restrict, to Specify Districts or Zones and to Regulate Therein Buildings and Structures According to Their Construction and the Nature of and Extent of Their Use in the Borough of Closter, New Jersey."

§ 200-37. Operations and storage of materials. [Added 12-12-1979 by Ord. No. 1979:368; amended 6-23-1980 by Ord. No. 1980:381; 6-24-1981 by Ord. No. 1981:408]

Operations and storage of goods and materials for approved uses must be conducted solely within fully enclosed buildings other than permitted accessory parking areas and landscape and buffer areas and sidewalks in Zone District No. 5, Industrial Area.