

§ 142-26. OW Office Warehousing Light Manufacturing District.

- A. Preamble. This zone recognizes the need for office/warehousing and light manufacturing, and repair shops in the Township. All heavy industry, chemical refining and storage have been expressly omitted. The zone also recognizes that there are several isolated residential properties physically located in the zone district, which residences are located in such a way as to preclude a separate zone district being created. The intent is to allow the existing residential properties to continue to exist as the same subject to certain bulk requirements which shall only be applicable to properties which exist as residences at the time of the adoption of the within ordinance.
- B. Principal permitted uses on the land and in buildings.
- (1) Offices and office buildings.
 - (2) Light manufacturing.
 - (3) Wholesale distribution centers and warehouses on properties of at least five acres.
 - (4) Research-industrial parks on tracts of land at least 20 acres in area comprised of the preceding uses.
 - (5) Farms, as described under the RR Zone District.
 - (6) Public utility uses.
 - (7) House of worship. See § 142-61M.
 - (8) Building material supplies and equipment sales. **[Added 10-11-2012 by Ord. No. 2012-17]**
 - (9) Contractor shops, offices, and materials and equipment storage areas. **[Added 10-11-2012 by Ord. No. 2012-17]**
 - (10) Small repair and machine shops, generally employing less than 20 persons on site. **[Added 10-11-2012 by Ord. No. 2012-17]**
 - (11) Auto parts and accessories retail and wholesale sales. **[Added 10-11-2012 by Ord. No. 2012-17]**
 - (12) Retail sales and service of large consumer goods, such as furniture, carpeting and appliances. **[Added 10-11-2012 by Ord. No. 2012-17]**
 - (13) Office and communication equipment sales and service. **[Added 10-11-2012 by Ord. No. 2012-17]**
 - (14) Bulk document, computer data and information storage facilities. **[Added 10-11-2012 by Ord. No. 2012-17]**
 - (15) Indoor active recreation facilities and sports centers, practice studios/training facilities, health clubs and fitness centers and like and similar types of indoor fitness, recreational, instructional, and therapeutic activities. **[Added 10-11-2012 by Ord. No. 2012-17]**
 - (16) Retail and wholesale stores associated with businesses that manufacture, assemble or fabricate goods on site, or warehouse and/or distribute goods from on-site facilities. **[Added 10-11-2012 by Ord. No. 2012-17]**
 - (17) Restaurants, cafes, delicatessens or luncheonettes. **[Added 10-11-2012 by Ord. No. 2012-17]**

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(18) Limited breweries as defined by N.J.S.A. 33:1-10(1)(b). [Added 12-5-2018 by Ord. No. 2018-38] § 142-26

C. Conditional uses.

- (1) Single-family residences; see § 142-61L.
- (2) Cannabis cultivators, see § 142-61N. [Added 2-25-2023 by Ord. No. 2023-9¹]
- (3) Cannabis manufacturers; see § 142-61O. [Added 9-8-2022 by Ord. No. 2022-36; amended 2-25-2023 by Ord. No. 2023-9]
- (4) Cannabis wholesalers, see § 142-61P. [Added 2-25-2023 by Ord. No. 2023-9]

D. Accessory uses permitted.

- (1) Off-street parking. See § 142-41.
- (2) Fences and walls, provided that no fences or walls for the containment of ponies, horses, cows, sheep, fowl or other farm livestock shall be located within 100 feet of any street right-of-way or common property line with a residential zone or use.
- (3) Garages, storage buildings and other customary accessory uses incidental to the principal use.
- (4) Temporary construction trailers and one sign, not exceeding 32 square feet, advertising the prime contractor, subcontractor(s), architect, financing institution and similar data for the period of construction beginning with the issuance of a building permit and concluding with the issuance of a certificate of occupancy or one year, whichever is less, provided that the trailer(s) and sign are on the site where construction is taking place.
- (5) The keeping of horses, ponies, cows, sheep, fowl or other farm livestock, with a minimum of five acres for every two animals.

E. Maximum building height. No building shall exceed 45 feet in height or three stories. This height calculation shall include the required screening of heating ventilation and air conditioning.

F. Minimum gross floor area. Each principal building shall have a minimum gross floor area of 3,000 square feet.

G. Standards.

- (1) Floor area ratio: N/A in OW Zone District. [Amended 4-1-2014 by Ord. No. 2014-5]
- (2) Impervious surface ratio: N/A in OW Zone District. [Amended 4-1-2014 by Ord. No. 2014-5]
- (3) Yard requirements.
 - (a) Front yard. The front yard shall be set back 100 feet from property line and 150 feet from any arterial road. This area must be extensively landscaped.
 - (b) Rear and side yard shall have minimum setbacks equivalent to two times the height of the structure. All side and rear property lines must be buffered using a combination of vegetation berms and/or fences. The width of a landscaped area with a berm shall be a minimum of 20 feet, whereas a structural fence of masonry wall shall be a minimum of

1. Editor's Note: This ordinance also redesignated former Subsection C(2) as Subsection C(3).

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five feet in width. Buffering shall be 100% visually impervious. If the use abuts a residential zone or existing residential use, the buffer shall be 50 feet in width, with an evergreen planting of a minimum of two staggered rows of evergreen trees, planted at five feet to six feet at time of planting.

- (4) Minimum lot size is two acres, unless larger requirements under Subsection G(3)(b) above.
- (5) The facades of the building, particularly those which are visible from major roads, shall be landscaped to mask the bulk of the building, particularly when the facades have little fenestration.
- (6) Accessory buildings shall meet minimum requirements as stated above. The gross minimum floor area is 5,000 square feet.
- (7) Any principal building may contain more than one use or organization. An industrial park may contain more than one principal building, provided that the minimum lot size is at least 20 acres and that all land coverage requirements of this chapter are met.
- (8) At least the first 75 feet adjacent to any street line and 20 feet adjacent to any lot line shall not be used for parking, shall be planted and maintained in lawn area or ground cover or landscaped with evergreen shrubbery and shall be separated from the parking area by poured concrete or Belgian block curbing, except that portions of the landscaped area beyond 75 feet of any street line and 20 feet of any lot line need not be separated from the parking area by curbing. A landscaped buffer of 300 feet shall be maintained with any development adjacent to Hankins Road.
- (9) No merchandise, products, waste, equipment or similar material or objects shall be displayed or stored outside.
- (10) Any use which utilizes chemical storage, or processing or application thereof which uses toxic chemicals, shall contain such uses within a building with floors and sufficient wall height of impermeable material to contain the total volume of any or all tanks in case of leakage. A concrete-lined sump can also be used.
- (11) All buildings shall be compatibly and aesthetically designed, whether constructed all at one time or in stages over a period of time. All building facades shall be suitably finished for aesthetic purposes, which shall not include unfinished, unpainted or painted cinder block or concrete block walls or metal-walled buildings.
- (12) All portions of the property not utilized by buildings or paved surfaces shall be landscaped, utilizing combinations such as landscaped fencing, shrubbery, lawn area, ground cover, rock formations, contours, existing foliage and the planting of conifers and/or deciduous trees native to the area in order to either maintain or reestablish the tone of the vegetation in the area and lessen the visual impact of the structures and paved areas. The established grades on any site shall be planned for both aesthetic and drainage purposes. The grading plan, drainage facilities and landscaping shall be coordinated to prevent erosion and silting as well as assure that the capacity of any natural or man-made drainage system is sufficient to handle the water generated and anticipated both from the site and contributing upstream areas.
- (13) All structures shall be served by public water and public sewerage.
- (14) Access to building must be provided by separate vehicular road and linked with one of the major arterials shown in the circulation element of the adopted Robbinsville Township Master

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Plan. Truck access shall not negatively impact residential areas.

(15) Cannabis standards. All cannabis cultivators, cannabis manufacturers, and cannabis wholesalers permitted within the OW Zone shall be subject to the provisions of § 142-57.2, Cannabis operations. Where a conflict exists between the provisions of this section and § 142-57.2, the provisions of § 142-57.2 shall prevail. **[Added 9-8-2022 by Ord. No. 2022-36; amended 2-25-2023 by Ord. No. 2023-9]**

H. Off-street parking. See § 142-41.

I. Off-street loading. See § 142-41G.

J. Signs. See § 142-48.

K. Streetscape (street frontage). All streets, either public or private, shall be curbed. See § 142-47F for street tree requirements. Lighting shall be provided for streets and parking lots in accordance with § 142-37.